CITY COUNCIL AGENDA

CITY OF NOVI
Regular City Council Meeting
June 08, 2026 | 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0460

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

PUBLIC HEARINGS

PRESENTATIONS

Public Safety Awards Presentation - Chief Zinser

Ezee Fiber Presentation by Garner Duncan, Government Affairs SVP

BOARDS AND COMMISSIONS PRESENTATIONS

Remarks from applicants to the Library Board and Cultural Arts Advisory Committee.

1. Kajal Brazwell - Library Board

2. Larry Czekaj - Library

3. Adam Stevenson - Library

4. Glen Stroup - Cultural Arts Advisory Committee

5. Ezra Zimbler - Library

REPORTS

1. Manager/Staff

2. Attorney

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

CONSENT AGENDA REMOVALS AND APPROVALS – All items listed under Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered at the end of the normal Agenda.

MATTERS FOR COUNCIL ACTION

1. Consideration of the schematic design packages for Fire Stations 2 and 3

2. Consideration of approval of Method of Service (MOS) Response Agreement with DTE to relocate underground facilities along Lee BeGole Drive and 11 Mile Road for the estimated amount of $2,315,813.

3. Approval of Resolution to Proceed with Preparation of Plans, Specifications, and Cost Estimate for Proposed Special Assessment District for Main Street Area Streetlighting and Streetscape

4. Consideration of the request for a Fireworks Permit by Eddie Hesano to be operated by Great Lakes Fireworks, LLC, on Saturday, July 25th, 2026, on Walled Lake.

5. Consideration of approval of a cost participation agreement with the Road Commission of Oakland County (RCOC) for the construction associated with the rehabilitation of 12 Mile Road from Novi Road to Farmington Road, with the estimated City share in the amount of $135,822.

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION – Consent Agenda items which have been removed for discussion and/or action.

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

COMMITTEE REPORTS

1. Environmental Sustainability Committee - Councilmember Smith

2. Public Utilities & Technology Committee - Councilmember Gurumurthy

3. Mobility Committee - Councilmember Staudt

4. Finance and Administration Committee - Mayor Fischer

MAYOR AND COUNCIL ISSUES

COMMUNICATIONS

CONSENT AGENDA – Background information for Consent Agenda items is available for review at the City Clerk's Office.

A. Approve Minutes of:
May 4, 2026 - Regular Meeting

B. Approval of a Resolution Amending the Clerk's Office Fee Schedule effective July 1, 2026.

C. Approval of a Resolution to Amend Community Development Department Review and Permitting Fees per attached schedules effective for permits invoiced beginning July 1, 2026

D. Approval of a Resolution Amending the Fire Department Fee Schedule effective July 1, 2026.

E. Authorization to Allow Planning Commission to Take Initial Steps Towards Opening Up the City's Master Plan for Land Use in Connection with a Potential Conveyance of Property by the City to the Novi Community School District

F. Consideration of the GLWA (Great Lakes Water Authority) Member Partner Contract for Legal Services for the 3M and Dupont Public Drinking Water Settlements and the Corresponding Resolution of GLWA Member Partner the City of Novi Authorizing the Execution of the Legal Services Agreement for the 3M and Dupont Public Drinking Water Settlements.

G. Approval of the Oakland County Building Officials Association Damage Assessment Mutual Aid Agreement, an inter-governmental agreement between Oakland County communities

H. Acceptance of a highway easement and drainage easement from the property owners of 26270 Beck Road, parcel 50-22-16-300-006, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of $22,428.60.

I. Approval of a Storm Drainage Facility Maintenance Easement Agreement for BLM Group Building Addition SDFMEA located on the north side of Cartier Drive east of Beck Road (parcel 50-22-04-151-039).

J. Approval of a Storm Drainage Facility Maintenance Easement Agreement for El Car Wash I located on the north side of Grand River Avenue south of Twelve Mile Road (parcel 50-22-17-126-006).

K. Approval of the final payment to Springline Excavating LLC, for the East Lake Drive Drainage Improvements project, in the amount of $12,568.34, plus interest earned on retainage.

L. Approval to award a contract to American Generator Sales for the Hudson District Lift Station Generator project in the amount of $95,818.39.

M. Enter Executive Session immediately following the regular meeting of June 8, 2026, in the Council Annex for the purpose of discussing union negotiations.

N. Approval of claims and warrants – Warrant 1203

ADJOURNMENT

SCHEDULED MEETINGS – All Regular Council meetings are held in the Council Chambers unless otherwise noted. For a complete listing of scheduled meetings, please visit the Event Calendar at cityofnovi.org.

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

MEMORANDUM

TO: MAYOR FISCHER AND COUNCIL MEMBERS
CC: CORTNEY HANSON, CITY CLERK
FROM: MELISSA MORRIS, DEPUTY CITY CLERK
SUBJECT: APPOINTMENTS FOR BOARDS AND COMMISSIONS
DATE: JUNE 8, 2026

Attached please find applications for the current openings on Boards and Commissions and the current Booklet List.

- Mary Campbell (Cultural Arts Advisory Committee) is unable to attend interviews.

Council Rules were amended in 2025 to streamline the candidate presentation and appointment process. Applications are now accepted on an ongoing basis to maintain a pool of candidates, replacing the previous practice of holding multiple appointment cycles throughout the year. This approach streamlines recruitment, provides a broader applicant pool for Council consideration, and allows the City to fill critical vacancies that may arise throughout the year. While applicant presentations are typically scheduled for November, vacancies on the Library Board and Cultural Arts Committee have necessitated bringing these applicants forward for consideration at this time.

Mayoral Appointments

City Council Cultural Arts Advisory Committee	1 partial term 1 partial term	12/31/2026 12/31/2027
Library Board	1 partial term	03/01/2027

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Consideration of the schematic design packages for Fire Stations 2 and 3

SUBMITTING DEPARTMENT: City Managers

KEY HIGHLIGHTS:

- The City's project team, including Plante Moran Realpoint and HED/BRW, has been working with staff since November 2025 to develop the schematic designs for the two new fire stations as part of the Public Safety Bond program.

- In accordance with the project governance process, the proposed schematic designs will be presented for Council's consideration at the June 8th meeting.

BACKGROUND INFORMATION:

As part of the Public Safety Bond initiative, the City has engaged Plante Moran Realpoint (PMR) as its owner's representative and HED/BRW as its consultant for design and engineering services. Their (HED/BRW) engagement was approved at the November 17, 2025, City Council meeting. Since then, they have been hard at work collaborating with City employees to develop the schematic design for the two new fire stations. The governance documents for this project stipulate that Council would consider and ultimately approve the schematic design for all the buildings. Leading up to this presentation, City staff facilitated an open house (May 22, 2026) for both new buildings to receive feedback from neighbors regarding the proposed site plans for each facility.

Representatives from PMR, HED, and BRW will be presenting their proposed designs at the June 8th City Council meeting.

RECOMMENDED ACTION: Approve the schematic design packages for Fire Stations 2 and 3 as presented by HED and BRW.



plante moran
REALPOINT

JUNE 8, 2026

Fire Stations 2 and 3 Schematic Design Presentation

Novi City Council

Fire Station Schematic Design (SD)

Progress to Date

- Pre-App site plan package submitted to City and discussed in a Community Development Pre-App meeting on April 23, 2026
    - Comments received and site plan package resubmitted to City on May 18, 2026 for comments (anticipated this week)
- Open House held on May 21, 2026
- Per Governance, the Finance and Administration Committee reviews SD before City Council; this occurred at its June 1 meeting
- Project team is seeking approval of Schematic Design from Novi City Council

Architectural Services - Design Phase Overview – FS 2 and FS 3

Phases of Design

	Dec '25-Jan '26	February-May	June-August	September-October	Q4 2026
PHASE	PROGRAMMING	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	CONSTRUCT
GOAL	The main goal during this phase is to figure out how much space you need now, how much you're likely to need in the future, and how that space should be used, organized, and arranged – the "program of requirements."	Your design professional takes your Program of Requirements and begins the process of translating it into an efficient building design.	The building's exterior will be more fully designed (if applicable), interior layouts will be completed, room sizes are finalized, and most materials are selected.	This phase basically takes the design development drawings and specifications and fills in the details that will enable a contractor to actually build your project.	Facilitate construction process on time, on budget
PROCESS	During this phase your design professional will ask you a lot of questions and do a lot of listening – and possibly some onsite observations, interviews, and workshops with your organization. This phase involves a lot of research on the part of your design professional and a lot of participation from you.	Schematic design is fairly conceptual in nature, so it doesn't go into much detail yet. Your design professional will begin to lay out the site, the interior spaces, and develop basic exterior designs, if your project includes exterior work. Usually your design professional will prepare a cost estimate as part of this phase as well.	In this phase, your design professional advances the design significantly. The main goal of this phase is to define and develop the important aspects of the project. The exterior, interior layouts, room sizes, and materials are more fully designed. The engineers will further develop the HVAC, plumbing, and electrical systems.	All necessary technical information is finalized, and the final set of drawings and specifications will include the information that's required in order to obtain a building permit from whichever local authority has jurisdiction (e.g. the city, county, etc.).	During this phase, the team will work together to monitor the construction process. This includes monitoring compliance inspections, construction schedule, budget and payment processing.
DELIVERABLES	Workplan checklist, illustrations, cost tabulations	Preliminary drawings (floor plans, elevations, and a site plan if applicable), sketches or renderings, narrative as part of schematic design, which describes broadly the project and what kinds of systems (e.g., HVAC, electrical) the building will use	Detailed set of drawings, updated cost estimate	Complete set of drawings and specifications (Construction Documents), updated cost estimate	Project is constructed to the scope established by the architectural drawings
INPUT	at this phase, scope schedule and budget are further refined and finalized for the next phases of the project	At this phase, changes to the project scope have minimal impact on schedule and budget depending on how extensive they are	At this phase, changes to the project scope have medium impact on schedule and budget depending on how extensive they are	At this phase, changes to the project scope will impact schedule and budget	At this phase, changes to the project scope have significant impact on schedule and budget
Duration	6-8 Weeks	8-12 Weeks	8-12 Weeks	8-12 Weeks	

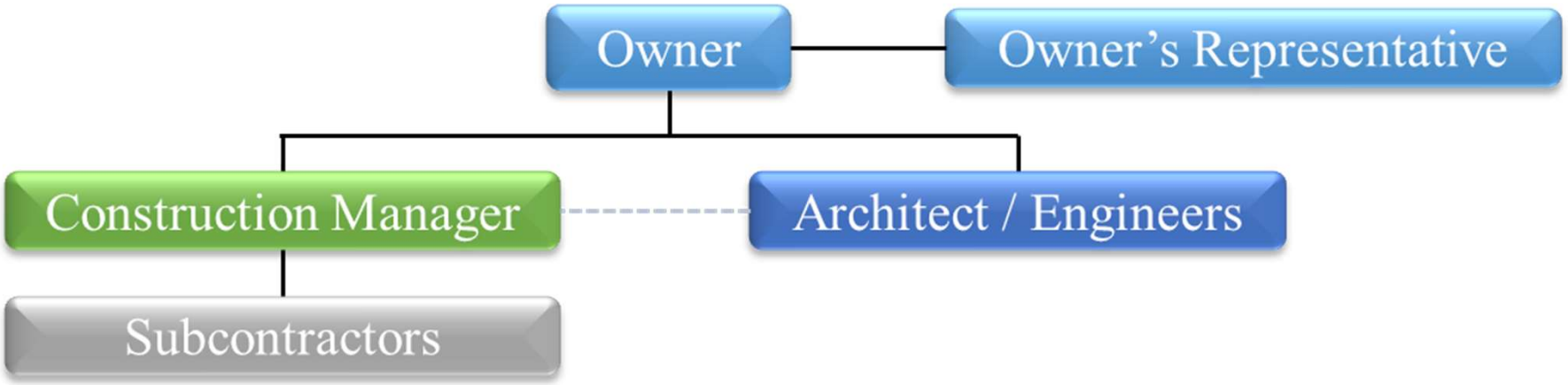
Fire Station Schematic Design (SD)

Deliverables at SD Phase

- Site Plan
- Renderings
- Floor Plan
- Budget Estimate
  - Programming Phase within ~20% of the Budget
  - Schematic Design within ~10% of the Budget
  - Design Development within ~5-7% of the Budget
  - Construction Drawings within ~2.5% of the Budget
- Schedule
  - Groundbreaking on track for 4th Quarter 2026
  - Will require an early bid package for sitework, utilities and superstructure

Construction Delivery Method

Construction Manager – Constructor (CMc)



- Multiple subcontractor bid packages will be issued to expedite the schedule.
  - Bid Package #1: Sitework/utility and structural subcontractor scopes of work will be issued to allow work to commence ahead of cold-weather months.
    - Will be issued prior to construction drawings being completed and a final estimate has been published.
  - Bid Package #2: The balance of bid categories will be issued for the remaining scopes of work.
    - Will be issued once construction drawings are issued and refined estimates have been provided.
  - Bid Package #3: Only necessary if all categories are not finalized for Bid Package #2, or if any categories need to be re-bid.



HED/BRW Presentation

5/14/2026 9:35:47 PM

ZONING DESIGNATION: RESIDENTIAL ACREAGE (RA)

MAX BUILDING COVERAGE: 25%
PROVIDED: 16%

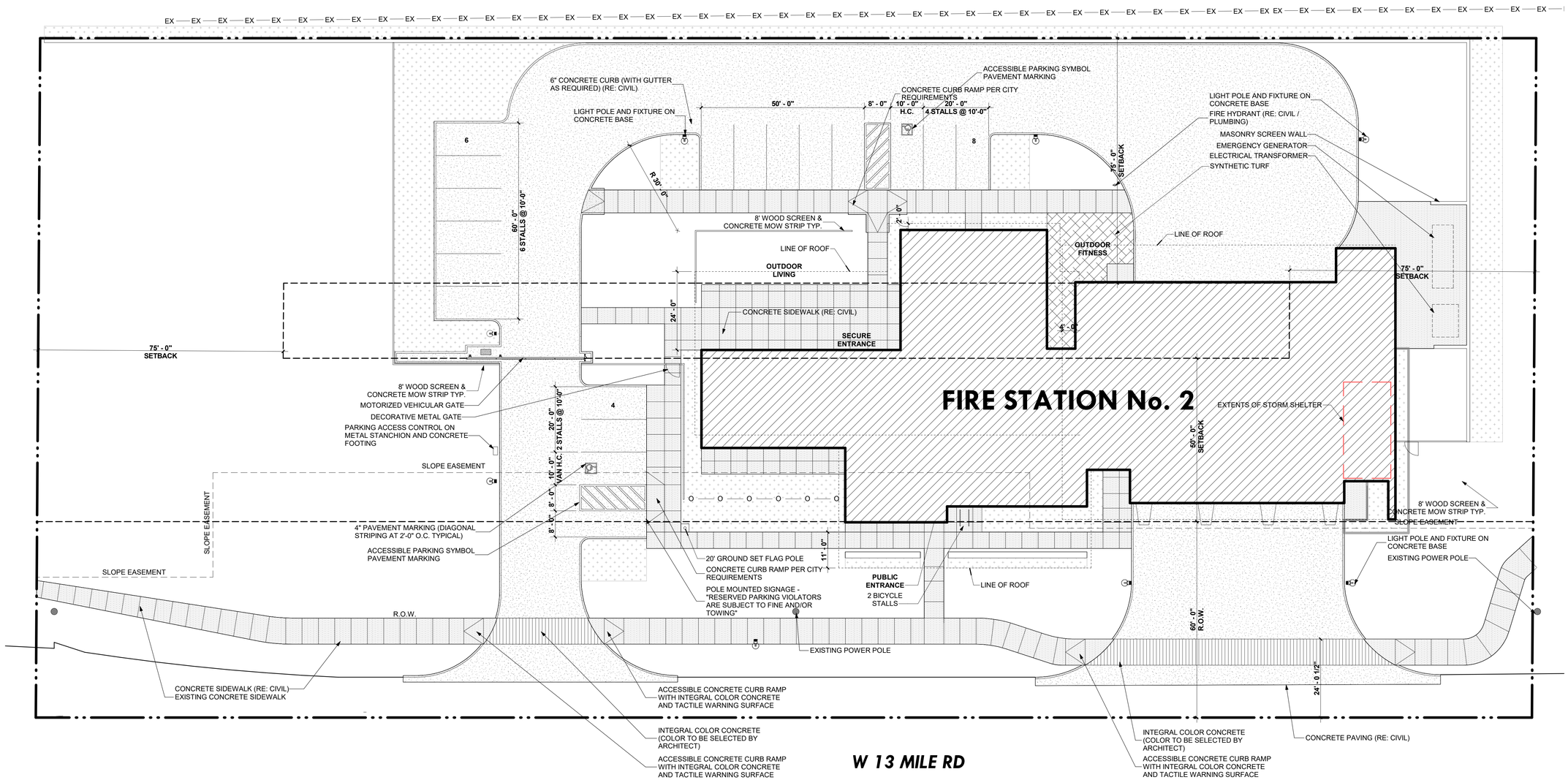
NUMBER OF EMPLOYEES ON MAXIMUM SHIFT: 7
PARKING ACCOMMODATES SHIFT CHANGE OVERLAP (14 SECURE SPACES)

REFERENCE CIVIL FOR PAVING DIMENSIONS

REFERENCE LANDSCAPE FOR PLANTINGS

SITE LEGEND

PATTERN	DESCRIPTION	PATTERN	DESCRIPTION	PATTERN	DESCRIPTION
	PROPERTY LINE		DEMOLITION		SOD
	ZONING SETBACK		**PAVING** (RE: CIVIL)		DECOMPOSED GRANITE
	FIRE LANE STRIPING		CONCRETE PAVING		EXISTING TREE TO REMAIN
EX EX	EXISTING FENCING		CONCRETE SIDEWALK		
X X	CHAIN-LINK FENCING		ASPHALT PAVING		
O O	DECORATIVE METAL PANEL FENCING		**LANDSCAPE** (RE: LANDSCAPE)		
	MASONRY SCREEN WALL		LANDSCAPE PLANTINGS		
	SCREEN FENCE				
	BUILDING				
	NEW CONSTRUCTION				
	EXISTING BUILDING				



PLAN NORTH / TRUE NORTH

1 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

0' 8' 16' 32'

PRELIMINARY SITE PLAN

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

City of Novi

45175 Temn Mile Road
Novi, MI 48375

Fire Station No.2

42000 W. 13 Mile Rd.
Novi, MI 48377

Date	Issued For
05-15-2026	Preliminary Site Application

HED
125 West 5th St
Royal Oak, Michigan
48067 USA

(248) 262-1500

WWW.HED.CO

BRWARCHITECTS
3535 TRAVIS STREET
SUITE 250
DALLAS, TEXAS 75204
214-528-8704
BRWARCH.COM

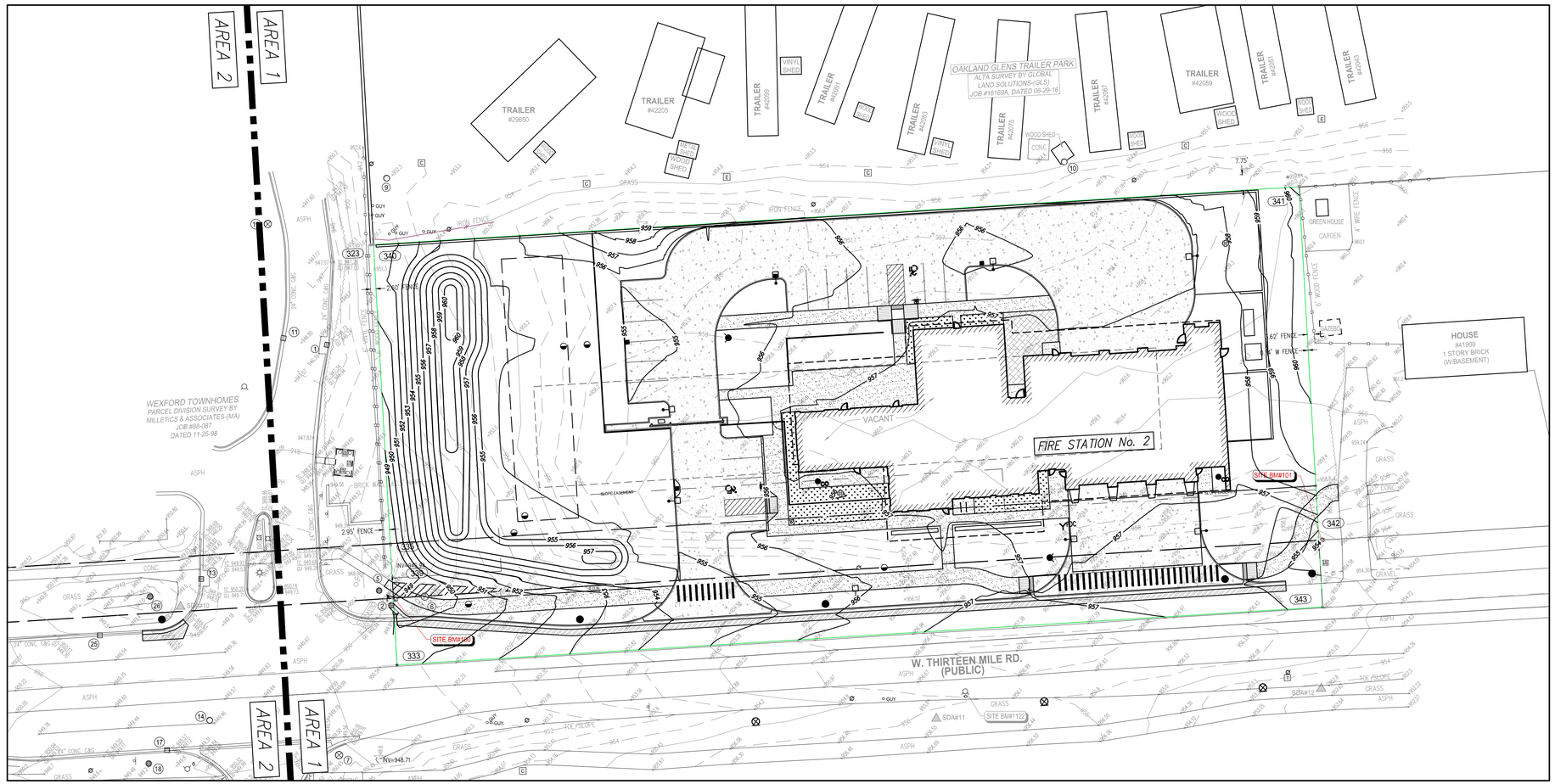
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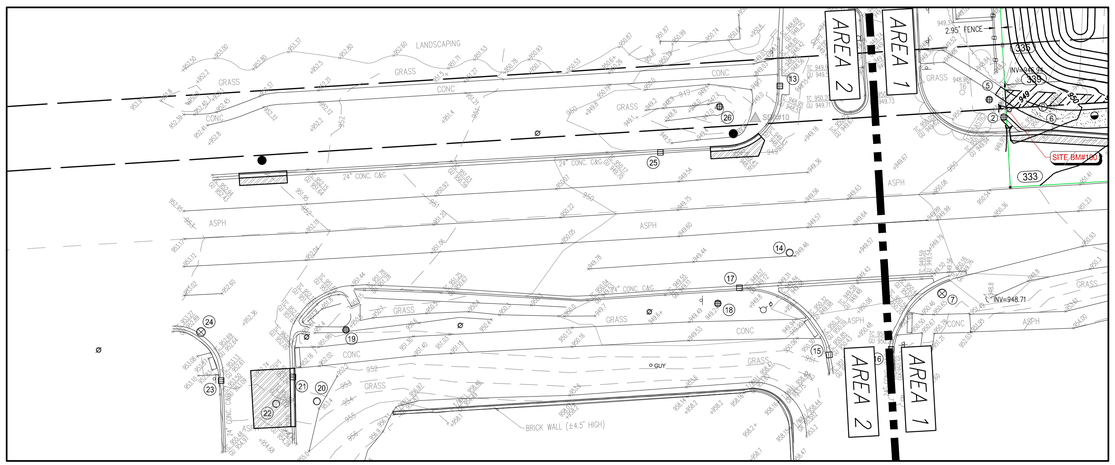
2025-CO308-001

Architectural Site Plan

AS101

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GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- DEEP-STRENGTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- MILL PAVEMENT
- UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 XXX — STRUCT. NO. / STRUCT. TYPE

GRADING LEGEND

- EXISTING ELEVATION
- TC 000.00 G 000.00 — PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
- 1130 — EXISTING CONTOURS
- 1130 — PROPOSED CONTOURS
- TP 000.00 — TOP OF PAVEMENT ELEVATION
- TW 000.00 — TOP OF WALK ELEVATION
- FG 000.00 — FINISH GRADE ELEVATION
- T/WALL 000.00 — TOP OF WALL ELEVATION
- ME 000.00 — MATCH EXISTING ELEVATION
- FLOW ARROW

GRADING NOTES

1. CONTRACTOR TO PLACE ALL NEW PAVEMENT TO THE GRADES INDICATED, OR MATCH ORIGINAL GRADES IF NEW GRADES ARE NOT SHOWN. CONTRACTOR SHALL CONFIRM MINIMUM 1% PAVEMENT SLOPES ARE ATTAINED IN ALL AREAS.
2. PROPOSED GRADES MAY BE BASED ON AN INTERPOLATION OF DATA SHOWN ON THE TOPOGRAPHIC SURVEY. THIS INTERPOLATED DATA IS APPROXIMATE AND COULD DIFFER SLIGHTLY BASED ON THE ACCURACY OF THE SURVEY. CONTRACTOR SHALL CONFIRM THAT THE PROPOSED GRADES SHOWN ON THIS PLAN WILL NOT CREATE A STANDING WATER CONDITION (I.E. A LOW SPOT OR PAVEMENT SLOPES LESS THAN 1%) OR AN UNSAFE CONDITION WITH SLOPES IN EXCESS OF 5%. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF THEY BELIEVE THAT ONE OF THESE SITUATIONS WILL OCCUR BASED ON THE PROPOSED GRADES.
3. ALL PAVEMENT PLACED WITHIN BARRIER FREE PARKING AREAS (STALLS AND ACCESS AISLES) SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, INCLUDING MEASURED DIAGONALLY ACROSS THE AREAS. CONTRACTOR SHALL ADJUST SLOPES AS NECESSARY TO PROVIDE ADA COMPLIANT SLOPES AS WELL AS PROVIDING RE-GRADED TRANSITION SLOPES OUTSIDE OF THE BARRIER FREE PARKING AREAS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF TRANSITION ZONES WILL EXCEED MAXIMUM 5% SLOPES. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE PATTERNS WITH ALL NECESSARY PAVEMENT RE-GRADING.
4. ALL BARRIER FREE RAMPS AND ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF MDOT DETAIL R-28 "SIDEWALK RAMP AND DETECTABLE WARNING DETAILS".
5. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING STORM WATER RUNOFF DURING CONSTRUCTION OPERATIONS. OF PARTICULAR CONCERN WILL BE THE TIME PERIOD AFTER THE SITE HAS BEEN STRIPPED AND NOT YET RESTORED, BUILT UPON, OR PAVED. CONTRACTOR MUST INSTALL OR CONSTRUCT APPROPRIATE TEMPORARY MEASURES TO PROTECT ADJACENT PROPERTIES.

RESTORATION NOTE

RESTORE ALL NON-PAVED AREAS WITH 3" OF CLEAN TOPSOIL AND SEED MIX (30% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 50% CREEPING RED FESCUE). PLACE MULCH IN ALL SEEDED AREAS. ON SLOPES IN EXCESS OF 10 HORIZONTAL TO 1 VERTICAL PLACE NORTH AMERICAN GREEN DS150 MULCH BLANKET IMMEDIATELY AFTER SEEDING. USE METAL STAPLES PER MANUFACTURERS RECOMMENDATIONS TO HOLD MATTING IN PLACE.

PRELIMINARY SITE PLAN

CITY OF NOVI

City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.2

42000 W. 13 Mile Rd.
Novi, MI 48377

Date	Issued For
05-04-2026	35% Progress Design
05-15-2026	Preliminary Site Application

NOT FOR CONSTRUCTION

FOR REFERENCE ONLY

STATE OF MICHIGAN
NICHOLAS BRASS
ENGINEER
No. 6201063559
REGISTERED PROFESSIONAL ENGINEER

SPALDING DEDECKER
Engineering and Surveying
Excellence Since 1954
905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5404
www.sda-eng.com
(800) 598-1600

HED
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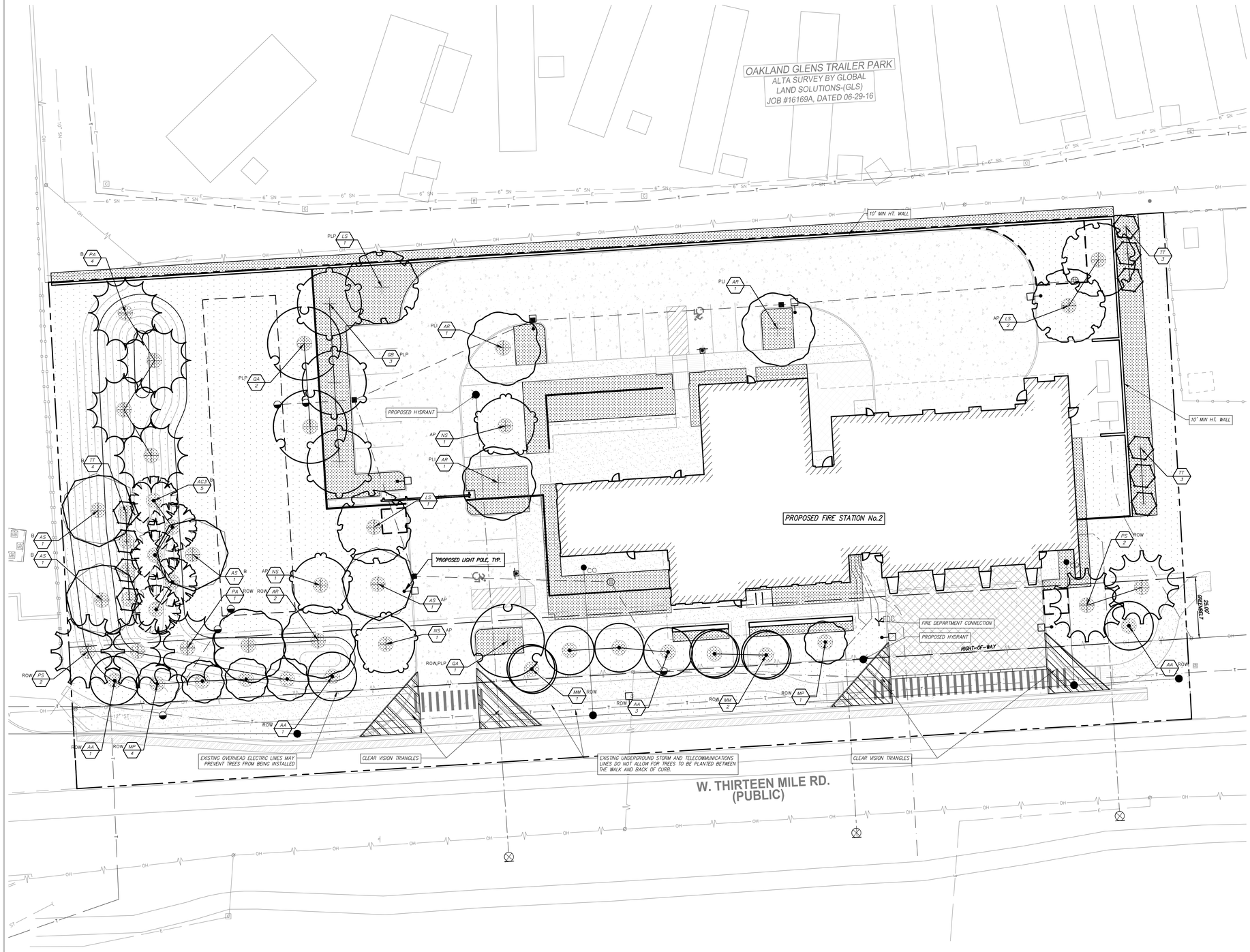
2025-CO0308-002

Grading Plan

C6.1

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GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- PLANT TYPE (DESIGNATION) / QUANTITY
- SNOW DEPOSIT AREA
- PROPOSED MULCHED AND LANDSCAPED AREA
- DETENTION POND PLANTING MIX
- LAWN RESTORATION
- PROPOSED 6" DIAMETER MULCH RING FOR NON LANDSCAPED TREES
- PROPOSED LAMP POST

TREE DESIGNATION TYPES:

PLP – PARKING LOT PERIMETER
PLI – PARKING LOT INTERIOR
AP – ACCESSWAY PERIMETER
ROW – R.O.W. GREENBELT
ST – STREET TREE
FA – FOUNDATION AREA
B – LANDSCAPE EARTH BERMS AND WALLS
SB – STORM BASIN PERIMETER

TREE AND PLANT SCHEDULE NOTES:

1. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON PLANS
2. PLANT SPECIES SELECTIONS PROVIDED TO MEET CITY OF NOVI ORDINANCE REQUIREMENTS.
3. DO NOT USE DWARF SPECIES OF ANY PLANT UNLESS SPECIFIED.

LAWN SEEDING NOTES:

1. SEED ALL NON NATIVE DISTURBED AREAS, UNLESS OTHERWISE NOTED, WITH THE FOLLOWING:
   - EARTH CARPET QUICK TO GROW LAWN SEED MIXTURE
   - 25% PERENNIAL RYEGRASS
   - 25% KENTUCKY BLUEGRASS
   - 25% ANNUAL RYEGRASS
   - 25% CREEPING RED FESCUE
2. APPLY AT A RATE OF 5–6 LBS / 1,000 SF
3. MULCH BLANKETS SHALL BE USED ON ALL SLOPES 10% OR GREATER

STATE OF MICHIGAN
NICHOLAS WALLACE LANDSCAPE ARCHITECT No. 3901047068
LICENSED LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT,
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 679-4400 EXT. 1206
nwallace@sda-eng.com

PRELIMINARY SITE PLAN

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CITY OF NOVI

City of Novi

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BRWARCH.COM

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2025-CO0308-002

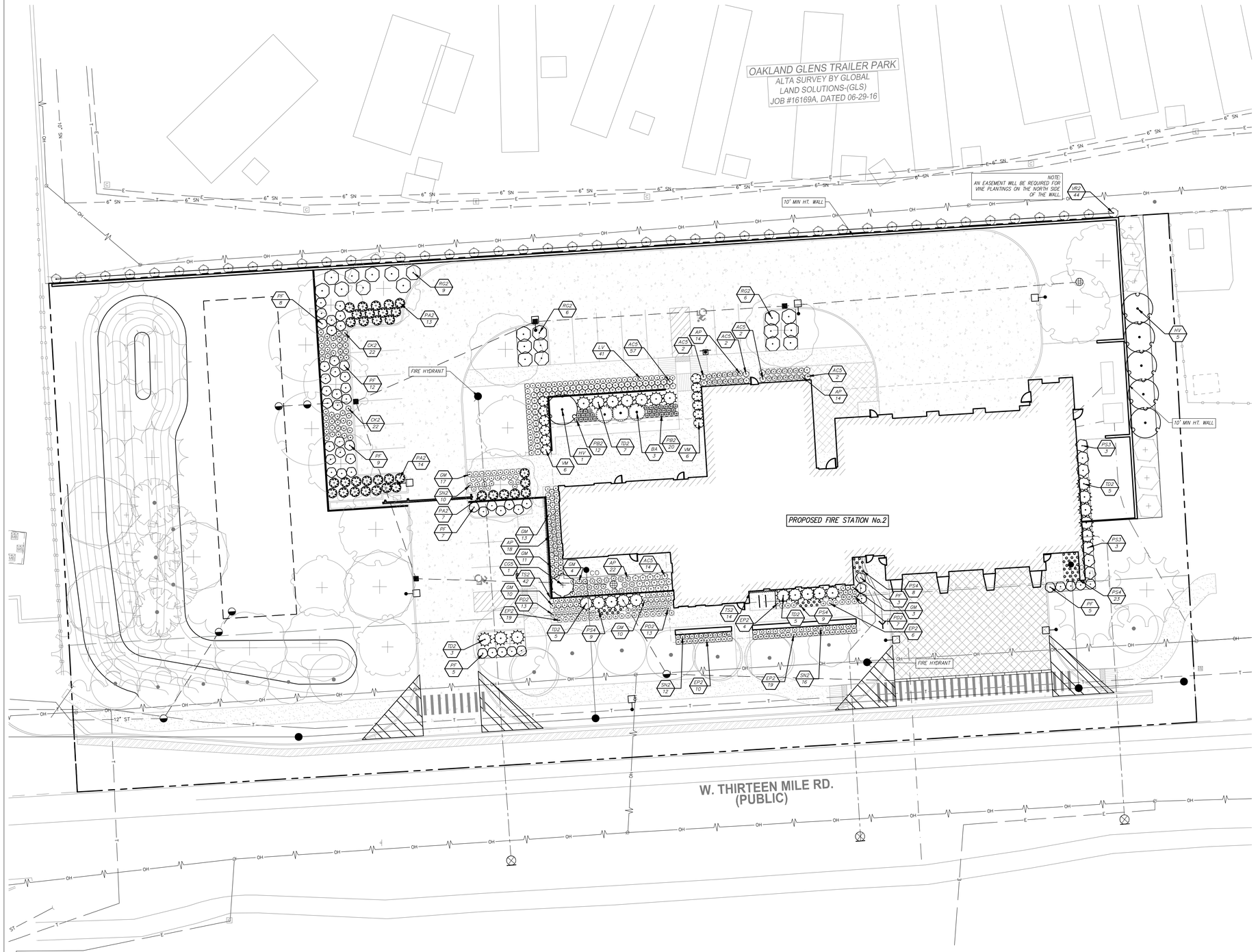
Tree Planting Plan

L1.1

811 Know what's below. Call before you dig.

N:\NP\NILD PROJECTS\NP25136 - NOVI - NEW FIRE STATION #2\DWG\NP25136LSP.DWG

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GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- QTY (X) — PLANT TYPE (DESIGNATION)
- QUANTITY
- PROPOSED LAMP POST

NOVI SPECIFICATIONS

1. WHEREVER IN THIS ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
2. ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPES INCLUDING PLANT MATERIALS, MULCH, STAKING, IRRIGATION, AND SODDING, MUST BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY. AT THAT TIME, A FINANCIAL GUARANTEE OF 1.2 TIMES THE COST OF ANY DEFICIENCIES WILL BE HELD UNTIL INSPECTION OCCURS FOR A FINAL CERTIFICATE OF OCCUPANCY. IN ORDER TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY, THE DEFICIENCIES MUST BE ADDRESSED WITHIN 30 DAYS DURING THE MARCH 15TH TO NOVEMBER 15TH PLANTING SEASON. IF THE DEFICIENCIES ARE NOT ADDRESSED IN THE TIME PERIOD OUTLINED ABOVE, THE CITY WILL CASH IN THE AMOUNT BEING HELD FOR THE OUTSTANDING ITEMS AND REMEDY THOSE ITEMS.
3. A CITY REPRESENTATIVE WILL PERFORM LANDSCAPE INSPECTIONS FOLLOWING A REQUEST FROM THE DEVELOPER OR OWNER. THE INSPECTION TIME PERIOD IS FROM MARCH 15TH TO NOVEMBER 15TH.IF AN INSPECTION IS REQUESTED BETWEEN NOVEMBER 16 AND MARCH 31, A FINANCIAL GUARANTEE IS TO BE PROVIDED BASED ON 1.2 TIMES THE PERCENT INCOMPLETE FOR A TEMPORARY CERTIFICATE OF OCCUPANCY AS OUTLINED ABOVE. BEGINNING APRIL 31ST, THE APPLICANT THEN HAS 30 DAYS TO COMPLETE ITEMS OR THE CITY WILL CASH IN THE AMOUNT BEING HELD AND FINISH THE JOB.
4. THE ESTABLISHMENT PERIOD FOR THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL TO 2 YEARS FROM THAT DATE, WITH A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST. ALL PLANTINGS SHALL BE PROPERLY PLANTED AS TO BE IN A HEALTHY, GROWING CONDITION AT THE COMMENCEMENT OF THE ESTABLISHMENT PERIOD. AT THE END OF THE ESTABLISHMENT PERIOD, ANY PLANTINGS, WHICH ARE 20% DEAD OR GREATER, SHALL BE REPLACED.
5. NOTICE OF INSTALLATION/MINOR CHANGES:
   A) THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE. THE CITY MAY REJECT ANY MATERIAL WHICH IS DEFECTIVE OR IN GENERALLY POOR CONDITION.
   B) MINOR CHANGES REGARDING PLANT MATERIALS PER THE APPROVED AND STAMPED LANDSCAPE PLAN MAY BE ALTERED UPON WRITTEN NOTIFICATION TO, AND WRITTEN SIGN-OFF BY, THE CITY LANDSCAPE ARCHITECT OF SPECIES, SIZE, CHANGE, AND LOCATION.
   C) MINOR CHANGES DUE TO SEASONAL PLANTING PROBLEMS AND LACK OF PLANT AVAILABILITY MAY BE APPROVED IN WRITING BY THE CITY LANDSCAPE ARCHITECT WHEN THERE IS NO REDUCTION IN THE QUALITY OF PLANT MATERIALS, NO SIGNIFICANT CHANGE IN SIZE OR LOCATION OF PLANT MATERIAL, THE NEW PLANT MATERIAL IS COMPATIBLE WITH THE AREA AND IS THE SAME GENERAL TYPE(DECIDUOUS/EVERGREEN), EXHIBITING SAME DESIGN CHARACTERISTICS (MATURE HEIGHT, CROWN), AS THE MATERIAL BEING REPLACED. IF THESE CRITERIA ARE NOT FULFILLED OR CHANGES ARE SIGNIFICANT FROM APPROVED PLAN, THE LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED FOR PLAN APPROVAL.
6. MAINTENANCE:
   A) MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.
   B) TO INSURE PROPER MAINTENANCE AND AS A CONDITION OF FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL ENTER INTO AND RECORD WITH THE OFFICE OF THE OAKLAND COUNTY REGISTER OF DEEDS A LANDSCAPE MAINTENANCE AGREEMENT, OR INCLUDE SUCH PROVISIONS AS PART OF SUBDIVISION RESTRICTIONS OR CONDOMINIUM MASTER DEED, EACH OF WHICH SHALL BE APPROVED BY THE CITY ATTORNEY. SUCH INSTRUMENT SHALL IDENTIFY THE MINIMUM PLAN OF MAINTENANCE, THE PERSON OR ENTITY RESPONSIBLE FOR MAINTENANCE, AND SHALL PROVIDE THE PROCEDURE, AUTHORITY AND FINANCE FOR CITY CURE OF BREACHES BY THE RESPONSIBLE ENTITY. SUCH INSTRUMENT SHALL ALSO INCLUDE PROVISIONS THAT ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) MONTH, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER OCCURS FIRST; ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM; TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE WINTER SEASON; PLANTINGS SHALL BE GUARANTEED FOR TWO (2) GROWING SEASONS AFTER DATE OF THE ACCEPTANCE OF THE INSTALLATION. IF GRASS OR WEEDS EXCEED THE HEIGHT SPECIFIED IN CHAPTER 21 OF THE NOVI CODE OF ORDINANCES, OR IF SHRUBS ARE ALLOWED TO OBSTRUCT VISION ACROSS ANY PORTION OF THE ISLAND AND THE RESPONSIBLE PARTY IS UNWILLING TO RECTIFY THE PROBLEM, THE CITY WILL ABATE SUCH VIOLATIONS AND SHALL ASSESS THE COST OF SUCH ABATEMENT MEASURES IN THE MANNER PROPOSED BY THE DEVELOPER AND APPROVED BY THE CITY IN SUCH INSTRUMENT.
7. RESPONSIBILITY AND CERTIFICATES OF OCCUPANCY. THE OWNER OF THE PROPERTY SUBJECT TO THE REQUIREMENTS OF THIS SECTION SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PER LANDSCAPING THE APPROVED FINAL LANDSCAPE PLAN AS SPECIFIED IN THIS SECTION. WHERE THE PROPERTY IS OCCUPIED BY A PERSON OTHER THAN THE OWNER, THE OCCUPANT SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE. ALL LANDSCAPING WORK REQUIRED PURSUANT TO THIS SECTION SHALL BE TREATED AS A SITE IMPROVEMENT FOR PURPOSES OF SUBSECTIONS 3005-8 AND 9.

*THESE REQUIREMENTS SUPERSEDE ALL OTHER PLANTING REQUIREMENTS OR SPECIFICATIONS.

STATE OF MICHIGAN
NICHOLAS WALLACE LANDSCAPE ARCHITECT No. 3901047088
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT:
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SPALDING DEDECKER
(517) 679-4400 EXT. 1206
nwallace@sdo-eng.com

PRELIMINARY SITE PLAN

Know what's below. Call before you dig.

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CITY OF NOVI

City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.2

42000 W. 13 Mile Rd.
Novi, MI 48377

Date	Issued For
05-04-2026	35% Progress Design
05-15-2026	Preliminary Site Application

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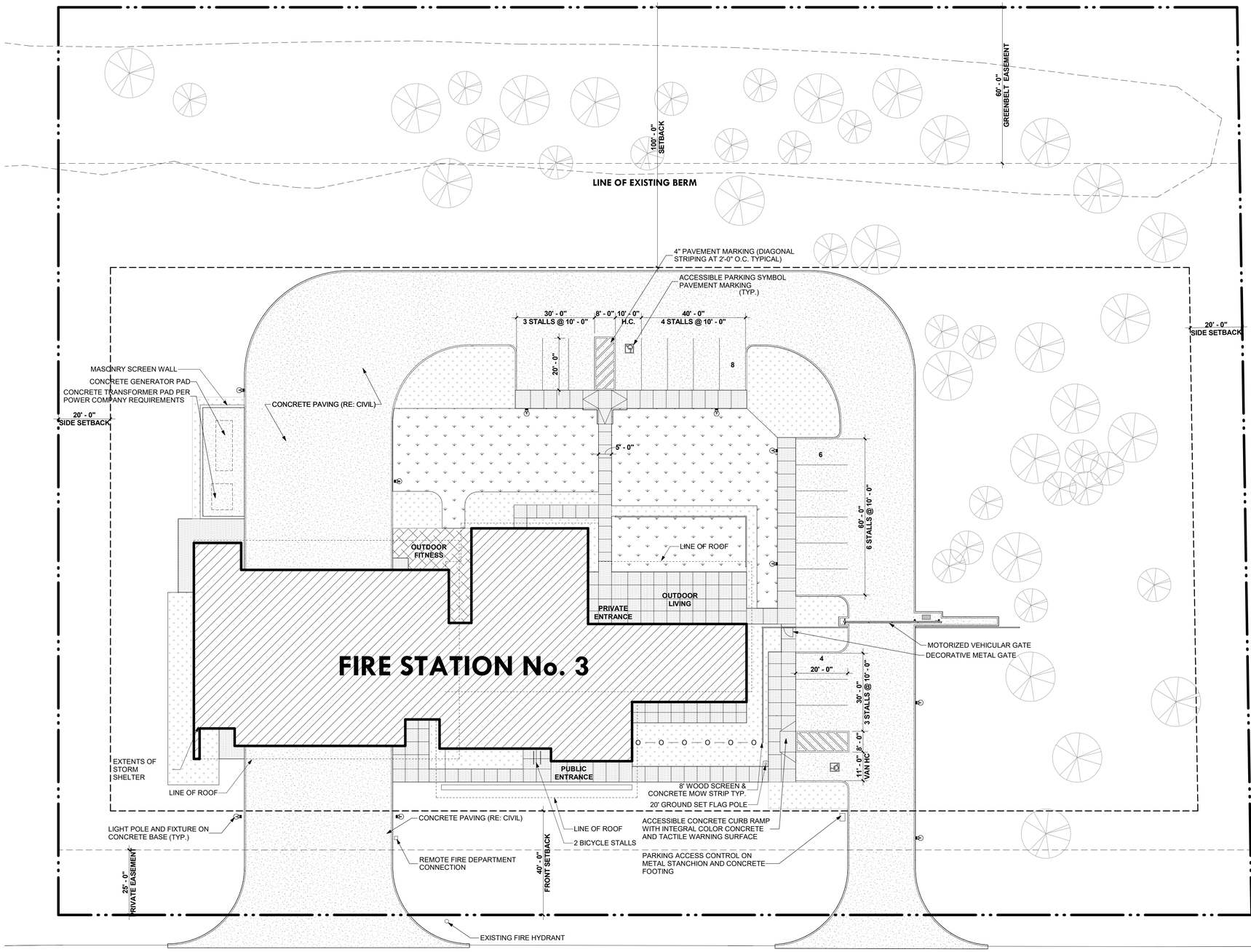
Foundation Planting Plan

L1.2


42000
NOVI
2



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PLAN NORTH / TRUE NORTH

1 ARCHITECTURAL SITE PLAN

1" = 20'-0"

0' 10' 20' 40'

ZONING DESIGNATION: LIGHT INDUSTRIAL (I1)

BUILDING LOT COVERAGE: 7.73%

NUMBER OF EMPLOYEES ON MAXIMUM SHIFT: 7
PARKING ACCOMMODATES SHIFT CHANGE OVERLAP (14 SECURE SPACES)

PAVEMENT AREA: 32,177 SF

REFERENCE CIVIL FOR PAVING DIMENSIONS

REFERENCE LANDSCAPE FOR PLANTINGS

SITE LEGEND

PATTERN	DESCRIPTION
	PROPERTY LINE
	ZONING SETBACK
	FIRE LANE STRIPING
EX EX	EXISTING FENCING
X X	CHAIN-LINK FENCING
O O	ORNAMENTAL METAL FENCING
	MASONRY SCREEN WALL
	SCREEN FENCE
	BUILDING
	NEW CONSTRUCTION
	EXISTING BUILDING
	DEMOLITION
	PAVING (RE: CIVIL)
	CONCRETE PAVING
	CONCRETE SIDEWALK
	ASPHALT PAVING
	LANDSCAPE (RE: LANDSCAPE)
	LANDSCAPE PLANTINGS
	SOD
	DECOMPOSED GRANITE
	FITNESS TURF
	EXISTING TREE TO REMAIN

PRELIMINARY SITE PLAN

City of Novi

45175 Ten Mile Road
Novi, MI 48375

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22650 Venture Dr,
Novi, MI 48375

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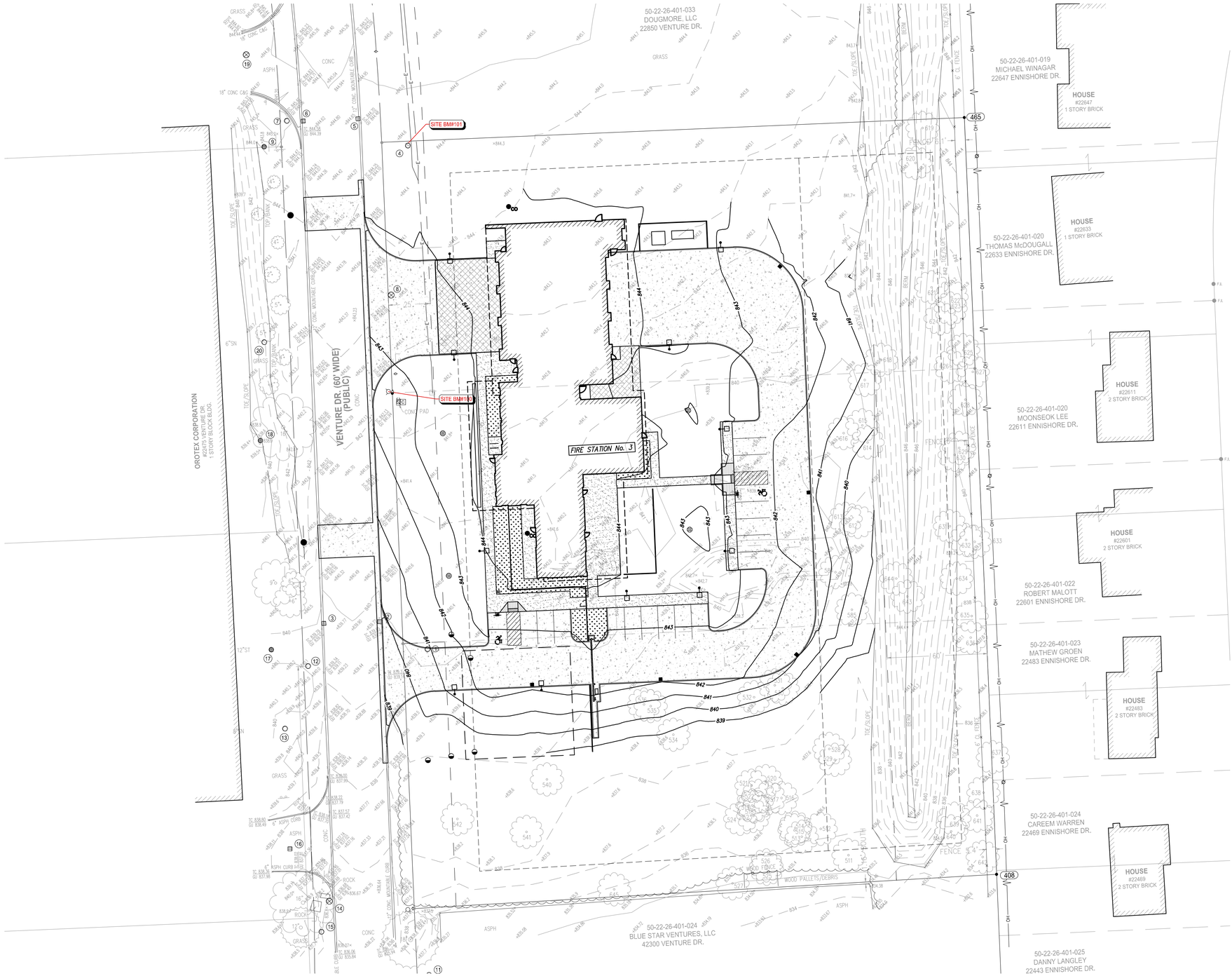
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Architectural Site Plan

AS101

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GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- DEEP-STRENGTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- MILL PAVEMENT
- (2) UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 XXX — STRUCT. NO. / STRUCT. TYPE

GRADING LEGEND

- EXISTING ELEVATION
- TC 000.00 / G 000.00 — PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TP 000.00 — TOP OF PAVEMENT ELEVATION
- TW 000.00 — TOP OF WALK ELEVATION
- FG 000.00 — FINISH GRADE ELEVATION
- T/WALL 000.00 — TOP OF WALL ELEVATION
- ME 000.00 — MATCH EXISTING ELEVATION
- FLOW ARROW

GRADING NOTES

1. CONTRACTOR TO PLACE ALL NEW PAVEMENT TO THE GRADES INDICATED, OR MATCH ORIGINAL GRADES IF NEW GRADES ARE NOT SHOWN. CONTRACTOR SHALL CONFIRM MINIMUM 1% PAVEMENT SLOPES ARE ATTAINED IN ALL AREAS.
2. PROPOSED GRADES MAY BE BASED ON AN INTERPOLATION OF DATA SHOWN ON THE TOPOGRAPHIC SURVEY. THIS INTERPOLATED DATA IS APPROXIMATE AND COULD DIFFER SLIGHTLY BASED ON THE ACCURACY OF THE SURVEY. CONTRACTOR SHALL CONFIRM THAT THE PROPOSED GRADES SHOWN ON THIS PLAN WILL NOT CREATE A STANDING WATER CONDITION (I.E. A LOW SPOT OR PAVEMENT SLOPES LESS THAN 1%) OR AN UNSAFE CONDITION WITH SLOPES IN EXCESS OF 5%. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF THEY BELIEVE THAT ONE OF THESE SITUATIONS WILL OCCUR BASED ON THE PROPOSED GRADES.
3. ALL PAVEMENT PLACED WITHIN BARRIER FREE PARKING AREAS (STALLS AND ACCESS AISLES) SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, INCLUDING MEASURED DIAGONALLY ACROSS THE AREAS. CONTRACTOR SHALL ADJUST SLOPES AS NECESSARY TO PROVIDE ADA COMPLIANT SLOPES AS WELL AS PROVIDING RE-GRADED TRANSITION SLOPES OUTSIDE OF THE BARRIER FREE PARKING AREAS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF TRANSITION ZONES WILL EXCEED MAXIMUM 5% SLOPES. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE PATTERNS WITH ALL NECESSARY PAVEMENT RE-GRADING.
4. ALL BARRIER FREE RAMPS AND ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF MDOT DETAIL R-28 "SIDEWALK RAMP AND DETECTABLE WARNING DETAILS".
5. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING STORM WATER RUNOFF DURING CONSTRUCTION OPERATIONS. OF PARTICULAR CONCERN WILL BE THE TIME PERIOD AFTER THE SITE HAS BEEN STRIPPED AND NOT YET RESTORED, BUILT UPON, OR PAVED. CONTRACTOR MUST INSTALL OR CONSTRUCT APPROPRIATE TEMPORARY MEASURES TO PROTECT ADJACENT PROPERTIES.

RESTORATION NOTE

RESTORE ALL NON-PAVED AREAS WITH 3" OF CLEAN TOPSOIL AND SEED MIX (30% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 50% CREEPING RED FESCUE). PLACE MULCH IN ALL SEEDED AREAS. ON SLOPES IN EXCESS OF 10 HORIZONTAL TO 1 VERTICAL PLACE NORTH AMERICAN GREEN DS150 MULCH BLANKET IMMEDIATELY AFTER SEEDING. USE METAL STAPLES PER MANUFACTURERS RECOMMENDATIONS TO HOLD MATTING IN PLACE.

PRELIMINARY SITE PLAN

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

CITY OF NOVI

City of Novi

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Novi, MI 48375

Fire Station No.3

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ENGINEER
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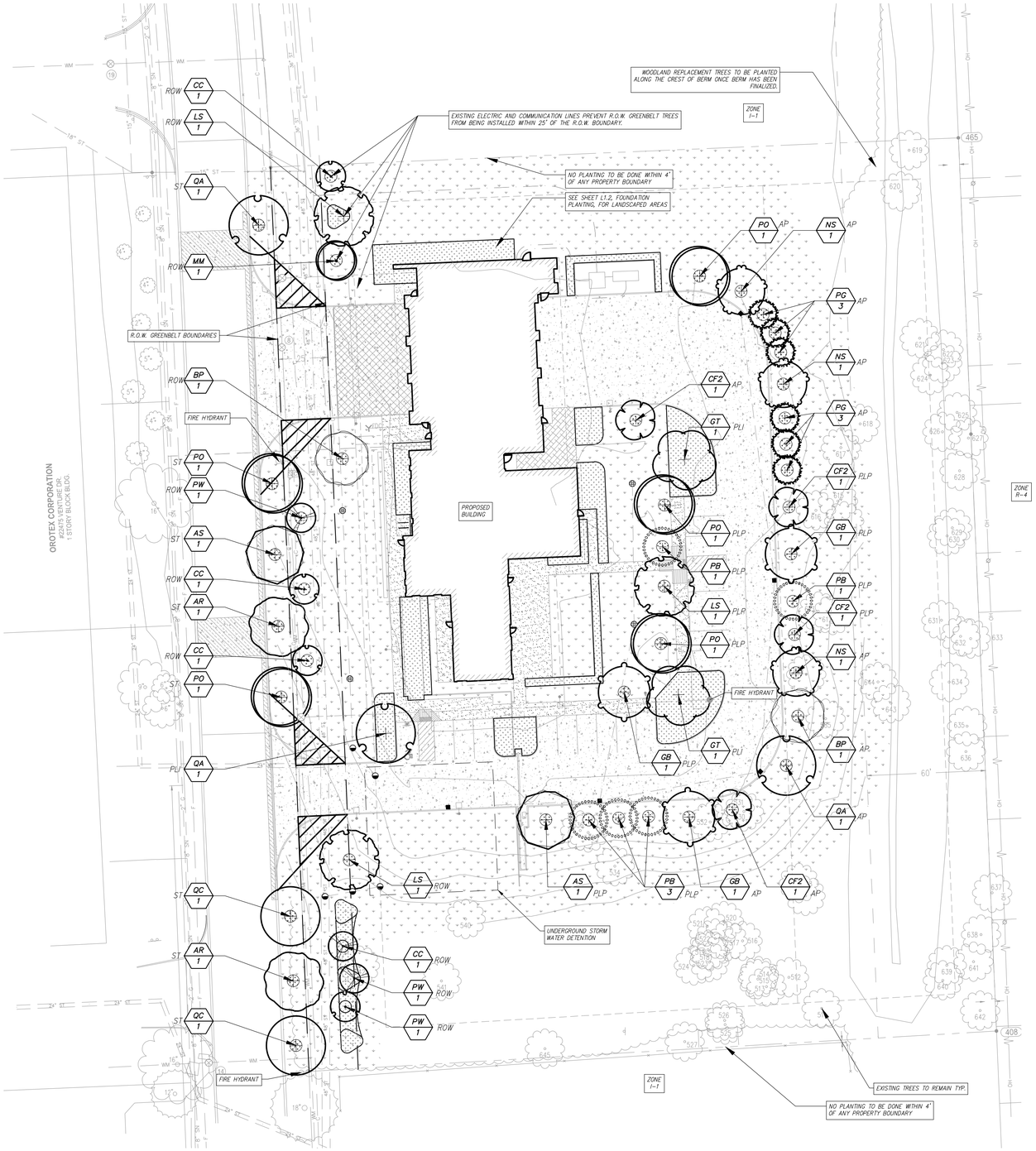
2025-CO0308-002

Grading Plan

C6.1

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LEGEND

- PLANT TYPE (DESIGNATION) / QUANTITY
- SNOW DEPOSIT AREA
- PROPOSED MULCHED AND LANDSCAPED AREA
- DETENTION POND PLANTING MIX
- LAWN RESTORATION
- PROPOSED 6' DIAMETER MULCH RING FOR NON LANDSCAPED TREES
- PROPOSED LAMP POST

TREE DESIGNATION TYPES:

1. PLP – PARKING LOT PERIMETER
2. ROW – R.O.W. GREENBELT
3. ST – STREET
4. SB – STORM BASIN PERIMETER
5. PLI – PARKING LOT INTERIOR
6. AP – ACCESSWAY PERIMETER TREES

LANDSCAPE NOTES:

1. INSTALL 3" DEEP NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH TO ALL PLANTING AREAS.
2. SPADE CUT EDGING TO SEPARATE LAWN AREAS FROM PLANTING BEDS
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
4. ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
7. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
8. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOILS/SUBSURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE HEALTH OF ALL PLANTS INSTALLED:
    - A. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
    - B. PLANTS SHALL BE CONTROLLED BY REASONABLE PRUNING, TRIMMING, OR OTHER SUITABLE AND ACCEPTABLE METHODS SO THAT THEY DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR CONSTITUTE A TRAFFIC HAZARD.
    - C. REPLACEMENT OF PLANT MATERIAL.
      - C.1. UNHEALTHY, WITHERED, SEVERELY PRUNED, DISEASED OR DEAD PLANTS SHALL BE REPLACED WITHIN THREE (3) MONTHS OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
      - C.2. THE PROPERTY SHALL MAINTAIN ANY REQUIRED PLANT MATERIAL FOR TWO (2) YEARS AFTER THE INITIAL PLANTING AND REPLACE ANY MATERIAL WHICH FAILS TO SURVIVE OR DOES NOT EXHIBIT NORMAL GROWTH CHARACTERISTICS OF HEALTH AND VIGOR, AS DETERMINED BY THE CITY FORESTER.
      - C.3. THE TWO (2) YEAR PERIODS SHALL BEGIN AFTER THE APPROVAL OF THE PLANTING BY THE CITY FORESTER AND SHALL RECOMMENCE AS MATERIAL IS REPLACED.
12. IRRIGATION WILL BE PROVIDED FOR ALL PROPOSED LANDSCAPED AREAS OUTSIDE OF THE DETENTION BASIN WITH AN AUTOMATED IRRIGATION SYSTEM. IRRIGATION SYSTEM WILL BE INSTALLED UNDER A DESIGN/BUILD CONTRACT BY A QUALIFIED IRRIGATION CONTRACTOR.
    - A. ANY BOOSTER PUMP INSTALLED TO CONNECT THE PROJECT'S IRRIGATION TO AN EXISTING IRRIGATION SYSTEM MUST BE DOWNSTREAM OF THE RPZ.
    - B. THE RPZ MUST BE INSTALLED IN ACCORDANCE WITH THE 2015 MICHIGAN PLUMBING CODE.
    - C. THE RPZ MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES INSTALLATION INSTRUCTIONS FOR WINTERIZATION THAT INCLUDES DRAIN PORTS AND BLOWOUT PORTS.
    - D. THE RPZ MUST BE INSTALLED A MINIMUM OF 12-INCHES ABOVE FINISHED GRADE.
    - E. WINTERIZATION INSTALLATION TO CONFORM TO CITY OF NOVI STANDARDS.
    - F. A PLUMBING PERMIT IS REQUIRED.
    - G. THE ASSEMBLY MUST BE TESTED AFTER INSTALLATION WITH RESULTS RECORDED ON THE CITY OF NOVI TEST REPORT FORM
13. ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE, AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. THEY SHALL BE PLANTED ACCORDING TO CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THIS ORDINANCE.
14. NO PLANTING IS TO BE DONE WITHIN 4' OF THE PROPERTY LINE.
15. ALL UTILITY BOXES ARE TO BE LANDSCAPED PER THE DETAIL ON SHEET L1.3

UTILITY NOTES:

1. THERE ARE NO OVERHEAD WIRES OR OTHER OVERHEAD UTILITIES ON THE SITE

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

CITY OF NOVI

City of Novi

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Tree Planting Plan

L1.1

STATE OF MICHIGAN
NICHOLAS WALLACE
LANDSCAPE ARCHITECT
No. 3901047068
LICENSED LANDSCAPE ARCHITECT

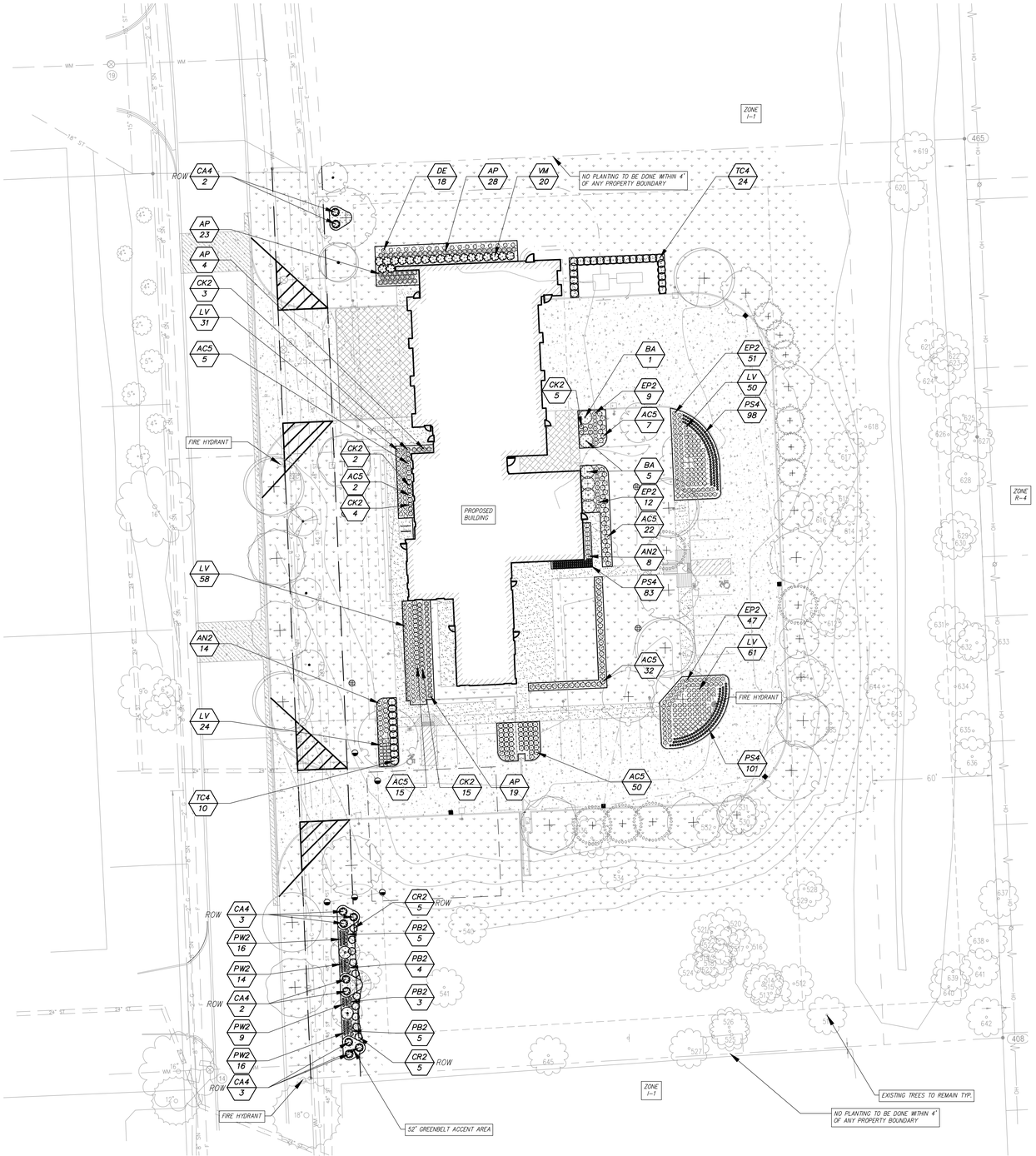
LANDSCAPE ARCHITECT:
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nwallace@sda-eng.com

PRELIMINARY SITE PLAN

811 Know what's below. Call before you dig.

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GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PLANT TYPE (QS / QTY)
- QUANTITY
- PROPOSED LAMP POST

NOVI SPECIFICATIONS

1. WHEREVER IN THIS ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
2. ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPES INCLUDING PLANT MATERIALS, MULCH, STAKING, IRRIGATION, AND SODDING, MUST BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY. AT THAT TIME, A FINANCIAL GUARANTEE OF 1.2 TIMES THE COST OF ANY DEFICIENCIES WILL BE HELD UNTIL INSPECTION OCCURS FOR A FINAL CERTIFICATE OF OCCUPANCY. IN ORDER TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY, THE DEFICIENCIES MUST BE ADDRESSED WITHIN 30 DAYS DURING THE MARCH 15TH TO NOVEMBER 15TH PLANTING SEASON. IF THE DEFICIENCIES ARE NOT ADDRESSED IN THE TIME PERIOD OUTLINED ABOVE, THE CITY WILL CASH IN THE AMOUNT BEING HELD FOR THE OUTSTANDING ITEMS AND REMEDY THOSE ITEMS.
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5. NOTICE OF INSTALLATION/MINOR CHANGES:
   A) THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE. THE CITY MAY REJECT ANY MATERIAL WHICH IS DEFECTIVE OR IN GENERALLY POOR CONDITION.
   B) MINOR CHANGES REGARDING PLANT MATERIALS PER THE APPROVED AND STAMPED LANDSCAPE PLAN MAY BE ALTERED UPON WRITTEN NOTIFICATION TO, AND WRITTEN SIGN-OFF BY, THE CITY LANDSCAPE ARCHITECT OF SPECIES, SIZE, CHANGE, AND LOCATION.
   C) MINOR CHANGES DUE TO SEASONAL PLANTING PROBLEMS AND LACK OF PLANT AVAILABILITY MAY BE APPROVED IN WRITING BY THE CITY LANDSCAPE ARCHITECT WHEN THERE IS NO REDUCTION IN THE QUALITY OF PLANT MATERIALS, NO SIGNIFICANT CHANGE IN SIZE OR LOCATION OF PLANT MATERIAL, THE NEW PLANT MATERIAL IS COMPATIBLE WITH THE AREA AND IS THE SAME GENERAL TYPE(DECIDUOUS/EVERGREEN), EXHIBITING SAME DESIGN CHARACTERISTICS (MATURE HEIGHT, CROWN), AS THE MATERIAL BEING REPLACED. IF THESE CRITERIA ARE NOT FULFILLED OR CHANGES ARE SIGNIFICANT FROM APPROVED PLAN, THE LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED FOR PLAN APPROVAL.
6. MAINTENANCE:
   A) MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.
   B) TO INSURE PROPER MAINTENANCE AND AS A CONDITION OF FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL ENTER INTO AND RECORD WITH THE OFFICE OF THE OAKLAND COUNTY REGISTER OF DEEDS A LANDSCAPE MAINTENANCE AGREEMENT, OR INCLUDE SUCH PROVISIONS AS PART OF SUBDIVISION RESTRICTIONS OR CONDOMINIUM MASTER DEED, EACH OF WHICH SHALL BE APPROVED BY THE CITY ATTORNEY. SUCH INSTRUMENT SHALL IDENTIFY THE MINIMUM PLAN OF MAINTENANCE, THE PERSON OR ENTITY RESPONSIBLE FOR MAINTENANCE, AND SHALL PROVIDE THE PROCEDURE, AUTHORITY AND FINANCE FOR CITY CURE OF BREACHES BY THE RESPONSIBLE ENTITY. SUCH INSTRUMENT SHALL ALSO INCLUDE PROVISIONS THAT ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) MONTHS, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER OCCURS FIRST; ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM; TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE WINTER SEASON; PLANTINGS SHALL BE GUARANTEED FOR TWO (2) GROWING SEASONS AFTER DATE OF THE ACCEPTANCE OF THE INSTALLATION; IF GRASS OR WEEDS EXCEED THE HEIGHT SPECIFIED IN CHAPTER 21 OF THE NOVI CODE OF ORDINANCES, OR IF SHRUBS ARE ALLOWED TO OBSTRUCT VISION ACROSS ANY PORTION OF THE ISLAND AND THE RESPONSIBLE PARTY IS UNWILLING TO RECTIFY THE PROBLEM, THE CITY WILL ABATE SUCH VIOLATIONS AND SHALL ASSESS THE COST OF SUCH ABATEMENT MEASURES IN THE MANNER PROPOSED BY THE DEVELOPER AND APPROVED BY THE CITY IN SUCH INSTRUMENT.
7. RESPONSIBILITY AND CERTIFICATES OF OCCUPANCY. THE OWNER OF THE PROPERTY SUBJECT TO THE REQUIREMENTS OF THIS SECTION SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PER LANDSCAPING THE APPROVED FINAL LANDSCAPE PLAN AS SPECIFIED IN THIS SECTION. WHERE THE PROPERTY IS OCCUPIED BY A PERSON OTHER THAN THE OWNER, THE OCCUPANT SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE. ALL LANDSCAPING WORK REQUIRED PURSUANT TO THIS SECTION SHALL BE TREATED AS A SITE IMPROVEMENT FOR PURPOSES OF SUBSECTIONS 3005-8 AND 9.

*THESE REQUIREMENTS SUPERSEDE ALL OTHER PLANTING REQUIREMENTS OR SPECIFICATIONS.

LAWN SEEDING NOTES:

1. SEED ALL NON NATIVE DISTURBED AREAS, UNLESS OTHERWISE NOTED, WITH THE FOLLOWING:
   EARTH CARPET QUICK TO GROW LAWN SEED MIXTURE
   25% PERENNIAL RYEGRASS
   25% KENTUCKY BLUEGRASS
   25% ANNUAL RYEGRASS
   25% CREEPING RED FESCUE
2. APPLY AT A RATE OF 5-6 LBS / 1,000 SF
3. MULCH BLANKETS SHALL BE USED ON ALL SLOPES 10% OR GREATER
4. THE CONTRACTOR SHALL SEND PROOF OF THE NATIVE MIX TO BE USED IN THE FORM OF A PHOTO OF THE SEED BAG OR COPY OF THE INVOICE TO RMEADER@CITYOFNOVI.ORG FOR APPROVAL PRIOR TO PLANTING

STATE OF MICHIGAN
NICHOLAS WALLACE
LANDSCAPE ARCHITECT
No. 3901047068
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 679-4400 EXT. 1206
nwallace@sda-eng.com

PRELIMINARY SITE PLAN

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

CITY OF NOVI

City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.3

22650 Venture Dr.
Novi, MI 48375

Date	Issued For
05-04-2026	35% Progress Design
05-15-2026	Preliminary Site Application

SPALDING DEDECKER
Engineering and Surveying
Excellence Since 1954
905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5404
www.sda-eng.com
(800) 598-1600

HED
123 West 5th Street
Royal Oak, Michigan
48067 USA
(248) 262-1500
WWW.HED.DESIGN

BRWARCHITECTS
3535 TRAVIS STREET
SUITE 250
DALLAS, TEXAS 75204
214-528-8704
BRWARCH.COM

©2026

2025-CO0308-002

Foundation Planting Plan

L1.2

811 Know what's below. Call before you dig.

N:\NP\NLD PROJECTS\NP25137 - NOVI - NEW FIRE STATION #3\DWG\NP25137LSC.DWG


3
1
NOVI



CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Consideration of approval of Method of Service (MOS) Response Agreement with DTE to relocate underground facilities along Lee BeGole Drive and 11 Mile Road for the estimated amount of $2,315,813.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- The agreement includes the design and relocation costs of DTE infrastructure along Lee BeGole Drive and 11 Mile Road.
- The scope includes undergrounding the existing overhead distribution facilities along the new road alignment and relocating underground facilities conflicting with the proposed Public Safety Headquarters building footprint.
- Total costs are lower than the budgeted $3.7M as part of the road project
- Everything included in this agreement pertains to work north of 11 Mile Road
- Utilities/power lines south of 11 Mile Road **will not** be buried

FINANCIAL IMPACT

	FY 2025/26
EXPENDITURE REQUIRED	**$ 2,315,813.06**
BUDGET **Public Safety Building Fund 464-446.00-975.952**	 **$ 3,710,00.00**
APPROPRIATION REQUIRED	**$ 0**
FUND BALANCE IMPACT	**$ 0**
A total of $18M is budgeted for all costs related to the road and infrastructure improvements (engineering services, construction, utilities, and contingency). The $3.71M for utility relocation and improvements is included in the total budget.	

BACKGROUND INFORMATION:

The current alignment of BeGole Drive includes DTE's overhead lines, poles, and associated joint users and a below-grade primary duct bank. This conflicts with the location of the new Police and Fire headquarters buildings; therefore, the infrastructure needs to be relocated.

The proposed realignment of the roadway (Lee BeGole Drive) will be reconstructed in three distinct phases; see attached (Lee BeGole Drive Reconstruction and Extension).

- The first phase will entail a connection at Crescent Boulevard, to the north, near the existing roundabout at Crescent Boulevard and Town Center Drive. Then, proceeding east and south across the I-96 drain, and stopping in between the existing DPW entrances.
- The second phase will connect where the first phase left off and continue south over the Bishop Creek, into an S-curve to the east which increases the 11 Mile Road frontage for the future public safety buildings and constructing a new roundabout at 11 Mile Road.
- The third phase will be to connect Lee BeGole Drive via 11 Mile Road and Grand River Avenue.

Before DTE's field construction work can begin, the City must enter a 'Method of Service Response Agreement' and provide a full payment in the amount of $2,315,813 to DTE Energy. This will give DTE's internal teams the green light to move forward with the final design phase and create an invoice. After receiving the payment, DTE anticipates approximately 12 months to complete the work. The removal and relocation of DTE's existing underground and overhead facilities are attached as the 'DTE Scope and Plan of Infrastructure Relocation'.

The City Attorney has reviewed the agreement favorably (Beth Saarela, June 1, 2026).

RECOMMENDED ACTION: Approval of a Method of Service (MOS) Response Agreement with DTE to relocate underground facilities along Lee BeGole Drive and 11 Mile Road for the estimated amount of $2,315,813.

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

June 1, 2026

Jeffrey Herczeg, Director of Public Works
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

Re: DTE Energy - Method of Service (MOS) Document - 11 Mile and Lee BeGole.

Dear Mr. Herczeg:

We have received and reviewed the Method of Service (MOS) document provided by DTE Energy that summarizes DTE Energy's scope, estimated cost, conditions, easement requirements, and schedule considerations for the city of Novi's proposed roadway and construction of two public service buildings near 11 Mile Road and Lee BeGole Drive.

The document is in the form of a Memorandum of Understanding setting out the expected scope of work for DTE to install electrical services for the City's Project. The MOS indicates that the price quote and may change based on the specific conditions encountered during the project. The MOS is required in order to allow DTE to complete design of the project and to proceed forward. Although the terms and conditions of payment are not detailed in the MOS, it is our understanding that payment is required prior to work being initiated.

Generally, this document is very general in terms and scope and should be treated only as an authorization to move forward based on the cost estimate provided. I would expect DTE to provide a detailed invoice with payment obligations and procedure.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosures
C: Cortney Hanson, Clerk
Ben Croy, City Engineer
Thomas R. Schultz, Esquire

Date: April 24, 2026

Jeffery Herczeg
Director of Public Works
City of Novi
26300 Lee BeGole Dr.
Novi, MI 48375

Subject: **Method of Service Response for: Removals and Relocations of DTE Infrastructure in the Area of 11 Mile Road and Le BeGole Drive**

Project Overview

This Method of Service (MOS) response summarizes DTE Energy's scope, estimated cost, conditions, easement requirements, and schedule considerations for the city of Novi's proposed roadway and construction of two public service buildings near 11 Mile Road and Lee BeGole Drive. The work requires relocating existing electrical infrastructure while maintaining safe, reliable service. The city has requested that DTE underground existing overhead distribution facilities (Distribution Circuit: AKRON8980) along the new road alignment and relocate underground facilities that conflict with the proposed building footprints. Three existing underground circuit cables (DCs: AKRON9033, AKRON9047, and AKRON8971T) currently installed in the existing conduit system require relocation. The new underground system will be constructed within or adjacent to the proposed roadway corridor. Construction of the northern segment of the new road is anticipated to begin in late 2026, with a target conduit removal date of June 2027.

Scope of Work

The following are the steps foreseen to accommodate the project:

- Install approximately 1,350 ft of concrete-encased conduit
- Remove approximately 720 ft of concrete-encased conduit
- Install approximately 6,800 ft of system cable (AKRON8971, AKRON9033, AKRON9047, and AKRON8980)
- Remove approximately 2,250 ft of system cable (AKRON8971, AKRON9033, and AKRON9047)
- Install approximately 3,500 ft of URD cable (AKRON8980)
- Remove approximately 2,000 ft of URD cable
- Install approximately 600 ft of overhead primary (AKRON8980)
- Remove approximately 2,400 ft of overhead primary (AKRON8980)

Quantities shown above are approximate totals for the overall project.

Notes on the Scope of Work

This estimate excludes removals or relocations for joint use/third-party utilities; the city must coordinate directly with those companies.

Cost and Conditions

The estimated cost associated with the work described above is:

System Work Required for Removals and Relocations	$2,315,813.06

Easements

The city will be required to provide easements for any DTE facilities installed on City property. The city is also responsible for assisting DTE with obtaining easements from other property owners where DTE facilities must be installed to support the project, if applicable. If easements are not obtained, alternate routes must be evaluated and approved, which may affect schedule and cost. Work cannot begin until required easements are drafted and recorded with Oakland County.

In addition, the city is responsible for any bonds or escrows required by municipalities where DTE facilities must be installed to support the project, if applicable. DTE shall not be liable for any damages, costs, or expenses related to (1) obtaining any bond/escrow and (2) any claims against, or draws on, such bond/escrow related to restoration or repair work. The city agrees to defend, indemnify, and hold DTE harmless from any such claim or draw.

Construction Lead Time

The work described above is estimated to require approximately 12 months to complete. Final duration is subject to design completion, equipment lead times, and crew availability; therefore, DTE cannot guarantee delivery or in-service dates. Any timeframes provided are general estimates only and do not account for inclement weather, supply-chain constraints, or other factors that may affect progress and coordination among participating parties. Design and construction duration will begin after DTE receives written authorization (the “Go-Ahead”) and payment is received, reviewed, and approved. This work is contingent upon receipt of all necessary permits, private easements, and rights-of-way.

Expiration Date and Acceptance

The information contained in this memo is valid for 90 days. Work orders will not be issued until an official written authorization (the “Go-Ahead”) is received.

To move forward with this project, please sign below to indicate acceptance. Once accepted, I will instruct our engineer to initiate design. DTE will then issue an invoice separately for payment. Design and construction duration will begin after written authorization (the “Go-Ahead”) is received and payment is received, reviewed, and approved.

We are looking forward to hearing from you. Should you have any questions, please feel free to contact me.

Sincerely,

Paul G. Cramer

Principal Account Manager
DTE Energy - Major Account Services
C: 313-460-4043
Paul.Cramer@dteenergy.com

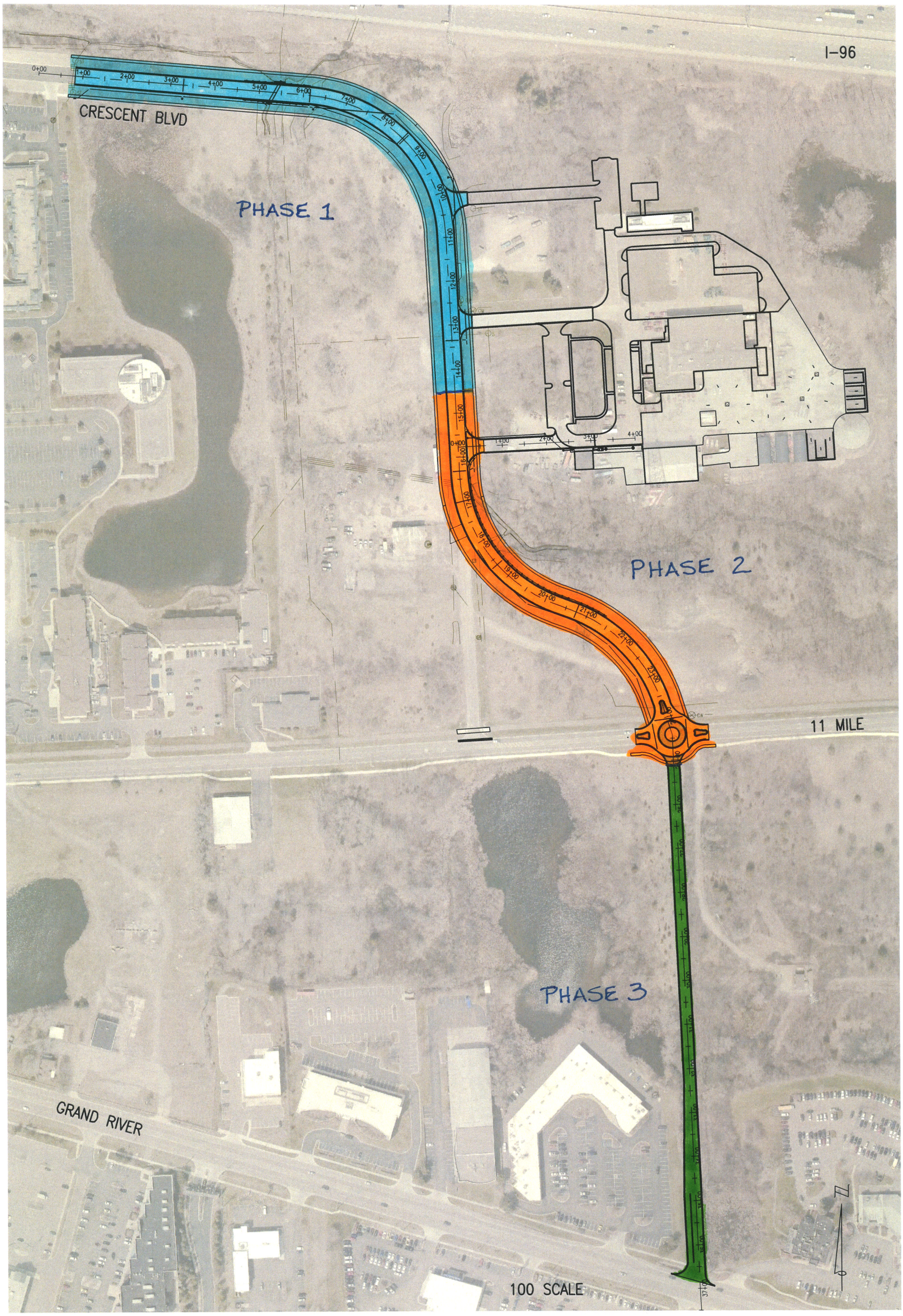
Please sign and date below to acknowledge acceptance of the terms and conditions in this MOS proposal and to authorize DTE Energy to proceed.

Accepted By:

Name: _____
Title: _____
Company: City of Novi
Date: _____

Crescent Blvd/ Lee BeGole Drive Road Construction Plan

DRAWING PATH: P:\0126_0165\0163190010_Lee_BeGole_Drive\Drawings\Civil\Xref\190010BSE.dwg Jun 06, 2019 - 10:20am



SHEET	DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE	HORIZ DATUM	VERT DATUM
1 OF 1	05/06/19	0163-19-0010	ARP	TJJ	ARP	OAKLAND	CITY OF NOVI	H: 1"=100' V: N/A	NAD 83	NAVD 1988

CITY OF NOVI

LEE BEGOLE DRIVE RECONSTRUCTION AND EXTENSION

EXHIBIT

REVISIONS:

-
-
-
-
-
-

OHM

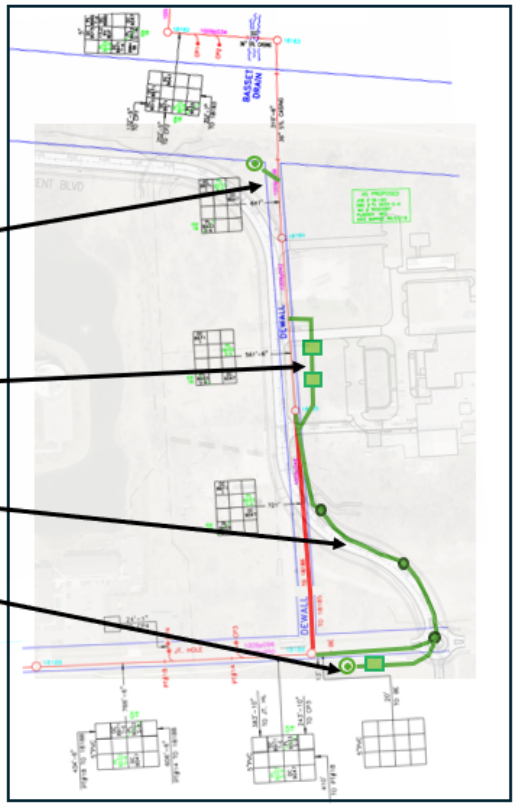
COPYRIGHT 2017 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM

DTE SCOPE AND PLAN FOR INFRASTRUCTURE RELOCATION

Project Scope: System Conduit

System conduit scope:

- IN 3 PSC
- Duct break-in
- Sweep to primary main CP
- Duct break-in
- Sweep to PSC-PSC to new duct run
- IN new 1,350 FT 12-5" duct bank
- IN 2-3 MH's
- Sweep from New MH to PSC to primary main CP
- RM 721FT 12-5" conduit



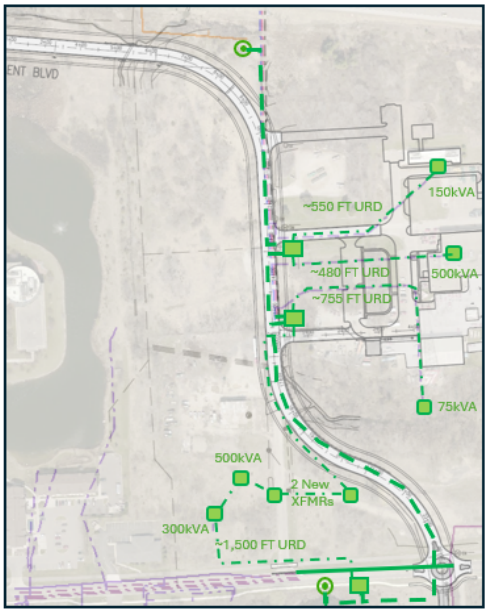
Project Scope: AKRON8980

Overhead scope:
- IN 2 primary main cable poles
- IN 600 FT OH
- RM 2,430 FT OH
- RM 5 cable poles

System cable scope:
- IN 2,530 FT of 1000 EPR

URD scope (preliminary):
- IN ~3,500 FT URD cable.
- RP 5 UG XFMR's if necessary

Notes:
- the two new XFMR's feeding the new public service buildings will be sized by service planning based on customer's load sheets



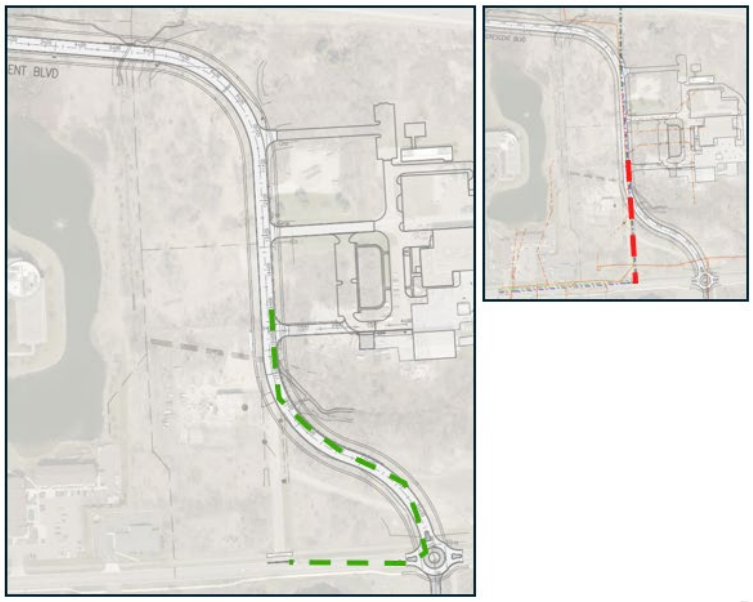


- RM 2,430 FT OH
- RM 5 cable poles

DTE SCOPE AND PLAN FOR INFRASTRUCTURE RELOCATION

Project Scope: AKRON9033, 9047, and 8971T

System Cable scope:
- RM 2,250 FT 1000 XLAL
- IN ~4,300 FT 1000 EPR



Date: April 24, 2026

Jeffery Herczeg
Director of Public Works
City of Novi
26300 Lee BeGole Dr.
Novi, MI 48375

Subject: **Method of Service Response for: Removals and Relocations of DTE Infrastructure in the Area of 11 Mile Road and Le BeGole Drive**

Project Overview

This Method of Service (MOS) response summarizes DTE Energy's scope, estimated cost, conditions, easement requirements, and schedule considerations for the city of Novi's proposed roadway and construction of two public service buildings near 11 Mile Road and Lee BeGole Drive. The work requires relocating existing electrical infrastructure while maintaining safe, reliable service. The city has requested that DTE underground existing overhead distribution facilities (Distribution Circuit: AKRON8980) along the new road alignment and relocate underground facilities that conflict with the proposed building footprints. Three existing underground circuit cables (DCs: AKRON9033, AKRON9047, and AKRON8971T) currently installed in the existing conduit system require relocation. The new underground system will be constructed within or adjacent to the proposed roadway corridor. Construction of the northern segment of the new road is anticipated to begin in late 2026, with a target conduit removal date of June 2027.

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We are looking forward to hearing from you. Should you have any questions, please feel free to contact me.

Sincerely,

Paul G. Cramer

Principal Account Manager
DTE Energy - Major Account Services
C: 313-460-4043
Paul.Cramer@dteenergy.com

Please sign and date below to acknowledge acceptance of the terms and conditions in this MOS proposal and to authorize DTE Energy to proceed.

Accepted By:

Name: _____
Title: _____
Company: City of Novi
Date: _____

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Approval of Resolution to Proceed with Preparation of Plans, Specifications, and Cost Estimate for Proposed Special Assessment District for Main Street Area Streetlighting and Streetscape

SUBMITTING DEPARTMENT: City Manager

KEY HIGHLIGHTS:

- The City is working with three Main Street property owners to address more than $1 million in needed streetscape, lighting, and corridor improvements that the property owners are contractually obligated to maintain.

- Under the proposed arrangement, the City would front the cost of the improvements and be reimbursed by the property owners through a 15-year Special Assessment District (SAD) with an anticipated interest rate of 4%.

- The resolution before Council is the first of five required steps to establish the SAD process, culminating in a recorded agreement confirming the property owners' acceptance of the assessment and repayment obligations.

BACKGROUND INFORMATION:

City Council is aware of the conversations that the City Administration has been having with three property owners in the Main Street area who have a contractual obligation to maintain the streetlighting, streetscape, and amenities within the Main Street public road right-of-way. Those conversations began in 2025 and arose from the City's concern about the condition of the Main Street corridor. The potential cost of the improvements is substantial (over $1 million).

The discussions between the parties have included a concept under which the City would be paid back by the property owners through a Special Assessment District (SAD) over a period of 15 years with an anticipated interest rate of 4%. The City has discussed with the property owners the possibility of the City fronting the funds necessary (likely through the Corridor Improvement Authority) to replace the streetlighting and repair or rehabilitate the streetscape and amenities adjacent to the property owners' parcels as to which they bear the contractual obligation of maintenance.

Attached are some of the background materials that the City has already prepared (preliminary cost estimates) for the work. There is another property subject to the same maintenance obligations (The Townes at Main property being developed by Pulte Homes). The City will arrange separately for the improvements in that area of the Main Street road right-of-way.

A Special Assessment District takes five separate Resolutions to establish. This is the first Resolution, by which the City directs the preliminary plans to be made more detailed and specific, with a more definitive cost estimate. If Council approves this Resolution, the next step by Council (Resolution No. 2) would be to set a public hearing on the Special Assessment District to hear comments in favor of or against the project. Resolution No. 3 would involve a determination whether to proceed with the project and have the City Assessor prepare a Special Assessment Roll. The City Council would then have a public hearing on the Special Assessment Roll, and if it determined to go forward with the project, would approve the Roll in Resolution No. 4. The final Resolution (Resolution No. 5) would affirm the Special Assessment Roll.

It is the City's intention at the end of the process (contemporaneous with Resolution No. 5) to enter into a contract with the three property owners. That agreement would be recorded against the property to confirm the property owners' acceptance of the SAD.

RECOMMENDED ACTION: Approval of Resolution to Proceed with Preparation of Plans, Specifications, and Cost Estimate for Proposed Special Assessment District for Main Street Area Streetlighting and Streetscape

STATE OF MICHIGAN

COUNTY OF OAKLAND, MICHIGAN

CITY OF NOVI

MAIN STREET AREA STREETLIGHTING AND STREETSCAPE SPECIAL ASSESSMENT DISTRICT _____

RESOLUTION TO PROCEED WITH PREPARATION OF PLANS, SPECIFICATIONS, AND COST ESTIMATE FOR A PROPOSED SPECIAL ASSESSMENT DISTRICT

(Resolution No. 1)

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on _____, 2026, at ____o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

RECITALS

A. The City Council has received a letter of interest requesting construction of the proposed improvements described below and the establishment of a Special Assessment District to defray the costs of such improvements by special assessment against the benefited properties; and

B. The proposed improvements (the "Project") are for the replacement of 109 Detroit Edison lights in the public road right-of-way of main Street in the area east of Novi Road and South of Grand River Avenue, along with the repair and/or replacement and/or rehabilitation of certain streetscape improvements and/or amenities also within the same public road right-of-way; and

C. In further explanation of the Project, the City Council notes the following as a basis for undertaking the Project as a special assessment:

1. Although the improvements in this Project will all occur in the public road right-of-way of Main Street, by contract it is the three property owners who have requested the Special Assessment District be created that have the obligation to maintain both the streetlights and the

streetscape/amenities in that public road right-of-way. They have submitted a Letter of Interest (LOI) to that effect.

2. That obligation is the property owners (plus one additional property that is currently being developed with a condominium development and that is not part of this special assessment) through an Agreement between the City and the previous owner of all of the properties adjacent to Main Street in the affected area. The Agreement was originally entered into in 1995, and was subsequently amended in 20___ to include the following language with respect to the lighting and streetscape/amenities:

   2. The owners of the property subject to these covenants, restrictions, and reservations shall be responsible for: (a) the removal of snow and ice from those public walkways constructed pursuant to City of Novi Special Assessment District No. 146C; and (b) the maintenance of all streetscape improvement constructed pursuant to City of Novi Special Assessment District No. 146C, including but not limited to maintenance of all sidewalks, brick pavers, planters, trellises, lawns and landscaping, irrigations systems, drainage, walls, fences, towers, benches, and streetlights. Such maintenance shall be sufficient to keep the improvements in good condition, repair, and appearance and in working order for the purposes intended, ordinary wear and tear excepted, and in a condition reasonably equivalent to other comparable commercial developments within the City of Novi. The City of Novi will perform snow and ice removal and control and also regular pavement maintenance consistent with its practices and procedures for public streets**.** Should maintenance required herein not be performed by the property owners in a timely manner, the City may perform the same at the expense of the Responsible Property Owner(s) as set forth in Subsection 3 below. Such charges shall be a lien upon the property owned by the Responsible Property Owner as set forth in Subsection 3 below. Such lien shall be of the same character and effect as a lien created by the general law for the State, County, and City taxes, and the lands upon which the same are a lien shall be subject to sale therefor the same as lands upon which delinquent City taxes constitute a lien.

3. The City has been informed by DTE that the streetlighting in the area is at the end of its useful life. The City has further been informed by DTE that the current light poles and fixtures cannot be matched from current DTE fixture offerings. Fortunately, DTE has also indicated to the City that if the streetlights are all replaced as part of a single current project, DTE will

take over the ongoing maintenance obligations with respect to such streetlighting.

4. With respect to the streetscape and amenities, over the years the City has informed the property owners (as well as the additional property owner who is not participating in this Special Assessment District and who has not signed the LOI) that significant maintenance of the streetscape and amenities must occur and that the condition of the streetscape and amenities is in a condition that violates the terms and conditions of the Agreement noted above. The City has offered, and the property owners have agreed, to have the cost of bringing the streetscape and amenities for which the property owners are responsible into compliance with the Agreement and/or applicable provisions of the City Code, particularly with respect to:
   - Cracked and broken sidewalk pavement areas.
   - Deteriorating or deteriorated planters.
   - Street trees that are either dead or dying, or that have reached a point where they require replacement.
   - Other similar conditions.

D. The City Administration and the property owners have met and the City has provided some preliminary cost estimates as to the cost of the improvements. The City has offered (either directly or through its Corridor Improvement Authority) to fund all of the improvements up front through a Special Assessment District (because the improvements are in the public road right-of-way) and the property owners have accordingly and voluntarily signed the LOI in commencing the SAD process.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The City Manager shall direct a registered professional engineer to prepare detailed plans and specifications for the Project, a more detailed cost estimate for the Project, an estimate of the life of the project, a description of the proposed Special Assessment District, and other pertinent information that will assist the City Council in determining whether to proceed with the Project, and to make a preliminary determination as to the estimated cost, extent, and necessity of the Project, including the portions to be paid by special assessments on the properties are the especially benefited by the Project.

2. Upon completion, such information shall be filed with the Clerk along with the City Manager's recommendations with respect to the Project.

3. No contract or expenditure, except for the cost of preparing the necessary profiles, plans, designs, specifications, and estimates of the cost described above, shall be made for the Project, nor shall any improvements be commenced until the City Council confirms the Special Assessment Roll to defray the cost of the Project—with the exception that the City Council authorizes the City Administration to take all steps necessary to arrange for the DTE streetlights to be installed at the earliest possible time and at the current estimated cost if the costs are

expected to rise in the near future, up to and including executing appropriate paperwork with DTE.

AYES:
NAYS:

RESOLUTION DECLARED ADOPTED.

_____
Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this _____ day of _____, 2026, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____
Cortney Hanson, City Clerk
City of Novi

March 18, 2026

City of Novi
26300 Lee BeGole Dr
Novi, MI 48375

Re: City of Novi- Main St

Attached is the agreement for the lighting project along Main St in Novi, MI. A detailed description of the project is outlined in the agreements. Please print TWO copies. Please sign BOTH copies in the designated areas. A check in the amount of $489,576.80 is also required at this time. Please return BOTH signed agreements (as well as check made payable to **DTE Energy**) to the following address:

DTE Community Lighting
8001 Haggerty Rd.
Belleville, MI 48111
Attn: Brandon Faron

Please call if you have questions, 734-397-4017.

Sincerely,
Brandon R. Faron
Brandon R. Faron
Principal Account Manager
Community Lighting

Exhibit A to Master Agreement

Purchase Agreement

This Purchase Agreement (this "Agreement") is dated as of March 18, 2026 between DTE Electric Company ("Company") and the City of Novi ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated April 11, 2022 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	77191243	
	If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: N/A	
2. Location where Equipment will be installed:	[Main St], as more fully described on the map attached hereto as Attachment 1.	
3. Total number of lights to be installed:	109	
4. Description of Equipment to be installed (the "Equipment"):	Install (45), 39w LED "Pawn" Granville luminaires mounted to (45) 12' fluted fiberglass posts w/GFI receptacles on concrete foundations. Install (27) 12', fluted decorative posts w/GFI receptacles, (27) dual crossarms, and (54) 39w LED "Pawn" Granville luminaires. Install (5) 20' square posts mounted on high-band foundations, and (10) 149w LED Area luminaires. Project will also consist of removing existing private streetlights. Hard surface restoration to be done by City contractor.	
5. Estimated Total Annual Lamp Charges	$27,374.40	
6. Estimated Total Annual Post Charges if selected	$0.00	
7. Annual Finance Charge if selected	See paragraph 14 below	$0.00
8. Computation of Contribution in aid of Construction ("CIAC Amount")	Total estimated construction cost, including labor, materials, and overhead:	$571,700.00
	Revenue credit:	$82,123.20
	CIAC Amount (cost minus revenue)	**$489,576.80**
	Credit for Post Charge, if selected	$0.00
9. Payment of CIAC Amount:	Due promptly upon execution of this Agreement **$489,576.80**	
10. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual	

Special Financing Options are available – Please read stipulations within agreement check the box below: Finance Option ☐	written consent of the parties or by either party with thirty (30) days prior written notice to the other party.
11. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) ☐ YES ☒ NO If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices _____ SIGN HERE
12. Customer Address for Notices:	City of Novi 26300 Lee BeGole Dr Novi, MI 48375

13. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one) ☐YES ☒NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is Special Order Materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts as provided in Section B below. When replacement equipment or spare parts are installed from Customer's inventory, Company will credit Customer in the amount of the then-current material cost of Company standard street lighting equipment in lieu of which the SOM is being used. Customer has up to twenty-four (24) months from the time Company uses, or takes possession of, such Customer SOM to seek reimbursement from Company.

B. Customer will maintain an inventory of at least _0_ posts and _0_ luminaires and any other materials agreed to by Company and Customer, and will replenish the stock by ordering materials no later than thirty (30) calendar days after the materials are drawn from inventory. Costs of initial inventory are included in this Agreement. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for its costs (including the labor costs associated with Company's management of the supply chain for the SOM) no later than thirty (30) calendar days after receipt of Company's invoice for such costs. Customer's acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at _____. Access to Customer's inventory site must be provided between the hours of 9:00a.m. to 4:00p.m., Monday through Friday with the exceptions of federal Holidays. If Company is unable to access the site during such hours for any reason, Company: (i) shall be relieved from any obligation or commitment to complete the work as scheduled; and (ii) may, at its option, procure the inventory itself and have Customer to reimburse Company's costs for doing so. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to Company:

Name: _____ Title: _____

Phone Number:_____ Email: _____

Customer will immediately notify Company of any changes in the Authorized Customer Representative. Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by Company.

D. In the event that SOM is damaged by a third party, Company may (but is not required to) pursue a damage claim against such third party for all of Company's costs incurred because of the claim, including all labor and replacement materials. Company will notify Customer as to whether Company will pursue such claim within a reasonable time of the SOM being damaged.

E. In the event that SOM becomes obsolete, discontinued, or incompatible with Company's infrastructure, Customer shall select new alternate SOM that is compatible with Company's then-existing infrastructure. If Customer does not select compatible alternate SOM, Company reserves the right to select compatible SOM that is, in its reasonable judgment, substantially similar, or replace the SOM with standard materials, in either case being entitled to

reimbursement from Customer for Company's costs in providing such transition of supply (including internal overhead and labor costs).

F. Should Customer experience, in Company's reasonable judgment, excessive LED equipment failures that are not supported by LED manufacturer warranties, Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of Customer.

14. Special Financing Options

A. Finance Charge Option:

As an alternative, where the required contribution exceeds $10,000, upon agreement of the Customer and the Company, the Customer will pay an additional annual charge of the Company's weighted average cost of capital (7.00%) times the contribution amount in lieu of the cash contribution.

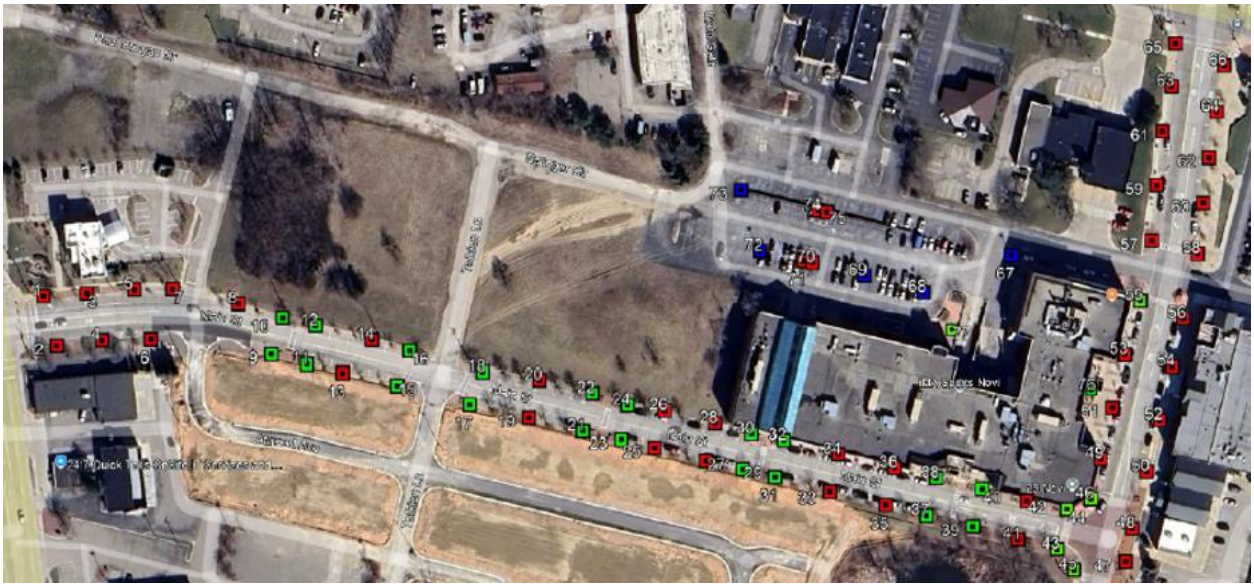
****

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:	Customer:
DTE Electric Company	City of Novi
By: _____	By: _____ SIGN HERE
Name: _____	Name: _____
Title:_____	Title:_____
Date: _____	Date: _____

Attachment 1 to Purchase Agreement

Map of Location



City of Novi
Main Street Full Reconstruct Sidewalk - Baseline Removals and Sidewalk Meeting the 1/4" or 10% Threshold.
Sidewalk Removal and Replacement
Preliminary Estimate of Cost
11/20/2025

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	$ 67,626.63	$ 67,626.63
2	Pre-Construction Audio-Visual	LS	1	$ 2,500.00	$ 2,500.00
3	Sidewalk, Rem, Modified	Syd	2846	$ 10.00	$ 28,460.00
4	Sidewalk, Conc, 4 inch	Sft	35334	$ 5.00	$ 176,670.00
5	Brick Pavers, Salv and Replace	Sft	1360	$ 20.00	$ 27,200.00
6	Brick Pavers, Rem	Syd	1115	$ 20.00	$ 22,297.78
7	Pavt, Rem, Modified	Syd	1266	$ 15.00	$ 18,990.00
8	Curb and Gutter, Rem, Modified	Ft	80	$ 18.00	$ 1,440.00
9	Excavation, Earth	Cyd	82	$ 50.00	$ 4,100.00
10	Rem, Salv, Replace Fence	Ft	115	$ 100.00	$ 11,500.00
11	Curb Ramp Opening,Conc	Ft	80	$ 40.00	$ 3,200.00
12	Aggregate Base, Conditioning	Syd	3002	$ 5.00	$ 15,010.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	1315	$ 13.00	$ 17,093.56
14	Granular Material, Cl II	Cyd	71	$ 40.00	$ 2,840.00
15	Bollard, Rem	Ea	8	$ 55.00	$ 440.00
16	Masonry and Conc Structure, Rem	Cyd	35	$ 85.00	$ 2,975.00
17	Curb Ramp, Conc, 6 inch	Sft	1620	$ 10.00	$ 16,200.00
18	Detectable Warning Surface	Ft	85	$ 60.00	$ 5,100.00
19	DPW Structure Cover, Adj, Case 1	Ea	5	$ 850.00	$ 4,250.00
20	Tree, Grate Salv, Replace	Ea	35	$ 500.00	$ 17,500.00
21	Tree, Grate, Salv, Adj, Reinstall	Ea	8	$ 1,000.00	$ 8,000.00
22	Tree, Grate 5 x 5	Ea	37	$ 4,500.00	$ 166,500.00
23	Bench, Rem, Salv, Reinstall	Ea	3	$ 1,500.00	$ 4,500.00
24	Conc Bench, Rem	Ea	2	$ 1,500.00	$ 3,000.00
25	Bench	Ea	2	$ 2,000.00	$ 4,000.00
26	Tree	Ea	80	$ 800.00	$ 64,000.00
27	Tree Rem, Rem, 6 inch to 18 inch	Ea	85	$ 300.00	$ 25,500.00
28	Irrigation Work	LS	1	$ 3,000.00	$ 3,000.00
29	Hydraulic Cement for Patching	LS	1	$ 5,000.00	$ 5,000.00
30	Maintaining Traffic	LS	1	$ 10,000.00	$ 10,000.00
31	Surface Restoration	LS	1	$ 5,000.00	$ 5,000.00
	DTE Luminaires	Ea	77	$ 6,747.88	$ 519,586.76
	Base Bid Construction Cost				**$ 743,892.97**
	Misc Items	10%			$ 74,389.30
					$ 818,282.26
	Design Engineering	9.50%			$ 77,736.82
	Geotechnical	1.25%			$ 10,228.53
	Design Contingency	10%			$ 7,773.68
					$ 95,739.02
	Construction Engineering	8.00%			$ 65,462.58
	Materials Testing	2.00%			$ 16,365.65
	Crew Days	$ 800	55		$ 44,000.00
	Construction Contingency	10%			$ 6,546.26
					$ 132,374.48
	SIDEWALK / STREETSCAPE COST				**$ 1,046,395.77**
	TOTAL COST WITH DTE				**$ 1,565,982.53**

Assumptions and Clarifications:

Full removal of all brick paver and stamped concrete sidewalk. Also full removal of sidewalk in the SE quad of Main & Novi, SW quad of Main & Grand River, SE quad of Main & Grand River. Uniform removal of sidewalk flags adjacent to existing tree grates and all dyed concrete to the ROW line. Spot removal of sidewalk that is deflected greater than 1/4" or cracked/deteriorated in more than 10% of the panel. Assumed DTE needs to remove 5x5 at each light pole location, which is to be replaced under this project.

Traffic control can be managed by closing parking lanes and managing two way traffic like with neighborhood roads when working in a lane.

Salvaging brick pavers for border around existing tree grates and new tree gates that will replace the planter boxes. Intersection bricks are staying in place, but some will be salvaged and replaced for damaged and shifted roadway intersection brick.

Conc Pavt, Misc, Nonreinf, 8"/ Pavt, Rem- This includes the section W side crosswalk concrete pavement section that will be removed and replaced due to cracking at the Main St / Main St intersection.

Curb and gutter Rem/ Curb Ramp includes the existing damaged curb and gutter areas only at sidewalk crossing locations

Masonry Conc Structure, Rem, includes the removal of the above ground planter boxes along with the removal of the two concrete benches and planter boxes.

Tree grates are being used where existing. New grates to replace planter boxes or tree locations that don't currently have them. Plus an estimated 10% miscellaneous quantity for existing grates that may be damaged.

All tree replacement species to be determined by the Novi Forester. Included trees in the estimate, but if desired, new trees could be re-planted by the city and timing coordinated with the Contractor. Or planted by the city after the work was done. Not removing and replacing trees done by Pulte.

2 Steel benches are to be replaced were the concrete benches are being removed.

Bench Rem and reinstall is to include the 3 steel benches at the intersection of Main and Main.

No additional considerations for DTE lighting.

Aggregate base conditioning under removed stamped and existing sidewalk items.

No need for signal / pushbutton work at Main / Grand River intersection.

Existing road signs in the sidewalk can be salvaged/not damaged and retained

Replacing all trees that are removed except for the SW and SE quads near the fire station & half of the trees in the east section south of Grand River

Estimated $3,000 of irrigation work project wide to remove any irrigation pipe and sprinkler heads that are encountered. Will not be replacing

Pulte does the same work on the north side as they did on the south side and no new cracks / deflections need to be addressed.

Pavt, Rem also covers underneath existing brick paver. Locations currently exposed by Pulte have thick concrete base and thin HMA layer underneath. Currently exposed is 4-6" concrete and 1" HMA base

City of Novi - Diversified Members Credit Union
Main Street Full Reconstruct Sidewalk - Baseline Removals and Sidewalk Meeting the 1/4" or 10% Threshold.
Sidewalk Removal and Replacement
Preliminary Estimate of Cost
11/20/2025

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	$ 4,227.80	$ 4,227.80
2	Pre-Construction Audio-Visual	LS	1	$ 114.57	$ 114.57
3	Sidewalk, Rem, Modified	Syd	33	$ 10.00	$ 330.00
4	Sidewalk, Conc, 4 inch	Sft	1301	$ 5.00	$ 6,505.00
5	Brick Pavers, Salv and Replace	Sft	102	$ 20.00	$ 2,040.00
6	Brick Pavers, Rem	Syd	96	$ 20.00	$ 1,913.33
7	Pavt, Rem, Modified	Syd	107	$ 15.00	$ 1,605.00
8	Curb and Gutter, Rem, Modified	Ft	0	$ 18.00	$ -
9	Excavation, Earth	Cyd	15	$ 50.00	$ 750.00
10	Rem, Salv, Replace Fence	Ft	0	$ 100.00	$ -
11	Curb Ramp Opening,Conc	Ft	0	$ 40.00	$ -
12	Aggregate Base, Conditioning	Syd	45	$ 5.00	$ 225.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	107	$ 13.00	$ 1,391.00
14	Granular Material, Cl II	Cyd	6	$ 40.00	$ 240.00
15	Bollard, Rem	Ea	0	$ 55.00	$ -
16	Masonry and Conc Structure, Rem	Cyd	6	$ 85.00	$ 510.00
17	Curb Ramp, Conc, 6 inch	Sft	0	$ 10.00	$ -
18	Detectable Warning Surface	Ft	0	$ 60.00	$ -
19	DPW Structure Cover, Adj, Case 1	Ea	0	$ 850.00	$ -
20	Tree, Grate Salv, Replace	Ea	2	$ 500.00	$ 1,000.00
21	Tree, Grate, Salv, Adj, Reinstall	Ea	0	$ 1,000.00	$ -
22	Tree, Grate 5 x 5	Ea	4	$ 4,500.00	$ 18,000.00
23	Bench, Rem, Salv, Reinstall	Ea	0	$ 1,500.00	$ -
24	Bench	Ea	0	$ 2,000.00	$ -
25	Tree	Ea	6	$ 800.00	$ 4,800.00
26	Tree Rem, Rem, 6 inch to 18 inch	Ea	6	$ 300.00	$ 1,800.00
27	Irrigation Work	LS	1	$ 137.49	$ 137.49
28	Hydraulic Cement for Patching	LS	1	$ 229.15	$ 229.15
29	Maintaining Traffic	LS	1	$ 458.29	$ 458.29
30	Surface Restoration	LS	1	$ 229.15	$ 229.15
	DTE Luminaires	Ea	4	$ 6,747.88	$ 26,991.52
	Base Bid Construction Cost				**$ 46,505.78**
	Misc Items	10%			$ 4,650.58
					$ 51,156.35
	Design Engineering	9.50%			$ 4,859.85
	Geotechnical	1.25%			$ 639.45
	Design Contingency	10%			$ 485.99
					$ 5,985.29
	Construction Engineering	8.00%			$ 4,092.51
	Materials Testing	2.00%			$ 1,023.13
	Crew Days	$ 800	2.52		$ 2,016.50
	Construction Contingency	10%			$ 409.25
					$ 7,541.39
	SIDEWALK / STREETSCAPE COST				**$ 64,683.04**
	TOTAL COST WITH DTE				**$ 91,674.56**

City of Novi - Pulte Combined
Main Street Full Reconstruct Sidewalk - Baseline Removals and Sidewalk Meeting the 1/4" or 10% Threshold.
Sidewalk Removal and Replacement
Preliminary Estimate of Cost
11/20/2025

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	$ 16,474.38	$ 16,474.38
2	Pre-Construction Audio-Visual	LS	1	$ 1,147.92	$ 1,147.92
3	Sidewalk, Rem, Modified	Syd	779	$ 10.00	$ 7,790.00
4	Sidewalk, Conc, 4 inch	Sft	7474	$ 5.00	$ 37,370.00
5	Brick Pavers, Salv and Replace	Sft	612	$ 20.00	$ 12,240.00
6	Brick Pavers, Rem	Syd	122	$ 20.00	$ 2,440.00
7	Pavt, Rem, Modified	Syd	122	$ 15.00	$ 1,830.00
8	Curb and Gutter, Rem, Modified	Ft	8	$ 18.00	$ 144.00
9	Excavation, Earth	Cyd	0	$ 50.00	$ -
10	Rem, Salv, Replace Fence	Ft	0	$ 100.00	$ -
11	Curb Ramp Opening,Conc	Ft	8	$ 40.00	$ 320.00
12	Aggregate Base, Conditioning	Syd	835	$ 5.00	$ 4,175.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	122	$ 13.00	$ 1,586.00
14	Granular Material, Cl II	Cyd	1	$ 40.00	$ 40.00
15	Bollard, Rem	Ea	0	$ 55.00	$ -
16	Masonry and Conc Structure, Rem	Cyd	0	$ 85.00	$ -
17	Curb Ramp, Conc, 6 inch	Sft	0	$ 10.00	$ -
18	Detectable Warning Surface	Ft	0	$ 60.00	$ -
19	DPW Structure Cover, Adj, Case 1	Ea	0	$ 850.00	$ -
20	Tree, Grate Salv, Replace	Ea	23	$ 500.00	$ 11,500.00
21	Tree, Grate, Salv, Adj, Reinstall	Ea	7	$ 1,000.00	$ 7,000.00
22	Tree, Grate 5 x 5	Ea	6	$ 4,500.00	$ 27,000.00
23	Bench, Rem, Salv, Reinstall	Ea	0	$ 1,500.00	$ -
24	Bench	Ea	0	$ 2,000.00	$ -
25	Tree	Ea	36	$ 800.00	$ 28,800.00
26	Tree Rem, Rem, 6 inch to 18 inch	Ea	36	$ 300.00	$ 10,800.00
27	Irrigation Work	LS	1	$ 1,377.50	$ 1,377.50
28	Hydraulic Cement for Patching	LS	1	$ 2,295.84	$ 2,295.84
29	Maintaining Traffic	LS	1	$ 4,591.68	$ 4,591.68
30	Surface Restoration	LS	1	$ 2,295.84	$ 2,295.84
	DTE Luminaires	Ea	27	$ 6,747.88	$ 182,192.76
	Base Bid Construction Cost				**$ 181,218.15**
	Misc Items	10%			$ 18,121.82
					$ 199,339.97
	Design Engineering	9.50%			$ 18,937.30
	Geotechnical	1.25%			$ 2,491.75
	Design Contingency	10%			$ 1,893.73
					$ 23,322.78
	Construction Engineering	8.00%			$ 15,947.20
	Materials Testing	2.00%			$ 3,986.80
	Crew Days	$ 800	25.25		$ 20,203.37
	Construction Contingency	10%			$ 1,594.72
					$ 41,732.09
	SIDEWALK / STREETSCAPE COST				**$ 264,394.83**
	TOTAL COST WITH DTE				**$ 446,587.59**

City of Novi - Mainstreet Partnership
Main Street Full Reconstruct Sidewalk - SE and SW Quads of Main St Intersection
Sidewalk Removal and Replacement
Preliminary Estimate of Cost
11/20/2025

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	$ 15,518.85	$ 15,518.85
2	Pre-Construction Audio-Visual	LS	1	$ 450.22	$ 450.22
3	Sidewalk, Rem, Modified	Syd	570	$ 10.00	$ 5,700.00
4	Sidewalk, Conc, 4 inch	Sft	6965	$ 5.00	$ 34,825.00
5	Brick Pavers, Salv and Replace	Sft	340	$ 20.00	$ 6,800.00
6	Brick Pavers, Rem	Syd	229	$ 20.00	$ 4,584.44
7	Pavt, Rem, Modified	Syd	267	$ 15.00	$ 4,005.00
8	Curb and Gutter, Rem, Modified	Ft	6	$ 18.00	$ 108.00
9	Excavation, Earth	Cyd	36	$ 50.00	$ 1,800.00
10	Rem, Salv, Replace Fence	Ft	0	$ 100.00	$ -
11	Curb Ramp Opening,Conc	Ft	6	$ 40.00	$ 240.00
12	Aggregate Base, Conditioning	Syd	607	$ 5.00	$ 3,035.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	267	$ 13.00	$ 3,473.89
14	Granular Material, Cl II	Cyd	15	$ 40.00	$ 600.00
15	Bollard, Rem	Ea	0	$ 55.00	$ -
16	Masonry and Conc Structure, Rem	Cyd	15	$ 85.00	$ 1,275.00
17	Curb Ramp, Conc, 6 inch	Sft	540	$ 10.00	$ 5,400.00
18	Detectable Warning Surface	Ft	30	$ 60.00	$ 1,800.00
19	DPW Structure Cover, Adj, Case 1	Ea	3	$ 850.00	$ 2,550.00
20	Tree, Grate Salv, Replace	Ea	10	$ 500.00	$ 5,000.00
21	Tree, Grate, Salv, Adj, Reinstall	Ea	1	$ 1,000.00	$ 1,000.00
22	Tree, Grate 5 x 5	Ea	10	$ 4,500.00	$ 45,000.00
23	Bench, Rem, Salv, Reinstall	Ea	0	$ 1,500.00	$ -
24	Conc Bench, Rem	Ea	0	$ 1,500.00	$ -
25	Bench	Ea	0	$ 2,000.00	$ -
26	Tree	Ea	21	$ 800.00	$ 16,800.00
27	Tree Rem, Rem, 6 inch to 18 inch	Ea	22	$ 300.00	$ 6,600.00
28	Irrigation Work	LS	1	$ 540.26	$ 540.26
29	Hydraulic Cement for Patching	LS	1	$ 900.43	$ 900.43
30	Maintaining Traffic	LS	1	$ 1,800.87	$ 1,800.87
31	Surface Restoration	LS	1	$ 900.43	$ 900.43
	DTE Luminaires	Ea	24	$ 6,747.88	$ 161,949.12
	Base Bid Construction Cost				**$ 170,707.40**
	Misc Items	10%			$ 17,070.74
					$ 187,778.14
	Design Engineering	9.50%			$ 17,838.92
	Geotechnical	1.25%			$ 2,347.23
	Design Contingency	10%			$ 1,783.89
					$ 21,970.04
	Construction Engineering	8.00%			$ 15,022.25
	Materials Testing	2.00%			$ 3,755.56
	Crew Days	$ 800	9.90		$ 7,923.82
	Construction Contingency	10%			$ 1,502.23
					$ 28,203.86
	SIDEWALK / STREETSCAPE COST				**$ 237,952.05**
	TOTAL COST WITH DTE				**$ 399,901.17**

City of Novi - Novi Combined
Main Street Full Reconstruct Sidewalk - SE and SW Quads of Main St Intersection
Sidewalk Removal and Replacement
Preliminary Estimate of Cost
11/20/2025

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	$ 20,833.43	$ 20,833.43
2	Pre-Construction Audio-Visual	LS	1	$ 460.00	$ 460.00
3	Sidewalk, Rem, Modified	Syd	751	$ 10.00	$ 7,510.00
4	Sidewalk, Conc, 4 inch	Sft	10877	$ 5.00	$ 54,385.00
5	Brick Pavers, Salv and Replace	Sft	238	$ 20.00	$ 4,760.00
6	Brick Pavers, Rem	Syd	474	$ 20.00	$ 9,471.11
7	Pavt, Rem, Modified	Syd	500	$ 15.00	$ 7,500.00
8	Curb and Gutter, Rem, Modified	Ft	27	$ 18.00	$ 486.00
9	Excavation, Earth	Cyd	22	$ 50.00	$ 1,100.00
10	Rem, Salv, Replace Fence	Ft	115	$ 100.00	$ 11,500.00
11	Curb Ramp Opening,Conc	Ft	27	$ 40.00	$ 1,080.00
12	Aggregate Base, Conditioning	Syd	793	$ 5.00	$ 3,965.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	532	$ 13.00	$ 6,910.22
14	Granular Material, Cl II	Cyd	29	$ 40.00	$ 1,160.00
15	Bollard, Rem	Ea	0	$ 55.00	$ -
16	Masonry and Conc Structure, Rem	Cyd	9	$ 85.00	$ 765.00
17	Curb Ramp, Conc, 6 inch	Sft	630	$ 10.00	$ 6,300.00
18	Detectable Warning Surface	Ft	35	$ 60.00	$ 2,100.00
19	DPW Structure Cover, Adj, Case 1	Ea	1	$ 850.00	$ 850.00
20	Tree, Grate Salv, Replace	Ea	0	$ 500.00	$ -
21	Tree, Grate, Salv, Adj, Reinstall	Ea	0	$ 1,000.00	$ -
22	Tree, Grate 5 x 5	Ea	14	$ 4,500.00	$ 63,000.00
23	Bench, Rem, Salv, Reinstall	Ea	3	$ 1,500.00	$ 4,500.00
24	Conc Bench, Rem	Ea	0	$ 1,500.00	$ -
25	Bench	Ea	0	$ 2,000.00	$ -
26	Tree	Ea	14	$ 800.00	$ 11,200.00
27	Tree Rem, Rem, 6 inch to 18 inch	Ea	17	$ 300.00	$ 5,100.00
28	Irrigation Work	LS	1	$ 552.00	$ 552.00
29	Hydraulic Cement for Patching	LS	1	$ 920.00	$ 920.00
30	Maintaining Traffic	LS	1	$ 1,839.99	$ 1,839.99
31	Surface Restoration	LS	1	$ 920.00	$ 920.00
	DTE Luminaires	Ea	16	$ 6,747.88	$ 107,966.08
	Base Bid Construction Cost				**$ 229,167.75**
	Misc Items	10%			$ 22,916.77
					$ 252,084.52
	Design Engineering	9.50%			$ 23,948.03
	Geotechnical	1.25%			$ 3,151.06
	Design Contingency	10%			$ 2,394.80
					$ 29,493.89
	Construction Engineering	8.00%			$ 20,166.76
	Materials Testing	2.00%			$ 5,041.69
	Crew Days	$ 800	10.12		$ 8,095.97
	Construction Contingency	10%			$ 2,016.68
					$ 35,321.10
	SIDEWALK / STREETSCAPE COST				**$ 316,899.51**
	TOTAL COST WITH DTE				**$ 424,865.59**

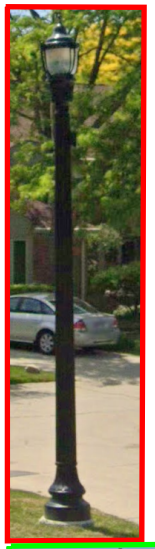
City of Novi - Luna Combined
Main Street Full Reconstruct Sidewalk - SE and SW Quads of Main St Intersection
Sidewalk Removal and Replacement
Preliminary Estimate of Cost
11/20/2025

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	$ 10,677.13	$ 10,677.13
2	Pre-Construction Audio-Visual	LS	1	$ 324.24	$ 324.24
3	Sidewalk, Rem, Modified	Syd	730	$ 10.00	$ 7,300.00
4	Sidewalk, Conc, 4 inch	Sft	8821	$ 5.00	$ 44,105.00
5	Brick Pavers, Salv and Replace	Sft	51	$ 20.00	$ 1,020.00
6	Brick Pavers, Rem	Syd	266	$ 20.00	$ 5,326.67
7	Pavt, Rem, Modified	Syd	272	$ 15.00	$ 4,080.00
8	Curb and Gutter, Rem, Modified	Ft	44	$ 18.00	$ 792.00
9	Excavation, Earth	Cyd	11	$ 50.00	$ 550.00
10	Rem, Salv, Replace Fence	Ft	0	$ 100.00	$ -
11	Curb Ramp Opening,Conc	Ft	44	$ 40.00	$ 1,760.00
12	Aggregate Base, Conditioning	Syd	747	$ 5.00	$ 3,735.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	272	$ 13.00	$ 3,540.33
14	Granular Material, Cl II	Cyd	16	$ 40.00	$ 640.00
15	Bollard, Rem	Ea	8	$ 55.00	$ 440.00
16	Masonry and Conc Structure, Rem	Cyd	5	$ 85.00	$ 425.00
17	Curb Ramp, Conc, 6 inch	Sft	360	$ 10.00	$ 3,600.00
18	Detectable Warning Surface	Ft	20	$ 60.00	$ 1,200.00
19	DPW Structure Cover, Adj, Case 1	Ea	1	$ 850.00	$ 850.00
20	Tree, Grate Salv, Replace	Ea	0	$ 500.00	$ -
21	Tree, Grate, Salv, Adj, Reinstall	Ea	0	$ 1,000.00	$ -
22	Tree, Grate 5 x 5	Ea	3	$ 4,500.00	$ 13,500.00
23	Bench, Rem, Salv, Reinstall	Ea	0	$ 1,500.00	$ -
24	Conc Bench, Rem	Ea	2	$ 1,500.00	$ 3,000.00
25	Bench	Ea	2	$ 2,000.00	$ 4,000.00
26	Tree	Ea	3	$ 800.00	$ 2,400.00
27	Tree Rem, Rem, 6 inch to 18 inch	Ea	4	$ 300.00	$ 1,200.00
28	Irrigation Work	LS	1	$ 389.09	$ 389.09
29	Hydraulic Cement for Patching	LS	1	$ 648.48	$ 648.48
30	Maintaining Traffic	LS	1	$ 1,296.96	$ 1,296.96
31	Surface Restoration	LS	1	$ 648.48	$ 648.48
	DTE Luminaires	Ea	6	$ 6,747.88	$ 40,487.28
	Base Bid Construction Cost				**$ 117,448.38**
	Misc Items	10%			$ 11,744.84
					$ 129,193.22
	Design Engineering	9.50%			$ 12,273.36
	Geotechnical	1.25%			$ 1,614.92
	Design Contingency	10%			$ 1,227.34
					$ 15,115.61
	Construction Engineering	8.00%			$ 10,335.46
	Materials Testing	2.00%			$ 2,583.86
	Crew Days	$ 800	7.13		$ 5,706.63
	Construction Contingency	10%			$ 1,033.55
					$ 19,659.50
	SIDEWALK / STREETSCAPE COST				**$ 163,968.32**
	TOTAL COST WITH DTE				**$ 204,455.60**

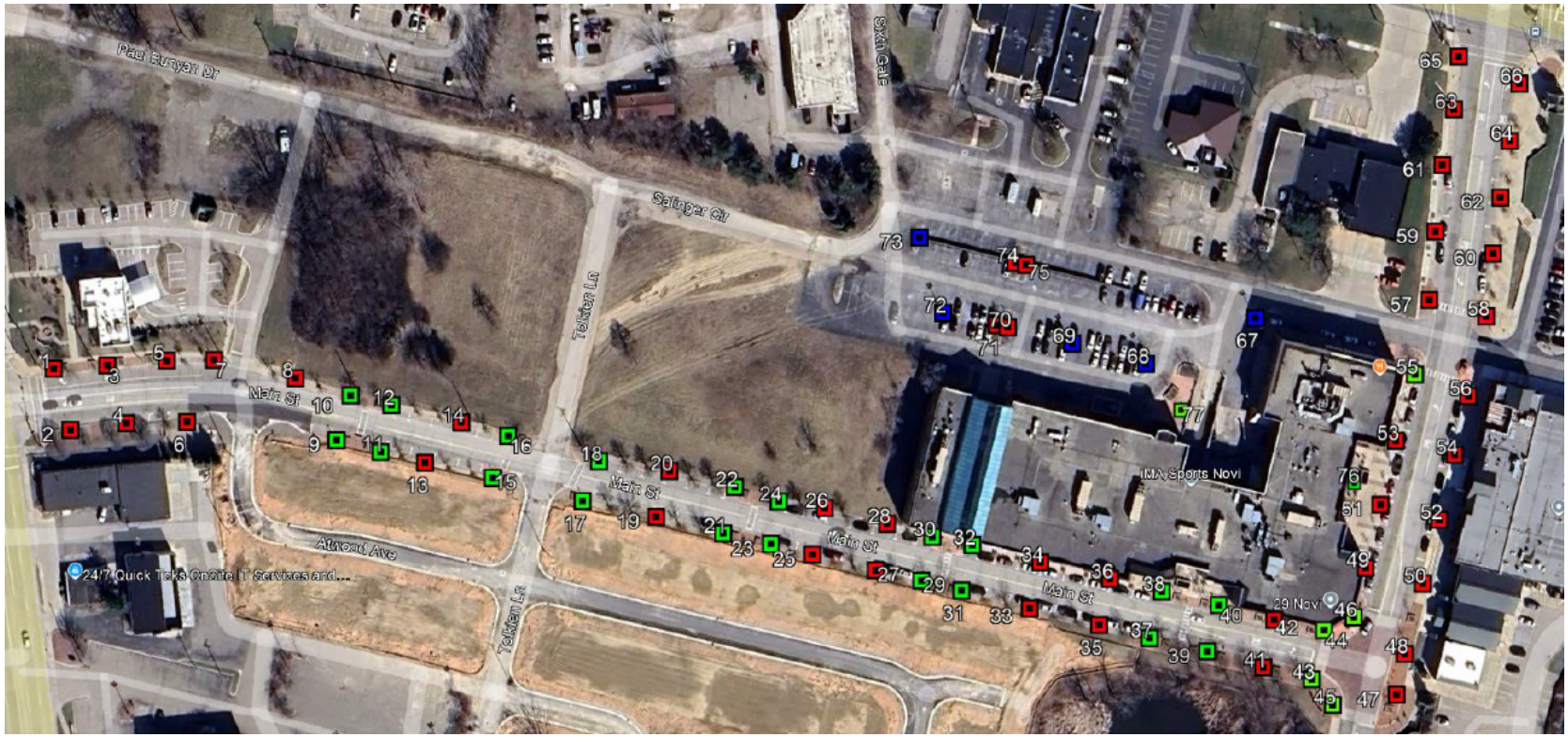


Existing Lighting

Proposed Lighting













Landscaping boxes:
8' x 8' w/ 1' cap
22" tall
6" thick wall
1' wide x 4" tall cap

Full brick removal

Full sidewalk removal

Full stamped removal

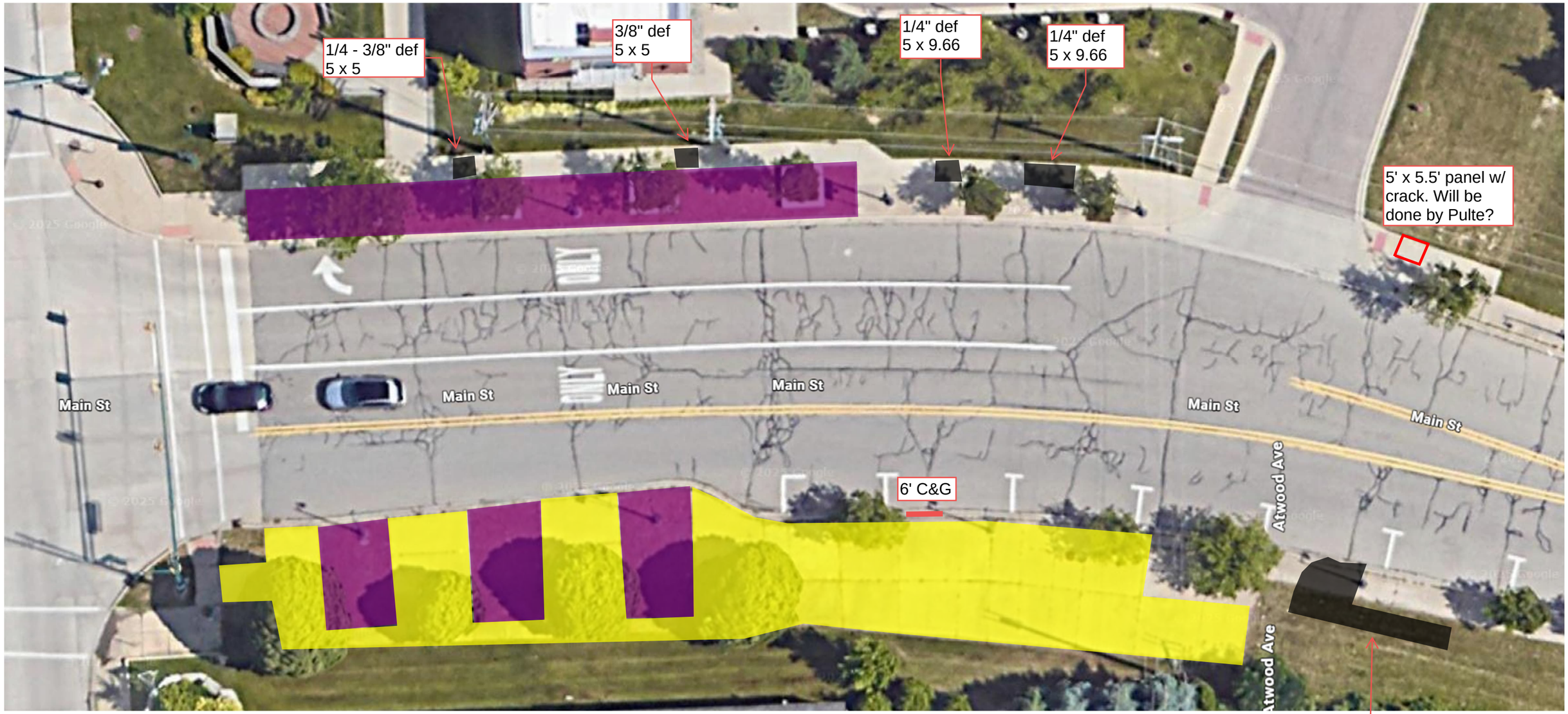
Pavement removal

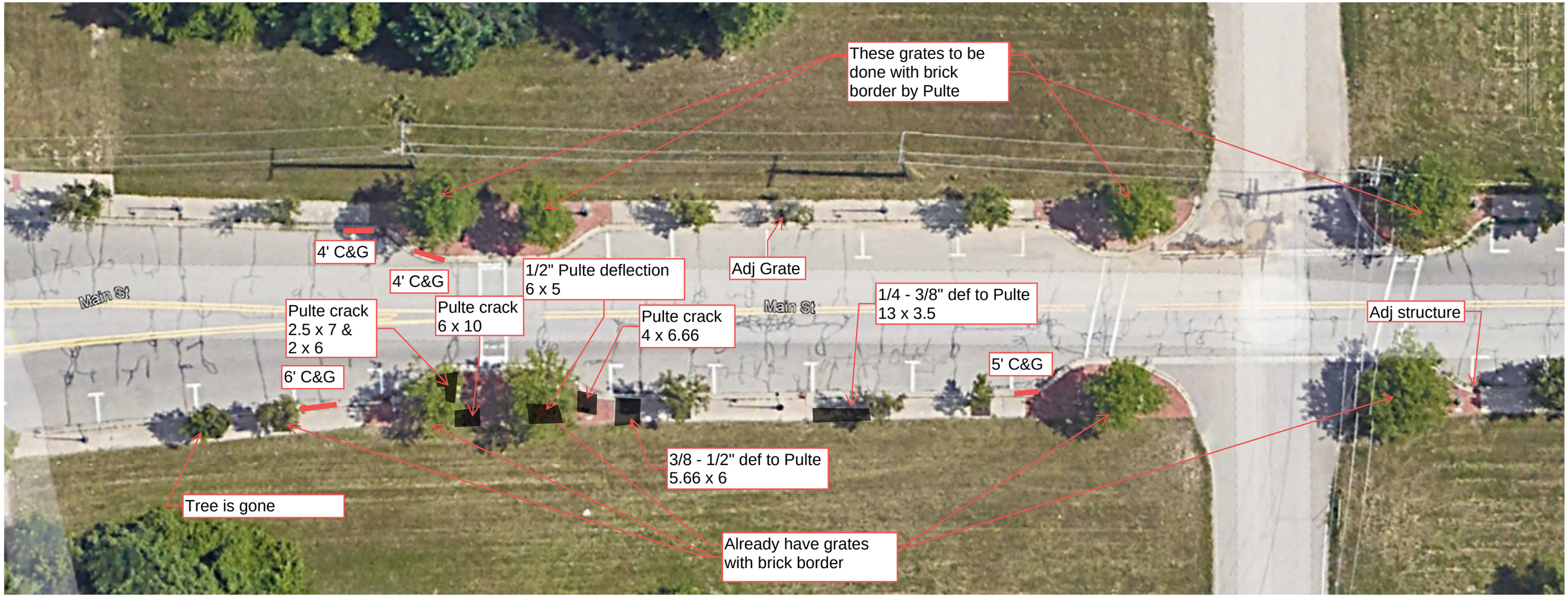
Brick rehab

Spot sidewalk removal*

* Spot sidewalk removal thresholds: more than 0.25" deflection between panels and/or significant cracking or deterioration of more than 10% of an individual panel.

Uniform removals not pictured:
- 5' square at all street light locations.
- All existing raised tree boxes and tree grates. All trees grates to be moved to be adjacent to the back of curb with a 1' brick border surrounding them.
- All dyed concrete to the ROW line.



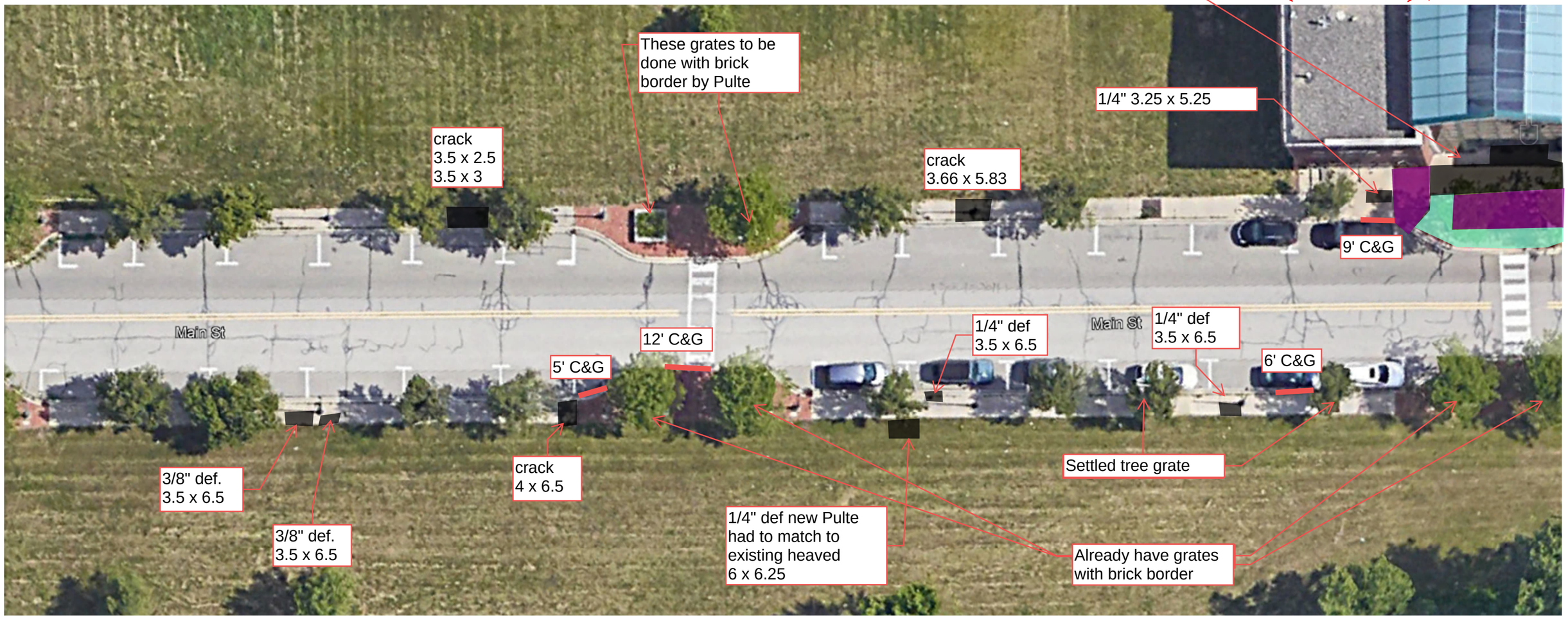

These grates to be done with brick border by Pulte
4' C&G
4' C&G
1/2" Pulte deflection 6 x 5
Adj Grate
Main St
Main St
Pulte crack 2.5 x 7 & 2 x 6
Pulte crack 6 x 10
Pulte crack 4 x 6.66
1/4 - 3/8" def to Pulte 13 x 3.5
Adj structure
5' C&G
6' C&G
3/8 - 1/2" def to Pulte 5.66 x 6
Tree is gone
Already have grates with brick border

8' 4" x 4'
& 2' 2" x 4'
& 2' 2" x 4' triangle
minimum on inset @ building face.

Whole frontage is settled from
main sidewalk area. > 1/4"
6.5 x 45

33.5' W. Takada DDS

40' Atrium of Novi



Gray dyed conc is 5' x 6.5' to building face

Gray dyed conc is 8' x 6.5' to building face

65' Larson Jewelry

31.5' Suite 305

33' Atmosphere

31' 10" Gracie Jiu-Jitsu

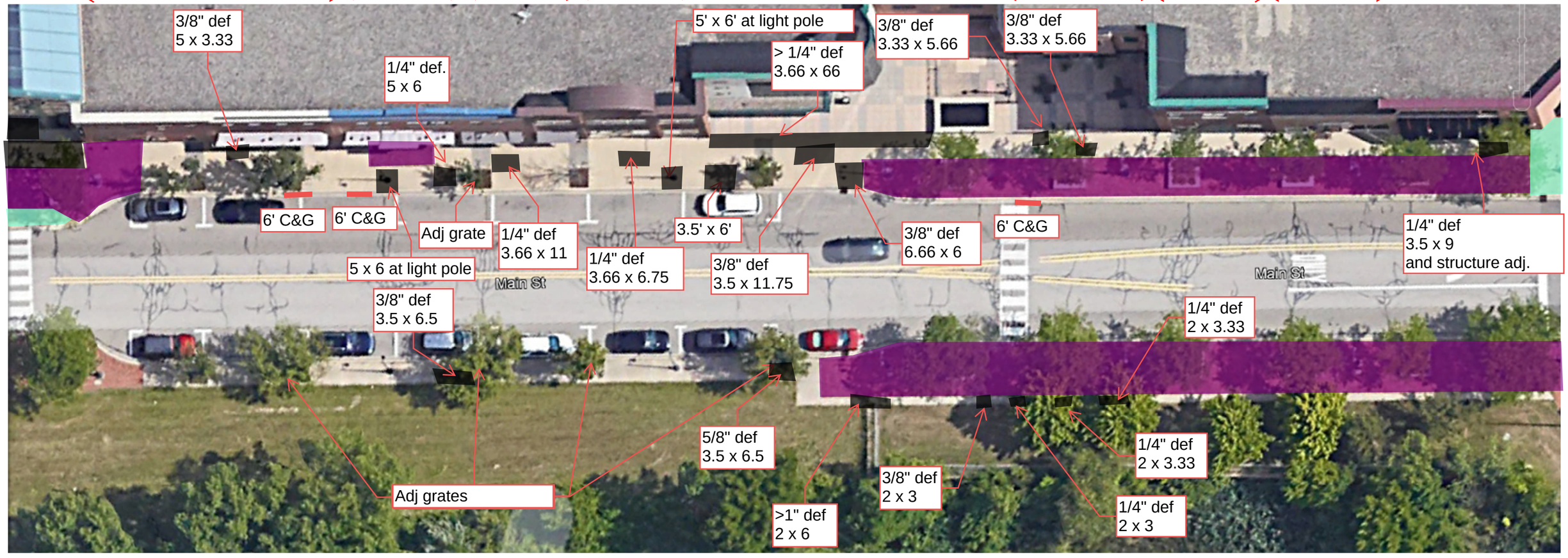
43' 10" Atrium of Novi

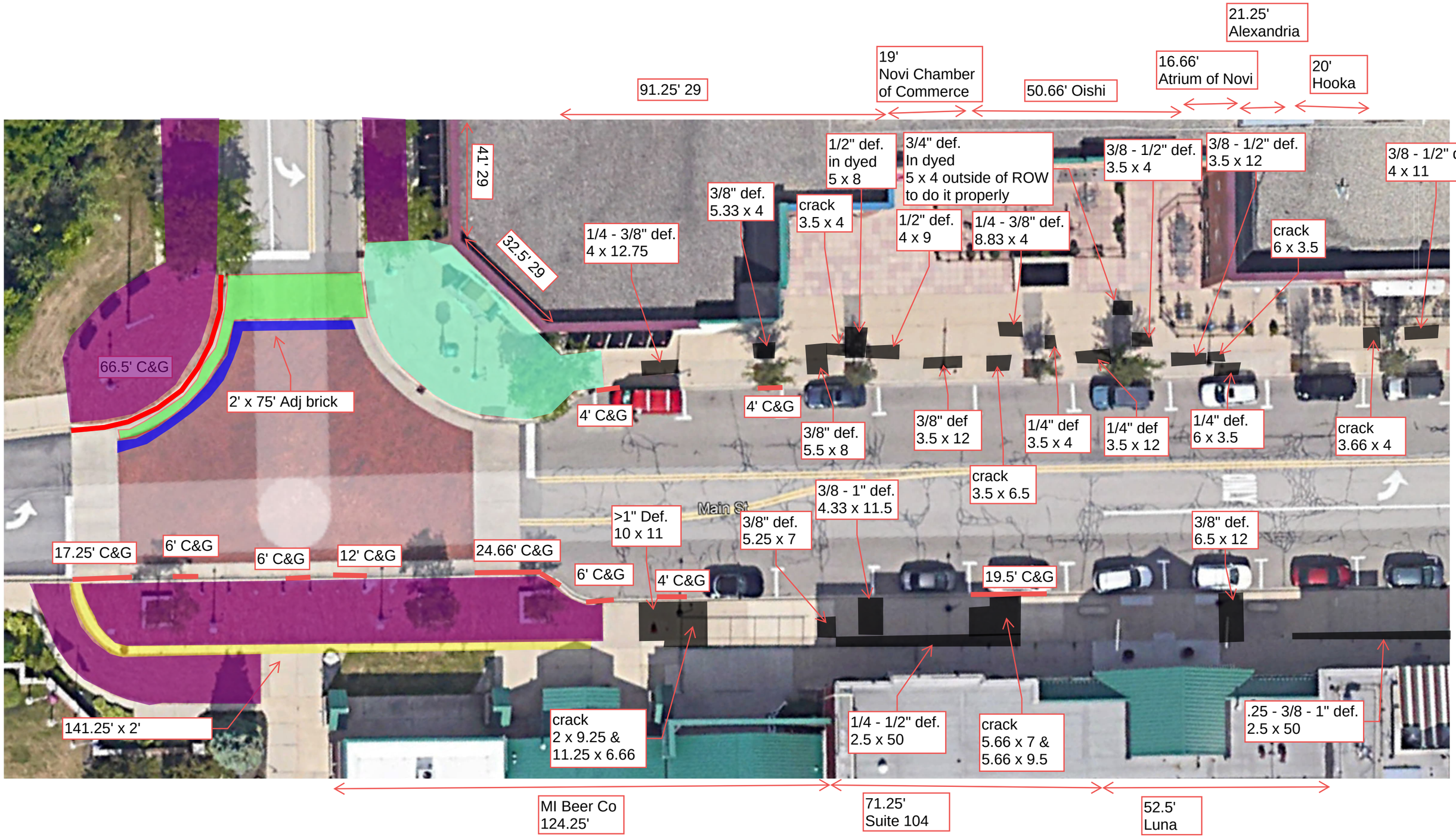
34' 2" MA Sports

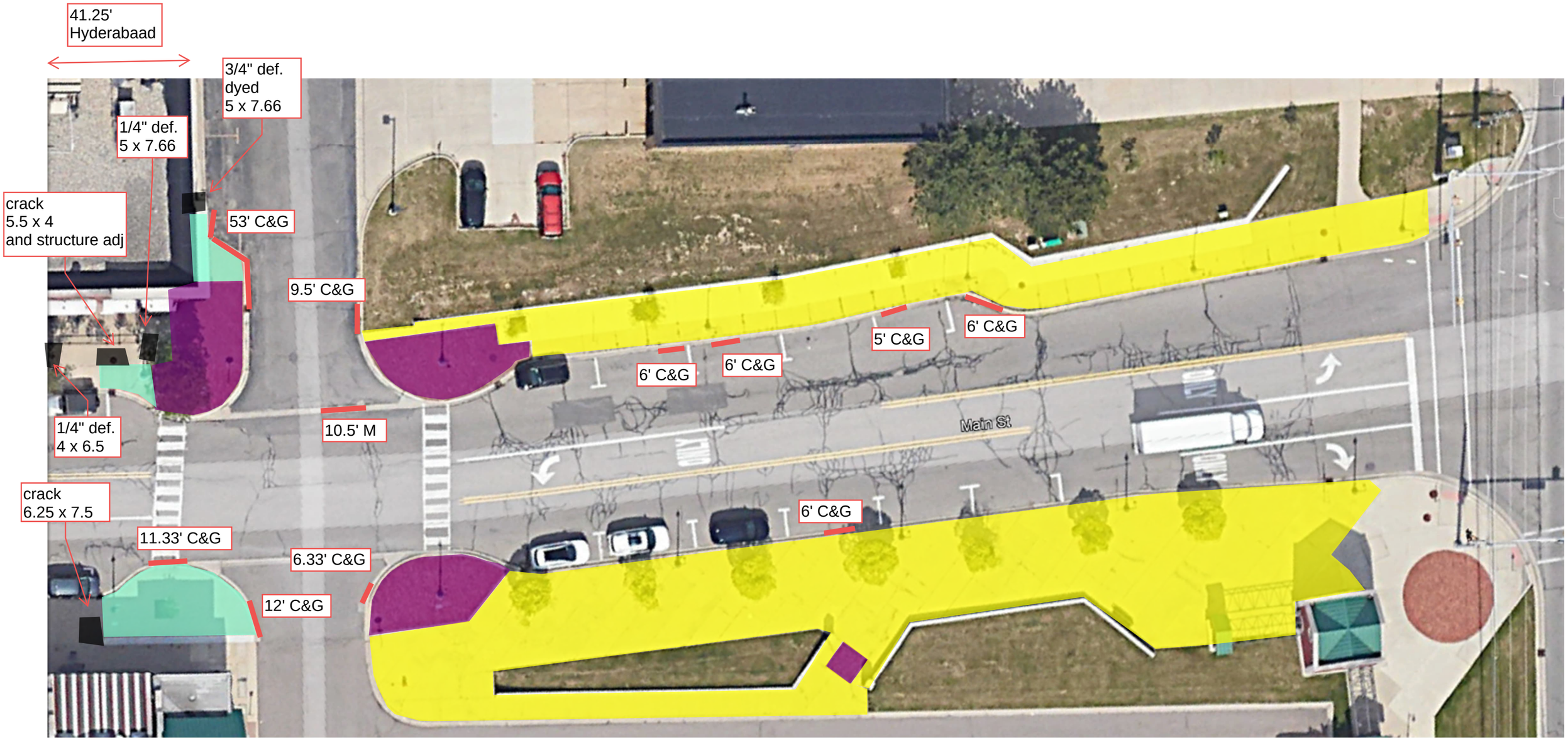
39.5' Pathworks

29' 9" AAA

32.5' Salon Belezza




91.25' 29
19'
Novi Chamber
of Commerce
50.66' Oishi
16.66'
Atrium of Novi
20'
Hooka
21.25'
Alexandria
41' 29
32.5' 29
66.5' C&G
2' x 75' Adj brick
1/4 - 3/8" def.
4 x 12.75
4' C&G
3/8" def.
5.33 x 4
crack
3.5 x 4
1/2" def.
in dyed
5 x 8
4' C&G
3/8" def.
5.5 x 8
1/2" def.
4 x 9
3/4" def.
In dyed
5 x 4 outside of ROW
to do it properly
1/4 - 3/8" def.
8.83 x 4
3/8" def
3.5 x 12
crack
3.5 x 6.5
1/4" def
3.5 x 4
3/8 - 1/2" def.
3.5 x 4
1/4" def
3.5 x 12
3/8 - 1/2" def.
3.5 x 12
crack
6 x 3.5
1/4" def.
6 x 3.5
3/8 - 1/2" def.
4 x 11
crack
3.66 x 4
17.25' C&G
6' C&G
6' C&G
12' C&G
24.66' C&G
6' C&G
4' C&G
>1" Def.
10 x 11
3/8 - 1" def.
4.33 x 11.5
3/8" def.
5.25 x 7
19.5' C&G
3/8" def.
6.5 x 12
141.25' x 2'
crack
2 x 9.25 &
11.25 x 6.66
1/4 - 1/2" def.
2.5 x 50
crack
5.66 x 7 &
5.66 x 9.5
.25 - 3/8 - 1" def.
2.5 x 50
Main St
MI Beer Co
124.25'
71.25'
Suite 104
52.5'
Luna


41.25'
Hyderabaad
3/4" def.
dyed
5 x 7.66
1/4" def.
5 x 7.66
crack
5.5 x 4
and structure adj
53' C&G
9.5' C&G
6' C&G
6' C&G
5' C&G
6' C&G
1/4" def.
4 x 6.5
10.5' M
Main St
crack
6.25 x 7.5
11.33' C&G
6.33' C&G
12' C&G
6' C&G
67.25'
Broadway Salon

June 4, 2026

City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

Attn: Jeff Herczeg-Director DPW

Subject: Main St-Streetlighting System Condition Assessment

Mr. Herczeg,

Based on our assessment, we would like to share our observations regarding the current condition of the streetlighting system, along with a recommended path forward to improve safety, reliability, and long-term sustainability.

Our evaluation indicates that a significant portion of the existing streetlighting system consists of equipment that is not utility-grade and does not meet current industry standards for public lighting infrastructure. Specifically:

- Many fixtures, poles, and associated components are of mixed origin and varying specifications, which limits compatibility with standardized maintenance practices.
- The system includes aging and deteriorating materials that have surpassed their expected service life due to erosion around foundations and potential for compromised cable and stability of the entire system

As a result, this presents ongoing operational challenges, including reduced reliability, inconsistent lighting performance, and increased maintenance complexity.

Assuming ownership and maintenance responsibility for a system in its current condition introduces notable safety, liability risks and financial risks, including:

- Increased likelihood of equipment failure (e.g., pole integrity concerns, fixture malfunctions).
- Inefficiencies in responding to outages or performing routine maintenance due to lack of uniformity in equipment.

For these reasons, it is not feasible for DTE to assume responsibility for the system in its present state.

To provide the City of Novi with a safe, reliable, and maintainable streetlighting system, DTE recommends a full system conversion approach as part of a single current project. This would include:

- **Complete Replacement of Existing Infrastructure:** Removal and replacement of existing poles, fixtures, wiring, and associated components.
- **Installation of Utility-Grade Equipment:** Deployment of standardized, utility-grade materials designed for long-term performance, safety, and reliability.

- **Use of Stock Materials:** Implementation of stocked components to ensure efficient maintenance and rapid repairs.
- **Ongoing Maintenance and Ownership:** Upon completion, DTE would assume full ownership and maintenance responsibility, including routine inspections, repairs, and outage response.

This approach provides several benefits to the City of Novi. This would include:

- Improved public safety with enhanced lighting quality and uniformity.
- Reduced administrative burden, as maintenance and operational responsibilities are transferred to DTE.
- Long-term cost predictability and reduced exposure to unexpected repair expenses.

We would welcome the opportunity to further discus this project. Please feel free to contact me directly at 734.397.4017 or brandon.faron@dteenergy.com to schedule a discussion.

Sincerely,
Brandon Faron
Principal Account Manager
DTE Community Lighting

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Consideration of the request for a Fireworks Permit by Eddie Hesano to be operated by Great Lakes Fireworks, LLC, on Saturday, July 25th, 2026, on Walled Lake.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- Eddie Hesano is asking for permission to a fireworks display on Walled Lake after dusk on Saturday, July 25th, 2026.
- The fireworks show would be launched from a barge in the center of Walled Lake.
- Great Lakes Fireworks, LLC has overseen several fireworks displays in Novi over the past several years.

BACKGROUND INFORMATION:

The Michigan Fireworks Safety Act requires the applicant to furnish adequate insurance coverage with the Fireworks Permit Application. The Certificate of Liability Insurance is acceptable and provides an endorsement listing the City of Novi as an Additional Insured.

The Novi Fire Department has conducted a site inspection, and an additional inspection will occur once the show is complete. Additional Police and Fire Department personnel will be assigned for the duration of the event to ensure that all safety measures and processes are adhered to according to the fireworks permit.

Recent changes to the Fireworks Ordinance became effective on June 3, 2025 (considered and approved at the May 5, 2025, council meeting). The new ordinance includes standards for Council review of applications as follows:

c. The city council may, but is not obligated to, issue a permit in consideration of whether:
    1. The permit application is complete and conforms to the requirements of this chapter.
    2. The proposed discharge of fireworks will have an adverse effect upon the public.

3. The time, duration and location of the fireworks will unreasonably disturb the peace of neighboring property owners.
4. Any other reason that affects the public health, safety, and welfare.

Additionally, the revised ordinance allows for no more than **two permits a yea**r, with the first permit fee set at $750 and the second at $1,000. City Council approved a similar request from the applicant at their June 23, 2025 meeting.

RECOMMENDED ACTION: Approve the request for Fireworks Permit by Eddie Hesano to be operated by Great Lakes Fireworks, LLC, on Saturday, July 25th, 2026 on Walled Lake, because the application appears to be complete and because the proposed display is similar to others in previous years and there have not been significant complaints as to the nature and extent of the display and the event is close in time to other displays for the 4th of July holiday such that it is less likely to cause a disturbance of the peace.

--OR—

Deny the request for Fireworks Permit by Eddie Hesano to be operated by Great Lakes Fireworks, LLC, on Saturday, July 25th, 2026, on Walled Lake, because the proposed discharge is not for a recognized public purpose or holiday and would unnecessarily disturb the peace of the surrounding area with sustained loud noises and have an adverse effect on the public as a result.

NOVI CITY CLERK'S OFFICE
45175 TEN MILE ROAD
NOVI, MI 48375
(248) 347-0456
Fax (248) 347-0577

FIREWORKS PERMIT APPLICATION
Chapter 22 – Article VI (Section 22-112)

APPLICATION MUST BE MADE AT LEAST 45 DAYS PRIOR TO THE DATE OF THE PROPOSED DISPLAY

Section 1: Applicant Information

Business name/Organization name: Eddie's Barrels of Wine

Business Contact Person's Name: Eddie Hesano

Business Address: 136 E Walled Lake DR. Business Phone: (248) 225-4444

Section 2: Operator Information

Lead Pyrotechnician Name: Barry Beltz

Company Name: Great Lakes Fireworks, LLC

Address: 3276 W M76, West Branch, MI 48661

ATF License/Permit Number: 4-MI-129-27-6L-01174 and 4-MI-129-51-6L-01173

Age of Pyrotechnic Operator 18 years or older? ■ Yes ☐ No

No. Years of Experience: 32 No. Displays: 1000+ Where: Novi, Walled Lake, Traverse City, Algonal, ect.

(Attach documentation verifying operator's identity, qualifications, and training)

Assistant Pyrotechnician Name: TBD

Address: SAME

ATF License/Permit Number: SAME

Age of Pyrotechnic Operator 18 years or older? ■ Yes ☐ No

(Attach documentation verifying operator's identity, qualifications, and training)

Section 3: Display Details

Date of event: 7/25/26, Rain Date 7/26/26 Time of Display: Approx 10:15 Length of Display: 25 min.

Address of event: Walled Lake, Novi waters

(Must provide a scaled drawing of the site, including, but not limited to, surrounding buildings, the display site as described by NFPA 1123, the spectator viewing area, and the parking areas)

Property owner name: for loading site: Larry Kern/Anemarie McDonald

Property owner email address N/A Phone #: (248) 842-3159

Purpose of event (e.g., Independence Day celebration, fair): Christmas in July!

LOADING SITE ADDRESS: 1159 E. LAKE DR., NOVI, MI 48377

Revised May 2025

Type of and number of fireworks to be discharged (attach additional pages if more space is required):

3" color shells	400, 3" salutes 90
4" color shells	194, 4" salutes 3
5" color shells	150, 5" salutes 1
6" color shells	79
8" color shells	10
Multi shot barrage cakes (2' diameter and under)	10
Single shot candles (2" diameter and under.	30

Section 4: Documentation Checklist (All items are required)

■ **Completed application form.**
■ **Proof of Age (18+) for all Pyrotechnician Operators:** Copy of government-issued photo ID
■ **ATF Commercial Fireworks License/Permit:** (Attach copy)
■ **Operator Qualifications:** Documented experience and training (as per NFPA 1123)
■ **Scale Drawing of Display Site:** Include buildings, spectator area, and parking
■ **Proof of Insurance:** Liability insurance per city requirements (attach certificate)
■ **Additional Insured Endorsement Certificate:** Separate page naming the City of Novi as an additional insured. (attach copy)
■ **State of Michigan Fireworks Permit:** Completed state application form
■ **Application Fee:**

- ☐ First Application – $750.00
- ☐ Second Application – $1000.00
  (Payment must be submitted with this application; non-refundable)

Section 5: Certification

I, the undersigned, certify that the information provided in this application is true and complete to the best of my knowledge. I agree to comply with all federal, state, and municipal laws, including NFPA 1123 standards and any conditions set by the City Fire Marshal.

ON BEHALF OF EDDIE HESANO

Barry J. Belt — 4/24/26

APPLICANT'S SIGNATURE — DATE

Christmas in July Loading Site

1159 E. Lake Drive, Novi, M
100' radius loading area per NFPA 1123
Loading and Display date: 7/25/26
Rain Date 7/26/26



Christmas in July

Display date: 7/25/26
Rain Date 7/26/26
560' radius shown, Safety zones diameter 1120' for each zone. Max shell diameter is 8"



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Acrisure Great Lakes Partners Insurance Services
223 West Grand River Ave #1
Howell MI 48843

License#: BR-1796277

CONTACT NAME:
PHONE (A/C, No, Ext): 216-658-7100 **FAX (A/C, No):** 216-658-7101
E-MAIL ADDRESS: info@brittongallagher.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Liberty Mutual Insurance Company	23043
INSURER B : Palomar Excess and Surplus Insurance Company	16754
INSURER C : Continental Indemnity Company	28258
INSURER D : Lexington Insurance Company	19437
INSURER E :	
INSURER F :	

INSURED
Great Lakes Fireworks LLC
P.O. Box 276
West Branch MI 48661

GREALAK-88

COVERAGES **CERTIFICATE NUMBER:** 1018616991 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			AESPLMR-GL-26-00009	1/26/2026	1/26/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
C	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY X SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			BESCRMNMI011601_171239_01	1/26/2026	1/26/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
D	**UMBRELLA LIAB** X OCCUR X **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			071733319-00	1/26/2026	1/26/2027	EACH OCCURRENCE AGGREGATE	$ 4,000,000 $ 4,000,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC5-33S-B21V5H-016 (MI)	3/24/2026	3/24/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured extension of coverage is provided by above referenced General Liability and Auto Liability policies where required by written agreement.
Display Date: July 25th, 2026 Rain: July 26th, 2026 Location: Floating Platforms on north end of Walled Lake in Walled Lake, MI

RE: General Liability, the following are names as additionally insured in respects to the negligence of the named insured:
Eddie Hesano and all its elected and appointed officials, employees, volunteers, boards, commissions, and/or other authorities.
City of Walled Lake and all its elected and appointed officials, employees, volunteers, boards, commissions, and/or other authorities.
City of Novi and all its elected and appointed officials, employees, volunteers, boards, commissions, and/or other authorities.
The Estate of Anemarie McDonald of 1159 East Lake Road, Novi, MI 48337

CERTIFICATE HOLDER

Eddie Hesano
136 East Walled Lake Drive
Walled Lake MI 48390

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



© 1988-2015 ACORD CORPORATION. All rights reserved.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
City of Novi
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

 © Insurance Services Office, Inc., 2012

2026 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY
DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256

The **LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD** will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

- ☐ Agricultural or Wildlife Fireworks
- ☐ Articles Pyrotechnic
- ☒ Display Fireworks
- ☒ Public Display
- ☐ Private Display
- ☐ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT	ADDRESS OF APPLICANT	AGE OF APPLICANT 18 YEARS OR OLDER
Eddie Hesano	136 E. Walled Lake Dr. Walled Lake, MI 48390	☒ YES ☐ NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER	ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
NAME OF PYROTECHNIC OPERATOR	ADDRESS OF PYROTECHNIC OPERATOR	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER
Great Lakes Fireworks, LLC	3275 W. M-76 West Branch, MI 48661	☒ YES ☐ NO
NO. YEARS EXPERIENCE: 25+ / NO. DISPLAYS: 500+	WHERE: Throughout Michigan	
NAME OF ASSISTANT: TBD	ADDRESS OF ASSISTANT: TBD	AGE OF ASSISTANT 18 YEARS OR OLDER: ☒ YES ☐ NO
NAME OF OTHER ASSISTANT: TBD	ADDRESS OF OTHER ASSISTANT: TBD	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER: ☒ YES ☐ NO

EXACT LOCATION OF PROPOSED DISPLAY
Offshore of 1159 East Lake Road, Novi, MI 48337 on 2 Platforms

DATE OF PROPOSED DISPLAY	TIME OF PROPOSED DISPLAY
July 25th, 2026 (Rain: July 26th, 2026)	Approx. 10:00 PM

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT

Stored at Federally Licensed Facility Until Date of Display

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT)	NAME OF BONDING CORPORATION OR INSURANCE COMPANY
$5,000,000	Acrisure

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY
One Cleveland Center, 1375 E. 9th St. 30th Floor, Cleveland OH 44114

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
Approx. 490	3" Shells
Approx. 197	4" Shells
Approx. 151	5" Shells
Approx. 79	6" Shells
Approx. 10	8" Shells
Approx. 10	Various Barrage Cakes 2" & Smaller
APPROXIMATELY 30	SINGLE SHOT ITEMS (2" DIAMETER AND SMALLER)

SIGNATURE OF APPLICANT

ON BEHALF OF EDDIE HESANO Larry J. Lelty

DATE: 4/24/26

BFS-417 (Rev 01/26)

2026 Permit for Fireworks Other than Consumer or Low Impact

Authority: 2011 PA 256	The **LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD** will not discriminate against any individual or group because of race, sex, religion, age, national origin,color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

This permit is not transferable. Possession of this permit authorizes the herein named person to possess, transport and display fireworks in the amounts, for the purpose of and at the place listed below only through permit expiration date.

TYPE OF PERMIT(S) (Select all applicable boxes)

☐ Agricultural / Wildlife Fireworks ☐ Articles Pyrotechnic ☒ Display Fireworks

☒ Public Display ☐ Private Display

☐ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY.

PERMIT(S) EXPIRATION DATE
(ENTER DATE OF EXPIRATION)

NAME OF PERSON PERMIT ISSUED TO
Eddie Hesano

AGE (18 YEARS OR OLDER) ☒ YES ☐ NO

ADDRESS OF PERSON PERMIT ISSUED TO
136 E. Walled Lake Dr. Walled Lake, MI 48390

NAME OF ORGANIZATION, GROUP, FIRM OR CORPORATION

ADDRESS

NUMBER AND TYPES OF FIREWORKS (Please attach additional pages if necessary)

Approx. 490	3" Shells
Approx. 197	4" Shells
Approx. 151	5" Shells
Approx. 79	6" Shells
Approx. 10	8" Shells
Approx. 10	Various Barrage Cakes 2" & Smaller
APPROX. 30	SINGLE SHOT ITEMS (2" DIAMETER AND SMALLER)

EXACT LOCATION OF DISPLAY OR USE
Offshore of 1159 East Lake Road, Novi, MI 48337 on 2 Platforms

CITY, VILLAGE, TOWNSHIP	DATE	TIME
Novi	July 25th, 2026 (Rain: July 26th, 2026)	Approx. 10:00 PM

BOND OR INSURANCE FILED ☒ YES ☐ NO

AMOUNT $5,000,000

Issued by action of the Legislative Body of the

☐ City ☐ Village ☐ Township of _____ on the _____ day of _____, 2026.

(Signature and Title of Legislative Body Representative)

THIS FORM IS VALID UNTIL THE DATE OF EXPIRATION OF PERMIT

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

Federal Explosives License/Permit
(18 U.S.C. Chapter 40)

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To: ATF - Chief, FELC 244 Needy Road Martinsburg, WV 25405-9431	License/Permit Number: **4-MI-129-51-6L-01173**
Chief, Federal Explosives Licensing Center (FELC) Mama Howard	Expiration Date: **November 1, 2026**

Name
GREAT LAKES FIREWORKS LLC

Premises Address (Changes? Notify the FELC at least 10 days before the move.)
3275 W M-76
WEST BRANCH, MI 48661-

Type of License or Permit
51-IMPORTER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Barry J. Belt — MEMBER — 1/17/24
Licensee/Permittee Responsible Person Signature — Position/Title — Date

BARRY J. BELTZ
Printed Name

Mailing Address (Changes? Notify the FELC of any changes.)

GREAT LAKES FIREWORKS LLC
3275 W M-76
WEST BRANCH, MI 48661-

Barry J. Belt 4/23/26

Previous Edition is Obsolete — GREAT LAKES FIREWORKS LLC;3275 W M-76;48661;4-MI-129-51-6L-01173;November 1, 2026;51-IMPORTER OF EXPLOSIVES

ATF Form 5400.14/5400.15 Part I
Revised September 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address *(27 CFR 555.54(a)(1))*. Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. **(The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)**

Right of Succession *(27 CFR 555.59)*. (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **GREAT LAKES FIREWORKS LLC**

Business Name:

License/Permit Number: **4-MI-129-51-6L-01173**

License/Permit Type: **51-IMPORTER OF EXPLOSIVES**

Expiration: **November 1, 2026**

Please Note: Not Valid for the Sale or Other Disposition of Explosives.

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

Federal Explosives License/Permit
(18 U.S.C. Chapter 40)

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To: ATF - Chief, FELC 244 Needy Road Martinsburg, WV 25405-9431	License/Permit Number: **4-MI-129-27-6L-01174**
Chief, Federal Explosives Licensing Center (FELC) Mama Howard	Expiration Date: **November 1, 2026**

Name
GREAT LAKES FIREWORKS LLC

Premises Address (Changes? Notify the FELC at least 10 days before the move.)
3275 W M-76
WEST BRANCH, MI 48661-

Type of License or Permit
27-DEALER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Barry J. Belt — MEMBER
Licensee/Permittee Responsible Person Signature — Position/Title

BARRY J. BELTZ — 1/17/24
Printed Name — Date

Mailing Address (Changes? Notify the FELC of any changes.)

GREAT LAKES FIREWORKS LLC
3275 W M-76
WEST BRANCH, MI 48661-

Barry J. Belt 4/23/26

Previous Edition is Obsolete — GREAT LAKES FIREWORKS LLC;3275 W M-76;48661;4-MI-129-27-6L-01174;November 1, 2026;27-DEALER OF EXPLOSIVES

ATF Form 5400.14/5400.15 Part 1
Revised September 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address *(27 CFR 555.54(a)(1))*. Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. **(The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)**

Right of Succession *(27 CFR 555.59)*. (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

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Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **GREAT LAKES FIREWORKS LLC**

Business Name:

License/Permit Number: **4-MI-129-27-6L-01174**

License/Permit Type: **27-DEALER OF EXPLOSIVES**

Expiration: **November 1, 2026**

Please Note: Not Valid for the Sale or Other Disposition of Explosives.

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center (FELC)
www.atf.gov

Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405
telephone: (877)283-3352 fax: (304)616-4401

05/20/2024

NOTICE OF CLEARANCE

for individuals transporting, shipping, receiving, or possessing explosive materials.

ISSUED TO: GREAT LAKES FIREWORKS LLC
NOTICE DATE: 05/20/2024

Federal Explosives license/permit no.: 4-MI-129-27-6L-01174
Expiration Date: **November 1, 2026**
Explosives License/Permit Type: 27-DEALER OF EXPLOSIVES

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

1. **WARNING. Only those individuals listed below as RESPONSIBLE PERSONS and EMPLOYEE POSSESSORS with a background clearance status of "CLEARED" or "PENDING" are authorized to transport, ship, receive, or possess explosive materials in the course of employment with you.**
2. **"DENIED" STATUS. If an employee possessor has a background clearance status of "DENIED", you MUST take immediate steps to remove the employee from a position requiring the transporting, shipping, receiving, or possessing of explosive materials. Also, if the employee has been listed as a person authorized to accept delivery of explosive materials, you MUST remove the employee from such list and immediately, and in no event later than the second business day after such change, notify distributors of such change, as stated in 27 CFR 555.33(a).**
3. **CHANGE IN RESPONSIBLE PERSONS. You MUST report any change in responsible persons to the Chief, Federal Explosives Licensing Center, within 30 days of the change and new responsible persons MUST include "appropriate identifying information" as defined in 27 CFR 555.11. Fingerprints and photos are NOT required, however they will be required upon renewal of the license or permit.**
4. **CHANGE OF EMPLOYEES. You MUST report any change of employee/possessors to the Chief, FELC, within 30 days. Reports relating to newly hired employees must be submitted on ATF Form 5400.28 for EACH employee.**

Premises Address: 3275 W M-76
WEST BRANCH, MI 48661

Mailing Address:
GREAT LAKES FIREWORKS LLC
3275 W M-76
WEST BRANCH, MI 48661

This 'Notice of Clearance' is provided to you as required by 18 U.S.C. 843(h) and MUST be retained as part of your permanent records and be made available for examination or inspection by ATF officers as required by 27 CFR 555.121. If you receive a Notice subsequent to this Notice, this Notice will no longer be valid.

In accordance with 27 CFR 555.33, Background Checks and Clearances, and 27 CFR 555.57, Change of Control, Change in Responsible Persons, and Change of Employees, ATF's Federal Explosives Licensing Center (FELC) has conducted background checks on the individual(s) you identified as a responsible person(s) and an employee/possessor(s) on your application, or reported after the issuance of your license/permit.

The following is a SUMMARY of the results of the background checks conducted on the individuals you reported as responsible persons and employee/possessors. ATF will be notifying ALL individuals listed on this document of their respective status by separate letter mailed to their residence address.

PLEASE BE ADVISED THAT IT IS UNLAWFUL FOR ANY PERSON REFLECTING A STATUS OF "DENIED" TO TRANSPORT, SHIP, RECEIVE, OR POSSESS EXPLOSIVE MATERIALS.

Please carefully review this Notice to ensure that all the information is accurate. If this Notice is incorrect, please return the Notice to the Chief, FELC, with a statement showing the nature of the error(s). The Chief, FELC, shall correct the error, and return a corrected Notice.

Number of RESPONSIBLE PERSON(S) : 7
Number of EMPLOYEE POSSESSOR(S): 106

LAST NAME, First Name, Middle Name	Clearance Status
RESPONSIBLE PERSONS:	7
0001 BELTZ, BARRY JOSEPH	Cleared
0002 BELTZ, CHRISTOPHER GEORGE	Cleared
0003 JOHNSON, KAYE MARIE	Cleared
0004 OVERFIELD, ELIZABETH DIANNE	Cleared
0005 OVERFIELD, ROBERT EDWIN	Cleared
0006 TYREE, BRUCE STEPHEN	Cleared
0007 TYREE, NANCY GAIL	Cleared

continued

LAST NAME, First Name, Middle Name	Clearance Status
EMPLOYEE POSSESSORS:	106
0001 ADAMS, BART ALLAN	Cleared
0002 ALEXANDER, ROSS RYAN	Cleared
0003 AMES, BRANDI KAY	Cleared
0004 AMSTUTZ, BRODY FREDERICK	Cleared
0005 AMSTUTZ, ERIC RYAN	Cleared
0006 AMSTUTZ, JACOB RYAN	Cleared
0007 AYERS, BRETT	Cleared
0008 AYERS, MORGAN R	Cleared
0009 BAILEY, JACOB LUCAS	Cleared

4-MI-129-27-6L-01174 • expiration date: November 1, 2026 GREAT LAKES FIREWORKS LLC DBA: 3275 W M-76, WEST BRANCH, MI 48661

CERTIFICATE OF COMPLETION

awarded to

BARRY BELTZ

in recognition of completion of all APA Certification requirements for display operator training

APA

GREAT LAKES FIREWORKS

March 29th, 2025

Date of Certification

Barry J. Beltz

Administrator

Barry J. Beltz

Certification Expires 3 Years from Date of Issuance

APA UNIVERSITY

CERTIFICATE OF ACHIEVEMENT

APA Transportation Manager

Barry Beltz

02/19/2026

Completion Date

N/A

Renewal Date

Julie Heckman

Julie Heckman
APA Executive Director

Katherine Bain

Katherine Bain
Amerisafety, LLC

75 APAU

CERTIFICATE OF ACHIEVEMENT

Barry Beltz

DOT Cargo Securement

02/17/2026		02/16/2029
Completion Date	**3 Credit Hours**	Renewal Date

Julie Heckman

Julie Heckman, Executive Director

Stephen Pelkey

Stephen Pelkey, President

CERTIFICATE OF ACHIEVEMENT

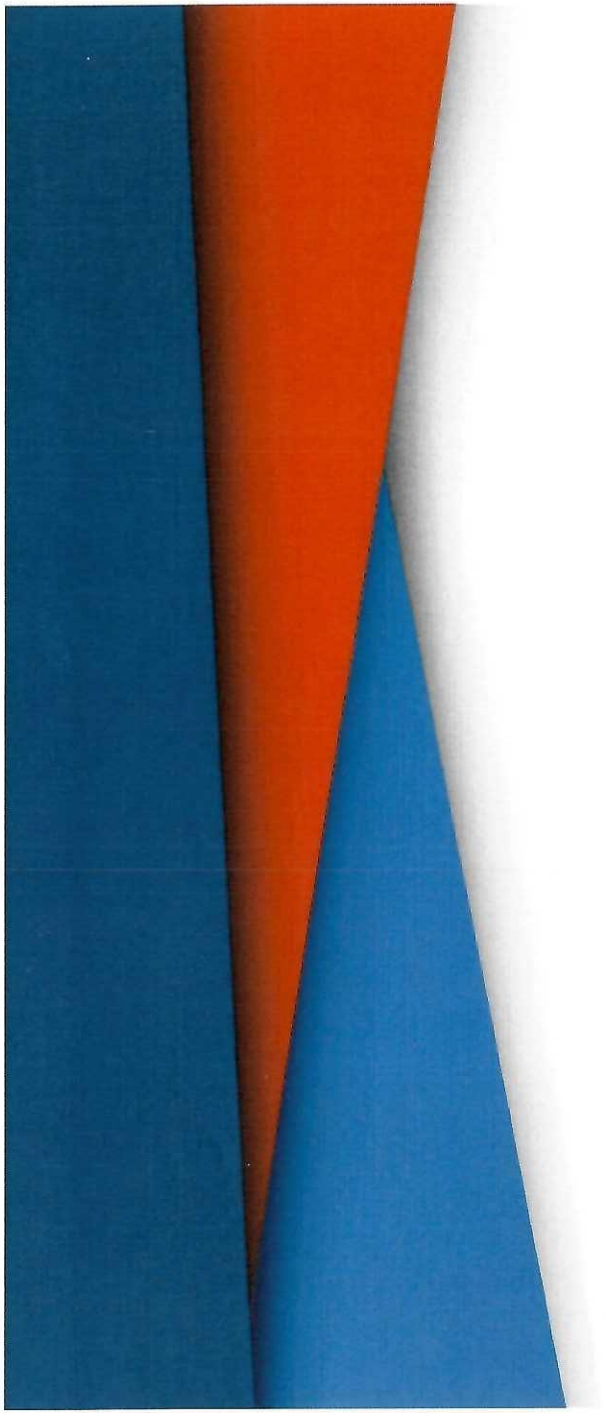
DOT - In-Depth Hazmat Security

Barry Beltz

02/08/2026		02/07/2029
Completion Date	Credit Hours	Renewal Date

Julie Heckman
Julie Heckman, Executive Director

Stephen Pelkey
Stephen Pelkey, President



75 APAU

CERTIFICATE OF ACHIEVEMENT

DOT - Hazmat Security Awareness

Barry Beltz

02/08/2026		02/07/2029
Completion Date	Credit Hours	Renewal Date

Julie Heckman
Julie Heckman, Executive Director

Stephen Pelkey
Stephen Pelkey, President

CERTIFICATE OF ACHIEVEMENT

DOT - Hazmat Safety Training

Barry Beltz

02/08/2026		02/07/2029
Completion Date	Credit Hours	Renewal Date

Julie Heckman

Julie Heckman, Executive Director

Stephen Pelkey

Stephen Pelkey, President

CERTIFICATE OF ACHIEVEMENT

DOT - Hazmat General Awareness

Barry Beltz

02/07/2026		02/06/2029
Completion Date	Credit Hours	Renewal Date

Julie Heckman
Julie Heckman, Executive Director

Stephen Pelkey
Stephen Pelkey, President

APA UNIVERSITY

CERTIFICATE OF ACHIEVEMENT

Barry Beltz

Fire Extinguisher Training

02/17/2026
Completion Date

1 Credit Hour

02/17/2027
Renewal Date

Julie Heckman
Julie Heckman
APA Executive Director

Katherine Bain
Katherine Bain
Amerisafety, LLC

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Matt Heintz

Priya Gurumurthy

Aaron Martinez

City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

May 4, 2026

TO: City Clerk - Cortney Hanson
Deputy City Clerk – Melissa Morris

FROM: Fire Marshal – Andrew Copeland

RE: Fireworks display for Barrels of Wine (C/O Eddie Hesano), 136 E. Walled Lake Dr. Walled Lake Michigan 48390.

Date/Time: July 25, 2026 @ approx.. 10:15pm.
Rain Date: July 26, 2026 @ Approx.. 10:15pm.

The loading of the fireworks onto two barges and lighting off of the fireworks has been reviewed under the following:

- 2015 International Fire Code (City adopted Fire Prevention Code)
- P.A. 328 of 1931 as Amended, State of Michigan Fireworks Law
- NFPA 1123, Code for Fireworks Display

RECOMMENDED for APPROVAL.

1. Barry Beltz is named the operator. A copy of his license is attached, and received a copy of the pyrotechnic operator's license. *TBD* is named the assistant.

2. On the application, the exact location of proposed display is off the shore of Eddies Barrels of Wine 1159 E Walled Lake Dr.

3. The application states that the fireworks will be lite offshore from 1159 E. Lake Dr, Novi.

4. Absolutely no smoking or use of open flames in the safety zone.

5. All unauthorized personnel and the general public will be kept away during the fireworks being loaded onto the barge.

6. The storage method and location of the fireworks prior to the show shall be provided and shall be in compliance with NFPA 1123, at no time shall the storage of fireworks be left unattended.

7. The installation of the motor tubes and racks or other launch devices shall be inspected prior to the loading of any pyrotechnics device by a fire department representative.

This fireworks show is proposed to have 8.0" shell(s) as the largest shell to be shot off. This review and approval is based on this information and the submittal. At no time shall a shell larger than 8.0" be used in this show. A full list of inventory is attached and included with the permit application.

It shall be noted, that whenever, in the opinion of the Fire Chief or his designee, any hazardous condition exists, the fireworks loading shall be postponed until the condition is corrected. This is to include no rain prior to event.

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department
cc: file

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Consideration of approval of a cost participation agreement with the Road Commission of Oakland County (RCOC) for the construction associated with the rehabilitation of 12 Mile Road from Novi Road to Farmington Road, with the estimated City share in the amount of $135,822.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- Cost share agreement for the rehabilitation of 12 Mile Road (Novi Road to Farmington Road)
- The City is utilizing Tri-Party Funding to reduce our cost-share amount.
- Construction will be phased over two years- 2026 and 2027

FINANCIAL IMPACT

	FY 2025/26
EXPENDITURE REQUIRED	**$ 135,822**
BUDGET **Municipal Street Fund 204-446.00-975.242**	**$ 385,109**
APPROPRIATION REQUIRED	**$ 0**
FUND BALANCE IMPACT	**$ 0**

BACKGROUND INFORMATION:

The Road Commission for Oakland County (RCOC) was awarded surface transportation funding for a 12 Mile Road Rehabilitation project from Novi Road to Farmington Road. The project scope includes concrete patching between Novi Road and west of M-5, concrete milling with two courses of hot-mix asphalt (HMA) overlay

between M-5 and Farmington Road, curb and gutter repairs, and ADA/pedestrian/bus stop upgrades. The project will be split into two years:

- 2026: Novi Road to M-5 and Drake Rd to Farmington Rd (late summer into fall, single lane closures)
- 2027: M-5 to Drake Rd (all of 2027 construction season, single lane closures)

The estimated project costs are as follows:

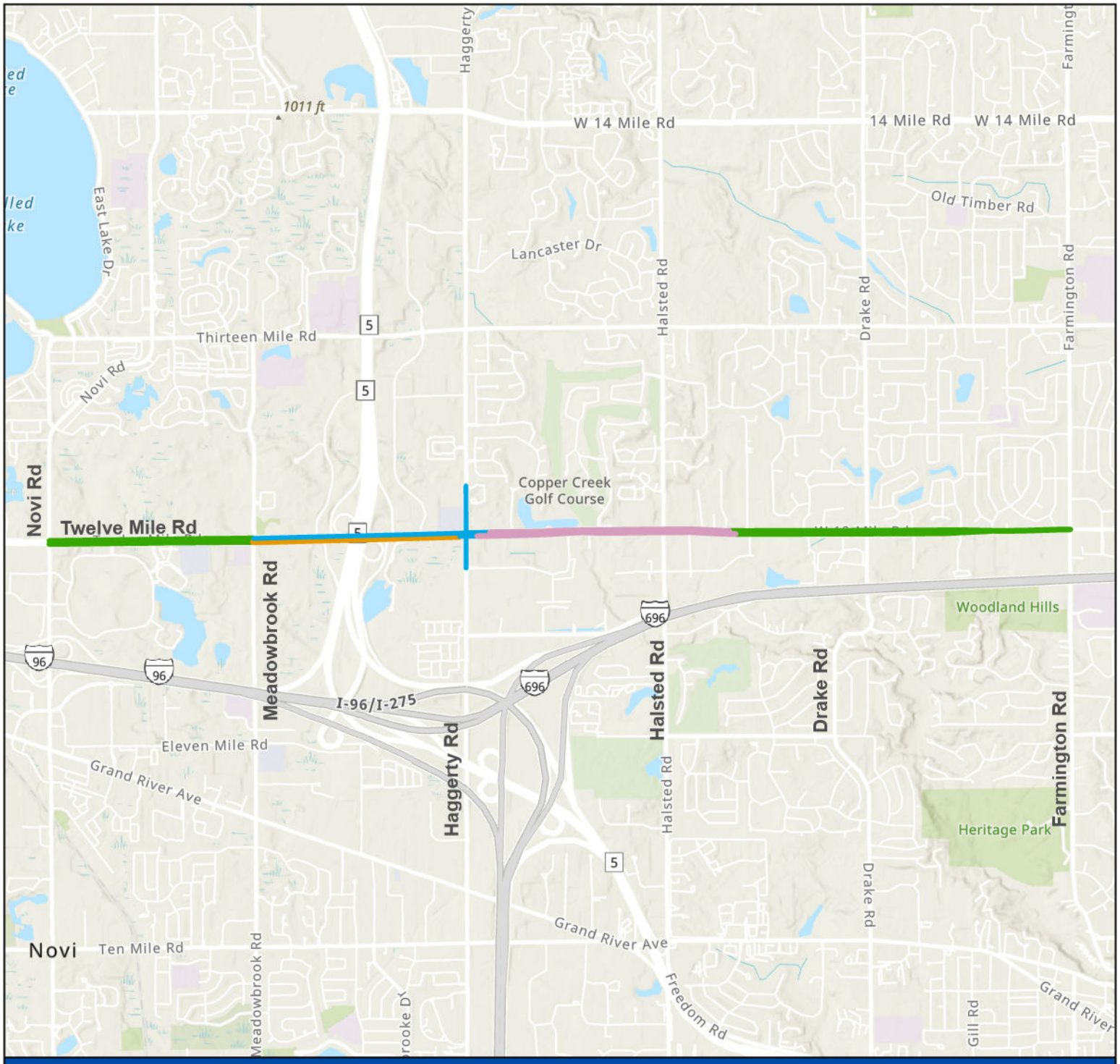
ESTIMATED PROJECT COST	
Contractor Payments	$10,779,607
Less Federal Funds	$8,742,281
Total Estimated Local Share	$2,037,326

COST PARTICIPATION BREAKDOWN

	City of Novi	CVT #2	COUNTY	BOARD	TOTAL
Tri-Party Program	$135,822	$203,733	$339,555	$339,553	$1,018,663
Contribution				$1,018,663	$1,018,663
TOTAL SHARES	$135,822	$203,733	$339,555	$1,358,216	$2,037,326

The enclosed cost participation agreement is for the construction phase of the project and has been favorably reviewed by the City Attorney (Saarela, May 29, 2026).

RECOMMENDED ACTION: Approval of a cost participation agreement with the Road Commission of Oakland County (RCOC) for the construction associated with the rehabilitation of 12 Mile Road from Novi Road to Farmington Road, with the estimated City share in the amount of $135,822.



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

ELIZABETH KUDLA SAARELA
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ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

May 29, 2026

Rebecca Runkel, Project Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

Re: RCOC Cost Participation Agreement - 12 Mile Road
Novi Road to Farmington Road and along Haggerty Road
City of Novi- Board Project No. 57891

Dear Ms. Runkel:

We have received and reviewed the Cost Participation Agreement prepared by the Board of County Road Commissioners (Board) for the resurfacing of 12 Mile Road from Novi Road to Farmington Road, and along Haggerty Road. The total project cost is $10,779,607. Federal funding will be provided up to $8,742,281. The remaining cost of the road rehabilitation will be shared by the City, the City of Farmington Hills, and RCOC by using Tri-party funds toward the project.

The Agreement is provided for the limited purpose of setting forth how the project costs will be paid by the named parties. MDOT has contracted separately for completion of the project.

Subject to Engineering review and approval of the cost breakdown of the project, we see no legal impediment to entering into the Cost Sharing Agreement.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS

Enclosure
C: Cortney Hanson, Clerk (w/Enclosure)
Megan Mikus, Deputy DPW Director (w/Enclosure)
Ben Croy, City Engineer (w/Enclosure)
Thomas R. Schultz, Esquire (w/Enclosure)

COST PARTICIPATION AGREEMENT

CONSTRUCTION

12 Mile Road

Novi Road to Farmington Road and along Haggerty Road

City of Novi

Board Project No. 57891

This Agreement, made and entered into this _____ day of _____, 2026, by and between the Board of County Road Commissioners of the County of Oakland, Michigan, hereinafter referred to as the BOARD, and the City of Novi, hereinafter referred to as CVT #1, provides as follows:

WHEREAS, the BOARD, CVT #1, and the City of Farmington Hills, hereinafter referred to as CVT #2, in cooperation with the Michigan Department of Transportation, hereinafter referred to as MDOT, have programmed the resurfacing of 12 Mile Road from Novi Road to Farmington Road / along Haggerty Road, as described in Exhibit "A", attached hereto, and made a part hereof, which improvements involve roads under the jurisdiction of the BOARD and within CVT #1 and CVT #2, which improvements are hereinafter referred to as the PROJECT; and

WHEREAS, the estimated total cost of the PROJECT is $10,779,607; and

WHEREAS, the BOARD has entered into an agreement with MDOT in Contract No. 26-5115 for partial funding of the PROJECT with federal program dollars in the amount of $8,742,281; and

WHEREAS, the BOARD, as the requesting party therein, will be the party financially responsible to MDOT to bear all costs of the PROJECT in excess of federal funds, hereinafter referred to as the LOCAL SHARE; and

WHEREAS, CVT #1’S share of said LOCAL SHARE involves certain designated and approved Tri-Party Program funding in the amount of $407,465, which shall be paid through equal contributions by the BOARD, CVT #1, and the Oakland County Board of Commissioners, hereinafter referred to as the COUNTY; and

WHEREAS, all the parties hereto have reached a mutual understanding regarding the cost sharing for the LOCAL SHARE and wish to commit that understanding to writing in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and in conformity with applicable law, it is hereby agreed between CVT #1 and the BOARD that:

1. CVT #1 and CVT #2 approve of the PROJECT, declare its public necessity, and authorizes the BOARD and MDOT to perform or cause to be performed, and complete the PROJECT along with all administration in reference thereto.

2. The PROJECT shall include total payments to the contractor. Any costs incurred by the BOARD prior to this agreement date shall be allowable.

3. The estimated total LOCAL SHARE is $2,037,326 and shall be invoiced in the following order:

    a. Tri-Party Program funding shall be invoiced simultaneously and proportionately:

        - CVT #1 has agreed to contribute $407,465 and will fund their share from the Tri-Party Program.

        - CVT #2 has agreed to contribute $611,198 and will fund their share from the Tri-Party Program.

    b. The BOARD shall contribute $1,358,216 which includes a CONTRIBUTION of $1,018,663 and Tri-Party funds in the amount of $339,553.

    c. Any LOCAL SHARE costs above $2,037,326 will be funded 100% by the BOARD.

4. Upon execution of this agreement, the BOARD shall submit an invoice to CVT #1 in the amount of $135,822 (being 100% of CVT #1’S Tri-Party contribution).

5. Upon execution of this agreement and approval by the COUNTY, the BOARD shall submit an invoice to the COUNTY in the amount of $135,822 (being 100% of the COUNTY'S Tri-Party contribution).

   a. The invoice shall be sent to:

      Manager of Fiscal Services
      Oakland County Fiscal Services
      2100 Pontiac Lake Road, Building 41 West
      Waterford, MI 48328

6. The total actual LOCAL SHARE will be determined from the records of the BOARD upon completion of State financial audits of the PROJECT and a final determination of the total federal funds used on the PROJECT. Final adjustments in the financial obligations of the parties hereto will be made upon completion of the required audits.

7. Upon receipt of said invoice(s), the CVT #1 and the COUNTY shall pay to the BOARD the full amount thereof, within thirty (30) days of such receipt.

8. The BOARD shall execute a separate Cost Participation Agreement with CVT #2, for their share of the estimated PROJECT cost.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and date first written above.

BOARD OF ROAD COMMISSIONERS OF THE
COUNTY OF OAKLAND
A Public Body Corporate

By_____

Its_____

City of Novi

By_____

Its_____

EXHIBIT A

T R I - P A R T Y P R O G R A M

12 Mile Road

Novi Road to Farmington Road/ along Haggerty Road

City of Novi

Board Project No. 57891

Resurfacing work on 12 Mile Road from Novi Road to Farmington Road/ along Haggerty Road.

ESTIMATED PROJECT COST	
Contractor Payments	$10,779,607
Less Federal Funds	$8,742,281
Total Estimated Local Share	$2,037,326

COST PARTICIPATION BREAKDOWN

	City of Novi	CVT #2	COUNTY	BOARD	TOTAL
Tri-Party Program	$135,822	$203,733	$339,555	$339,553	$1,018,663
Contribution				$1,018,663	$1,018,663
TOTAL SHARES	$135,822	$203,733	$339,555	$1,358,216	$2,037,326

REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, MAY 4, 2026, AT 7:00 P.M.

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

Mayor Fischer began the meeting by taking a moment to recognize the passing of a community member, Brent Canup, back in March. Brent was a long-time member of the Novi community and a dedicated public servant. He gave his time and his expertise through serving on the Planning Commission. Mayor Fischer said he had had the privilege of serving alongside Brent on the Zoning Board of Appeals. In those roles, Brent brought a thoughtful, steady approach to decision-making, always focused on what was best for the community. He was also a past president of the Novi Rotary Club. Mayor Fischer also recognized Brent's wife, Diana, who shared 60 years of marriage with Brent. He said both Brent and Diana had given so much to Novi. Their dedication made a lasting impact on the Novi community. Mayor Fischer said on behalf of a thankful Novi community, they extend their heartfelt condolences to his family and loved ones, and their sincere appreciation for Brent's service. Mayor Fischer asked for a moment of silence in Brent's honor.

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA:

CM 26-05-054 **Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0**

To approve the agenda as presented.

Roll call vote on CM 26-05-054 **Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer**
Nays: None

PUBLIC HEARINGS:

1. FY 2026-27 Budget and 2026 Millage Rates

The public hearing open at 7:02pm and closed at 7:03pm with no public input.

PRESENTATIONS: **None**

CITY MANAGER REPORT:

City Manager Cardenas acknowledged that one of their long-time staff members who has been a part of almost all the development they've had in Novi over the last 25 years,

will be retiring at the end of May. He acknowledged Barb McBeth for 25 years of strong, committed, dedicated service to the Novi community. City Manager Cardenas recognized her in the audience and told her they all appreciate everything she has done for the City and for all the development they've seen over the last 25 years. Mayor Fischer thanked her for her service.

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Ann Nelke, 48646 Windfall Road showed a picture of the Villas at Stonebrook as it was before it got developed. She wanted to highlight that it was a Brownfield. It was an area of urban blight. She would even go so far as to call it "toxic." There weren't many trees on the site and it was rezoned to RM-1. It provided desired housing options for residents wishing to downsize and stay in the community, as well as for young families who wish to age in place once their children have grown up. 91% of Novi has already been developed, leaving 4% not developed yet. This represents 5% of the area that was redeveloped. The developer claims that 55% of the trees were removed there. Maybe there were 11, maybe there were 20 trees, she doesn't know, but it doesn't look like there are many trees there. Speaking about the slide, she said, to the right, this shows the area where Villas of Stonebrook is now. To the north is the area that's proposed to be developed. In comparison, the developer wishes to remove 62% of the trees, which would basically be about 537 of them. On August 12, 2025, Merchant conducted a survey of the site in terms of woodlands and wetlands for chapter 737 of that of the Woodlands Protection Act. The recommendation was not to approve this project due to the following reasons: tree species diversity, the health and vigor of the trees, the soil quality, and the habitat quality which, in turn, preserves a healthy environment for the community by aiding greatly in carbon mitigation, wind and noise buffers, climate cooling and control. She asked, "Do we breathe cleaner air through our tree fund?" She said composting is a great idea and can augment the benefits of the preservation of the woodlands. Ms. Nelke said slide three shows a rendering of the projects as it might look maybe 70-80 years from now, when all those little trees might grow to their fruition. And on the right, it kind of shows what it will look like when they clear cut. And then the fourth slide, through that Merchant survey, the area highlighted in the orange depicts what's woodlands. On the right side, it shows how much buffer the developer has left between the existing industrial and the residential to the south. The Novi Master Plan was revised less than a year ago, and major zoning change should have a clear, recognizable benefit to the residents. She said this does not. In terms of…(the timer rang, indicating that her time to speak was over.) Mayor Fischer said he'd give her a couple of seconds to summarize. She said any kind of major zoning change should really have a very clear and evident benefit to the residents. She said it seems like this is kind of like the car wash thing where Novi is super saturated with townhouses, so it's kind of an inverse ratio that's happening now. She doesn't really think that more and more townhouses are meeting the needs of residents who wish to downsize to a single floor, single level home. She knows the Groves has it as part of their options, but it just seems that it's not meeting the needs of the residents at this point. She thanked Council for the extra time.

A Novi resident said she is asking the City to deny the rezoning of light industrial to a high-density, multiple family with a planned rezoning overlay for the Providence Parkway site. She said she had three reasons. This project does not demonstrate a community benefit. This project is too dense, contributing to the overburdening of Novi's schools for now and for the foreseeable future. The high-density of 161 three-story townhomes will overburden Novi's existing infrastructure in this area, potentially leading to a severe crisis. Council has approved 22 townhomes on Camelot Parc site on Wixom Road, but they're now thinking of approving 161 townhomes in this area. The argument for attainable housing has not been truly determined. No price point has been set, which will ultimately include the land. It must also be noted that the Villas at Stonebrook property was a defunct steel company and a brownfield which required remediation before development. This was a great benefit to Novi. Comparing the two parcels of land is not a fair assessment. Number two, she is concerned about the safety and welfare of the Novi residents at this intersection. The area is not safe for walking or bike riding. Vehicles travel at a high rate of speed, and it has been her experience that they rarely yield to pedestrians, even at the crosswalks. Their hypothetical traffic impact of saving 1,382 fewer trips is ludicrous. She asked about a true traffic impact study to analyze the effects of the new development. If approved, school buses will now be turning in and out of Providence Meadows and Providence Parkway. Number three, this proposal is not compatible with the Master Plan of 2025. City Council approved this plan in April 2025, just a little over 13 months ago. She asked if they now want to reverse their stance on this project just a short time ago. Why develop a master plan if you're not going to follow it? She asked Council again to not approve the applicant's request for a planned rezoning overlay at this time.

Mike Lubin, 24776 Venice Drive, said he is also against this development. He said if Council is going to approve it, he would say that one of the items was for affordable housing. There is not much affordable housing in Novi and he doesn't think that's going to change anytime soon. He asked Council to get the developer to commit to some kind of price point. He said if the proposed townhomes are going to be 2,000 square-foot, three bedroom, two and half baths, they're going to be $500,000. If you want affordable housing, it can be relatively affordable at $350,000, but he doesn't think the developer will commit to that. He asked Council to get the developer to commit to a price point that indicates it's at least relatively affordable housing.

Deborah Domke, 48801 Windfall Road, said she objects to the planned rezoning overlay to rezone from light industrial to high-density multiple family. Novi's Master Plan states, "Future residential developments in the southwest quadrant shall be low-density residential that reflects a semi-rural environment." This development is out of character with the surrounding area and is not a good fit for the community. It does not provide a recognizable and substantial benefit to the residents, and it will have a negative impact on the desirability and value of surrounding properties. There is currently a big push by developers to squeeze as many housing units as possible into a given area in order to maximize their profit, but what about quality of life? She asked if they had ever walked through the Sakura development. She saw a man playing catch with his son in the street because there was nowhere else to play. Their driveways are so short that if you park a car outside the garage, the tail end hangs over the sidewalk and unless it is around noon and the sun is directly overhead, you cannot see the sun because it is blocked by all the

tall townhouses nearby. She said she fears Council is allowing developers to build what will, in the future, be known as the slums of Novi with so many people living in such dense spaces. She said, "Let's build some less dense housing." Remember, Novi's Master Plan states that the future residential development in the southwest quadrant shall be low-density residential that reflects a semi-rural environment.

Martha Ryznar, 44875 Yorkshire Drive, thanked the residents from all across Novi who joined this effort to oppose Providence Meadows. She said please note that they have submitted to the City 300 protest signatures and comments, including 50 that were turned in earlier that morning, with more coming in all the time. This land they are talking about is a nature gem, likely the last functional wildlife corridor left in Novi. She has personally talked with many of the residents signing these petitions. They want to see intentional actions from the city officials to stop the overdevelopment. They want to see our city officials adhere to the community master plan and stop the rezonings that destroy Novi's green space. They don't want to see the animals hurt; they want wildlife habitats protected. They're frustrated with the traffic congestion, particularly Beck Road right now, as a five-story apartment building goes in there. They want less crowded school classrooms and more. Many people she spoke to don't want pocket parks and gazebos that nobody uses, dock stations, new roofs on pavilions that aren't even needed, especially when the trade-offs are trees and wetlands that get sacrificed. When the owner, Mr. Jones, and his company bought this land, they knew exactly what they were getting into. They knew it was zoned for offices and businesses, and they chose to buy it anyway. Now they're asking you to change our city laws just because they can't find anyone interested in developing offices on their property. She said the developers are trying to scare the residents by saying if they don't build these 161 townhomes, someone else will come in and build a whole bunch of factories and offices, creating 1,300 new traffic trips a day. Didn't they just say there is zero market demand for their land? She told Council if they say no tonight, this land doesn't automatically turn into a factory. It just might stay exactly how it is right now as quiet woods and wetlands. Maybe by saying no to the developer, it could create an opportunity for Novi to consider the land for other green space purposes. She spent time on the trails, and she spoke with Henry Ford clinical staff out on their breaks. They told her flat out, "Preserve what is here." They say they would not want to live in these townhomes, that sadly, they look like storage containers, and they value the nature that is already there. She also spoke to businesses that border the development and would become non-conforming. One man told her, "We make so much noise, they're going to hate us." Even local businesses know this high-density housing does not belong next to active industrial operations. She asked Council to please say no at the meeting.

Bob Santer, 44091 Galway, said he was there to oppose the plan in its current form. He commended the City and the developer for trying to find common solutions to some of the issues that are there. Not all the issues were resolved, but he appreciates the earnest effort of both parties to go after this. Development projects, no matter what they are, are dependent on external factors that are outside the control of the specific progress of the project or the people putting them together. He said these include things like economic conditions, community values, environmental factors, green things, technology, think data centers, political, okay, detention centers. All these factors outside our control

impact some of these plans that they have. This proposal has been based on what you might call stable assumptions, a stable outside environment, of which things that have happened in the past will happen in the future. These are like meteors from the sky coming down to hit us. One question that led him to this comment is, is this proposal robust enough or strong enough to absorb the hits that it will see during its development and operation? Have they thought of the what ifs? Have they thought about not just the perfect scenario? What about all the other scenarios that they've had to look at? He's not so sure this proposal, in its current form, addresses that and that concerns him a lot. Is the financial backing contingency big enough? What happens if the market freezes like it did in COVID just a few years ago? What if the price is bid up until the mid-range housing person, customer, all of a sudden can no longer afford that piece of property, so it goes up and becomes unaffordable? How does the City handle a re-scope of the project two years when we find out that some of the assumptions didn't work? Overall, is the proposal strong enough? He said planning for scenarios that they may not want to plan for is something that the city and the developer need to spend some good time on. He appreciates what they have done so far and he encouraged them to keep going.

Nick Zamora, 44875 Yorkshire Drive, said he is a non-expert in this industry or on this project, but he wanted to share his perspective on things. What he pieced together from the last meeting what that this project is to provide accessible housing to the healthcare professionals at Providence Hospital and that is the reason that they are considering this project with 17 deviations from their City ordinances. He thinks their commitment first and foremost is to the people that hold up our society, including healthcare workers. If this solves a crucial problem for them, they need to have that conversation. He would put the burden of proof on the developer to show that that issue is great enough to justify these extenuating circumstances because he doesn't think that argument has been well formed yet. He doesn't see any guardrails preventing people that aren't healthcare workers at Providence from taking up that housing. He also thinks going forward with a project that deviates so much from Novi's ordinances without the proper justification sets the precedent for future projects.

Connie Varana, 40535 Village Wood Road, said she was speaking on behalf of what is left of Novi's natural environment. She applauded the people who spoke before her about how important that is to the quality of life that they would like to preserve and hang on to. Everywhere they look, there's housing, apartment housing and, as someone spoke about, the density of that housing. She asked what type of environment that is going to produce, the society that lives in those apartments. Going back to the nature problem, she thought that there was only supposed to be a certain number of housing in the Sakura development, but that has just exploded. Now, there is a huge piece of land that has been leveled right alongside and that makes her wonder if that will be another housing development going in there. It's a huge, cleared piece of land. It saddens her to think that all of that, plus the entry to where the police headquarters is, that's about to happen on 11 Mile Road. All those beautiful evergreens that were there, huge old evergreens, they're gone. It's just a flat piece of dirt. A huge lump of dirt. It's just so sad. All the years that she's been living here, and so many other people, they've longed for a Main Street gathering type of area. They managed to put in housing right across the street from Main Street office building. Why couldn't there be something there

for people to gather for concerts or festivities. She's hoping Council won't approve any more housing, let alone that beautiful piece of land that is nature at its best.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 26-05-055 Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

A. Approve Minutes of:
April 13, 2026 - Regular Meeting
April 20, 2026 - Regular Meeting

B. Approval of request to transfer ownership of an escrowed 2025 Class C & SDM license from Twelve Mile Crossing, LLC to Supra Novi LLC, located at 44375 W. 12 Mile Rd, Suite G-152, Novi, MI 48377.

C. Approval of Resolution to amend Environmental Consultant Fee Schedule as reviewed by the Finance and Administration Committee.

D. Approval to award a three-year Traffic Engineering Consulting Services Contract to AECOM (with the option for an additional two, one-year renewals) as reviewed by the Finance and Administration Committee, and adoption of the revised fee schedule.

E. Adoption of Resolution seeking reimbursement from Oakland County for expenses associated with the City of Novi's annual Mosquito Control Program.

F. Approval to award engineering design services to Spalding DeDecker for a Novi Road Pavement Preservation Overlay, between 13 Mile Road and 14 Mile Road, in the amount of $73,833.

G. Approval to purchase crane upfits for the sign installation bucket truck from sole source vendor Jack Doheny Company for $80,960.

H. Approval of a two-year management agreement with three optional one-year renewal extensions with KMG Prestige, Inc. for the management of Meadowbrook Commons, commencing on July 1, 2026, with the final form of the agreement to be approved by the City Manager and City Attorney's office.

I. Approval of a Pawnbroker License renewal requested by Joseph Haddad owner of Gold Buy and Jewelry, Inc., located at 41490 Grand River Avenue.

J. Approval of a Resolution Authorizing Outdoor Exposition Event to occur on the Vibe Credit Union Showplace property at 46100 Grand River Avenue on May 18, 2026 – June 2, 2026.

K. Enter Executive Session immediately following the regular meeting of May 4, 2026, in the Council Annex for the purpose of discussing union negotiations.

L. Approval of claims and warrants – Warrant 1202

Roll call vote on CM 26-05-055 **Yeas: Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer, Casey**
Nays: None

MATTERS FOR COUNCIL ACTION:

1. Approval of Resolution for 2026 Millage Rates

City Manager Cardenas said this is the annual resolution that has to take place to set the millage rates that will allow them to capture property taxes for the following year. The total millage rate has increased from the prior year by 0.8440 mills. That increase is due to the new debt service millage of one mill that was approved by voters for the 2026 unlimited tax bonds for the public safety facilities. The new millage rate for this year is 11.3813.

CM 26-05-056 **Moved by Casey, seconded by Gurumurthy: MOTION CARRIED 7-0**

Approval of Resolution for 2026 Millage Rates

Roll call vote on CM 26-05-056 **Yeas: Heintz, Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy**
Nays: None

2. Approval of Resolution for Fiscal Year 2026-2027 Budget

City Manager Cardenas said this item is for this year's budget and will also take into consideration and incorporate the increase to the solid waste and recycling fee which is the second resolution included in this item.

Mayor Pro Tem Casey said what they commented on in their budget meeting was that this resolution and what they would be approving at the meeting is the 26-27 budget. Generally, they approve the budget, and they approve a two-year forecast after that, but this year, given some of the constraints that they've been seeing, they're expecting to see the forecast coming in by June. She asked if that was right. City Manager Cardenas said yes, that was correct. Mayor Pro Tem Casey clarified that the resolution that they'd be voting on at the meeting was just the 26-27 budget. City Manager Cardenas said yes, the correct resolution does not acknowledge or at all reference the future years.

CM 26-05-057 **Moved by Casey, seconded by Smith: MOTION CARRIED 7-0**

Approval of Resolution for Fiscal Year 2026-2027 Budget

Roll call vote on CM 26-05-057 **Yeas: Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz**
Nays: None

3. Approval of Resolution to authorize Budget Amendment #2026-4

CM 26-05-058 **Moved by Smith, seconded by Gurumurthy: MOTION CARRIED 7-0**

Approval of resolution to authorize Budget Amendment #2026-4.

Roll call vote on CM 26-05-058 **Yeas: Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez**
Nays: None

4. Initial review of eligibility of Providence Meadows to rezone property south of Grand River and west of Providence Parkway from Light Industrial to High-Density Multiple Family with a Planned Rezoning Overlay.

City Manager Cardenas said the proposal is to rezone 31 acres on Grand River Avenue to allow a 161-unit development with attached townhomes. The proposed PRO conditions include conservation easements, a public pathway through the property, creation of a trailhead park on the Henry Ford Health property and providing attainable housing within the city. The Planning Commission reviewed this initial PRO plan and provided feedback at their January 14th meeting. This is just an initial review. There are no votes that we are asking to be taken as this will go back to the Planning Commission for further review. This is for Council's initial input to provide to the applicant, and he said the applicant was there to present their plan to Council and to answer any questions.

Mayor Fischer said this presentation is for Council and is an opportunity for them to have an initial review and provide their thoughts on the proposal to the applicant. They would not be approving any sort of PROs or actual items that evening. City Attorney Schultz said that is correct. The applicant could present and Council can ask questions if they choose to give feedback.

David Landry stated that he represents Providence Meadows, the developers. He said they were there for an initial submission and eligibility discussion with respect to their request for a planned rezoning overlay. The property in question is adjacent to the Providence Henry Ford Hospital complex. He displayed a slide called "Site Plan Overlay: Medical Campus Context" and pointed out Beck Road, Grand River, Providence Hospital, and Providence Drive. He pointed out the area in question along Providence Drive, just to the north of Villas at Stonebrook which was zoned I-1 and rezoned to residential, very similar to what they're asking for. This is a 31-acre parcel, and they are proposing to put 161 for-sale units, not rental units, on this property. He said they should establish what the eligibility requirements for a PRO are because that would be the standard against which they would be applied to at the meeting. There are two basic requirements. First, the applicant has to show that there are some aspects of the proposal that are stricter than the requirements of the zoning designation they are requesting to move to. In this case,

they're requesting to go to RM-2. They must show some aspects of their development that are stricter than RM-2. Secondly, they must show that there is an overall public benefit which outweighs the detriment.

Mr. Landry said with respect to the first requirement, aspects that are stricter than what would be allowed in RM-2. First, density, and this is important. They're proposing 161 units on 31 acres. This is significantly less than the RM-2 ordinance. RM-2 allows 15.6 dwelling units per acre. They are proposing 6.6 dwelling units per acre. That is 42% of what is allowable. He said you cannot say that the project is just too dense. Based on what? Looking at the ordinance, they're less than half the density that would be allowed under RM-2. Height: RM-2 allows 40 feet; they're proposing 35. Open space: the administration's review of this proposal concluded that phase one exceeds the required open space requirement by 29%. Phase two exceeds the open space requirement by 93%. Wetland mitigation: there are 6.79 acres of wetland. They are only impacting 0.53 acres and that's basically to access the property to get into it. The mitigation which is required would be 0.89. Novi has a stricter mitigation than EGLE does. According to Novi's requirement, which would include EGLE's, they have to mitigate with 0.89. Their proposal indicates that they're going to mitigate 1.1 acres. They're still working with EGLE because it's a possibility if they lessened a little of the mitigation, still satisfy the city's ordinance, they wouldn't have to impact as many trees. They're working with EGLE. They will continue to work with EGLE. Currently, the proposal is mitigating more than they're required. So, the applicant does satisfy the first aspect of stricter than the ordinance requires.

Regarding the public benefit, Mr. Landry said it's his favorite discussion. The ordinance says, "Overall benefit to the public that outweighs any material detriment." Well, the city has, in the past, usually measured and approached the public benefit notion from the standpoint of asking a developer, "What particular physical amenity are you proposing?" The focus has usually been on a physical amenity, like filling in sidewalk gaps, a bus stop shelter, a trailhead. He said the concept of a public benefit is a little bigger than that. He suggests that when you analyze whether the overall public benefit outweighs any detriment, they ask what benefit to the City does this proposal deliver over what could be built as a principal permitted use. He suggested there was a benefit to this as opposed to it being an industrial use. He said they have offered three benefits. One, a public pathway from Grand River all the way through to the Providence Parkway and the trail head at ITC. Number two, to build a trail head at ITC and they've submitted this with these numerous amenities at the bottom, that they would provide a pergola, a picnic table, a bench, a bike repair station, those types of things. They would build that. The third amenity is they would preserve the wetlands and woodlands in a permanent conservation easement which the administration has recognized could be considered a public benefit.

Mr. Landry said he wanted to talk about a larger public benefit. He said let's note what public benefit to the city is achieved by this proposal that would not be achieved if something were built according to the ordinance. He said it's important to understand this, principal permitted use is industrial. If the developer came in with an industrial project, it would never get to you. The Planning Commission would, well, you couldn't stop it. That's what's important for people to understand. That it's not necessarily the residential aspect of this that's affecting wetlands and woodlands. They've submitted a traffic study which

the administration has recognized. This would create 46% of the traffic that an industrial facility would create. They are proposing less than half of the traffic that would be created if this were an industrial development. He showed a slide called "By-Right Plan" and said this is a proposal showing an industrial development as opposed to what they are suggesting. He said they could see that the effect on the wetlands is virtually the same; however, there are 11 acres of impervious surface with industrial parking lots as opposed to their nine acres. Environmentally, the developer needs to deal with the storm water. Where is all that water that hits the impervious surface going to go? He told Council to look at the massive parking lots, the lighting that would be there, the beeping trucks and things of that nature that would not be there with the residential proposal.

Mr. Landry said he wanted to talk about the Master Plan. He suggested this residential development would be very consistent with the Master Plan. He said he thinks the Master Plan has its own industrial office. A major need for the City of Novi, which is stated several times in the Master Plan, is affordable housing. He said he was reading from the Master Plan and he said while Novi's housing stock is growing, housing demand outpaces supply. For newcomers to the market, the combination of low vacancy rates and skyrocketing housing prices and mortgage rates make the purchase of a home particularly difficult for moderate income earners, such as young professionals or single-income earners. He quoted, "To advance equitable and sustainable growth in the market, the City should consider incentivizing affordable and market-rate housing for developers." He said they all hear about the infamous missing middle, that the houses are too expensive in Novi and they need to be less expensive. The purchase price for these townhomes, the entry price is in the mid-$300,000s. He's not just making that number up. This specific developer is building the exact product right down the road in Lyon Township and the entry price is $315,000. This development would be in Novi which is a higher real estate market rate. Regardless, it's going to be a little higher. That's why he's saying their entry point is going to be in the mid-$300,000s. He showed a slide that he said was page 41 of the Master Plan. He said you can see the median home price for a house in Novi is $505,000, according to 2025 statistics. The median price for Oakland County is $370,000. Their entry price is lower than both. His client just informed him that they got some more specific statistics. In the last six months, the actual data of houses sold in the Novi School District showed the average price was $554,000. Mid-$300,000s hits a bullseye on the Master Plan missing middle, more affordable housing.

Mr. Landry asked if residential is desirable at this particular location. Henry Ford Hospital Providence totally supports it because it provides housing adjacent to their campus for their employees. To people who say, "Doctors aren't going to buy these houses," Henry Ford Hospital said, "With more than 2,000 team members at Henry Ford Providence Novi Hospital, many of whom are eager for housing opportunities near their workplace, this development provides a valuable and practical option for our team, including nurses, doctors and administrative personnel. Henry Ford Health views this development as an important step toward addressing Novi's shortage of attainable housing, and providing viable, high-quality living options for our associates. By significantly reducing commute times, this development will help decrease associated carbon footprints and contribute to the overall wellbeing and satisfaction of our workplace. We encourage you to approve this forward-thinking development." He said that came right from Henry Ford Hospital.

Mr. Landry said their history shows that there is no marketability for this project as I-1. They've tried. It's got very little frontage on Grand River. There are way too many other particular parcels in the city, so it is not marketable. He asked Council, as they decide, do they want industrial in this part? If they're talking about the Master Plan, he said they should talk about the future of Novi. He said they should not run from it; they should talk about it. He said there was no industrial zoning south of the freeway, west of Beck Road. He said industrial is along the railroad track near Nine Mile and Novi Road and industrial is surrounded by residential. If someone says you can't put residential next to industrial, it already exists.

Mr. Landry asked what happened to the industrial between Taft Road and Grand River. He answered that it got rezoned to City West. So, the City's not encouraging industrial in this aspect of the City. In fact, looking at the area that they're talking about, it's really an island. He said Villas at Stonebrook which was industrial and got rezoned to residential. He said there is another area further up Wixom which is zoned industrial but is part of a consent judgment and you have Sam's and Target. It's not industrial anymore. The only industrial pieces are theirs, Hadley Towing, which has a PRO, and two other industrial pieces. This is not an area of the City that they're really encouraging industrial. It belongs in other areas of the city. From an overall public benefit, less traffic, less police and fire calls, satisfies the Master Plan for affordable housing. With respect to adjacency, he said Mr. Tim Loughrin's will speak about that. The buffer between their northern aspect and these two industrial pieces is very significant. It will be an 8'-10' berm, a double row of evergreens, deciduous trees on the slope, 8' vinyl fence and a road in between these quarter units. The adjacency to the south with the adjacency to Villas at Stonebrook, it's a football field away from these houses. Pointing to a slide called "Neighbor Buffer," he pointed out distances of 283', 338' and 330'. He said he appreciates the gentleman who basically said it's great for the city and the developer to work together. He said they have been trying to do that. They've agreed to 60 acres of leaving the existing trees there with a significant buffer in that area.

In closing, Mr. Landry said whether this site is developed industrial or residential is not going to matter from a wetland standpoint. It's going to be the same. It's not this project that's going to affect the wetland. The other thing about the woodlands, they often hear when a developer comes in, creates a residential development, cuts down trees, and people move in. Then, when the people next door come in, the people from the first project say, "Please don't let them cut down trees." He said they love the view shed and trees are wonderful, but he did some research. When the Villas of Stonebrook was built, they filled in 0.64 acres of wetland. They're only filling in 0.53. When the Villas at Stonebrook went in, they cut down 55% of the regulated trees or 197 trees. They did it within the ordinance. They did it right. They followed the ordinance. They mitigated, which is exactly what they're proposing to do. They're not proposing to step outside the ordinance. There can't be a double standard. If it's ok for one, it's ok for the other. You have to abide by the ordinances for mitigation of wetlands and woodlands, which is exactly what they're doing. He said they were happy to hear Council's comments and to answer any questions.

Tim Loughrin, Robertson Homes, said he was accompanied by Darian Neubecker from Robertson and Jack Flynn as well as their partner, Gary Jonna. Gary is the owner of the property with Whitehall. They had had a really robust conversation with the Planning Commission that he was planning on talking about a little later. He said they've had a lot of conversations with staff and the neighborhood as well. He said he wanted to start with site context. From an overall location, he said it's south of Grand River between Beck Road and Wixom, just west of Providence Hospital. He thinks that's an important note because the hospital is very supportive of what they're doing. They've met with the regional president. They have the senior vice president of development that gave them the letter. In addition, they also have re-upped the easement for access off Providence, and they've agreed to do some maintenance sharing with them as well. It's a symbiotic relationship they have with them in the hope that they can move forward. They have a lot of support for what they're doing. Gary has owned this property for a very long time. He was involved with the Master Plan for Providence Ascension way back when. This piece was always envisioned to be a part of the overall campus. He said you can see it's kind of built out over time. There are still some areas that will be built out, but it's missing a component and that component is residential. There is some senior living there which he thinks is a very good use of that. There really isn't anything for a work and live type of opportunity. The hospital came to them in support of what they're doing and they think this a very good and obvious use of the property. Not to mention, Gary has been trying to market the property for a very long time and there have been no serious industrial offers for that. It's not conducive to a good industrial piece of property. There's hardly any access off Grand River. It's very deep back in the property. He said there are many other properties, even in Novi and the surrounding areas that are much more conducive to what those types of users would want to see. It's just sat there. If they don't move forward, it'll probably just sit there. At the end of the day, as far as progressing along, they think this is a good opportunity to provide attainable housing on a property.

He said, speaking of the Master Plan, there is a process. It takes a long time to get to that position of changing the Master Plan. The timing doesn't always work out. They feel that there are many other uses and many other components of the Master Plan. Mr. Landry spoke about many of them. The Novi Master Plan has many sections where it talks about providing for residents to be able to live, work, stay in your community and this is the opportunity to do that. He is right. They are going to start in the $300,000s. That is well below anything that is out there, anything that is building. The townhomes that you see out there are in the $500,000s. Pulte is starting in the $500,000s. They are building the Sakura Novi development. Those are rentals, but they are very expensive. In fact, somebody could get into these townhomes for sale for less that what somebody would be paying for at Sakura Novi. He said a lot of communities want to see that. He said Council told them they want to see that in the Master Plan, which he thinks is very important. Nobody has come to Gary with anything serious in decades. He thinks the market has spoken on that. Mr. Loughrin said their access would be directly from the Henry Ford health facility directly off Providence Parkway. They have an easement. It's signed in place with them for full access. They would have emergency access off Grand River.

Mr. Loughrin said he spoke about the Master Plan. The zoning is industrial, which they feel is just kind of a bygone conclusion to the property. When the Master Plan has gone

through the process and nobody really focused on this property. He doesn't think it's a location that the City has ever said they need to do something on that property. It wasn't until they started looking at it and understood how it relates to the hospital that they thought it would be a very good use for what they're proposing. It's not something that jumps out unless you study the property. They've done that and they have conveyed that to the staff. As far as the total development area, it's 31 acres. They are proposing RM-2 with a PRO overlay. The RM-2 is not one-size-fits-all. He would argue that the zoning ordinance doesn't really have any residential districts that fit what the market is today, which would be what they considered these townhomes. There are deviations in place. He thinks there are 17. They had 27 on Sakura. He said for all intents and purposes, for 15-16 of them, the staff has concluded that they are supported or they're very close to being able to do that. The other ones, he knows they will. They've worked very closely with staff. You hear 17 deviations; it's really a function of the ordinances themselves. The RM-2 zoning ordinance has things like a 45-degree angle. That does not work with townhomes. It has things like parking can't be on an angle or things like that, prominent on a curve. That's not conducive to this particular site which has a lot of curves. They're trying to save as much wetland as possible. Those deviations that have come up, if you focus on that, it's a lot. If you understand that staff is supportive of most of those, or if you know that the developer believes they can work with them to get through it, it's very negligible. Sakura Novi had 27 deviations.

Mr. Loughrin said there are 161 homes, but this is a very large piece of property. They're saving almost 80% of the site as open space. That's unheard of. They're trying to save as much of the property as they possibly can. There are 6.5 acres of wetland and they're about 0.5 acres. That's because they're trying to focus the development only on the areas that are not wetland and the only impacts really are for the access road to it. They have an existing wetland permit in hand from when Mr. Jonna was working on a previous development idea. That's why they have 1.1 acres of mitigation. They hope to dial that back to meet with the 0.89 so they can reduce some of that mitigation on site. He said almost 25 acres would be saved as open space. They are proposing to have a conservation easement for the 6.5 acres of wetland they're saving.

Mr. Loughrin said the plan type is like Sakura Novi which has the one-car and two-car units. These would all be two-car units and about 1,600 square feet in size, 2-3 bedrooms. He said they have industrial neighbors to the north, which they're mitigating quite a bit. They've got an 8'-10' berm with a double row of evergreen trees on top of that. Not to mention they're also about 75' at a minimum from the property line. They're trying to pull back as much as possible because yes, it's an industrial use. The buyers of that property know it's going to be industrial use. It's going to be in the master deed. They also oriented those buildings to mostly side to the industrial where they had before kind of fronting on that. They've worked with staff and they've been able to shift some things around. He thinks this is much better. They've got 75' of distance, as well as only a few units siding onto it. He mentioned the extensive open space and wetland preservation. Everything in green is open space. There is a lot of open space. Granted, some of it's in wetland. He understands that. Some of it is in the ITC corridor, but the fact that they're just taking this property and clear-cutting it is anything but the truth. They're trying to save as much as they possibly can. Then they have quite a bit of buffer to the existing homes to the south.

They have met a couple of times with the Villas at Stonebrook. Each time, they heard them, they listened to them and they came back with a new proposal. They were able to pull back some of that wetland mitigation, which cleared out some of the trees right up to the property line. Obviously, that did not go over well, and they were able to come back, and in fact, some of them at the meeting said they were so happy that they had done something like that.

Mr. Loughrin said they're proposing Grand River provide only emergency access. That's not a very nice entrance. It's beautiful off Providence Parkway, which is how this whole thing really came to be. They're proposing Grand River be emergency access. It would also double as the public pedestrian way. They would widen that and allow the public to utilize that to get to the ITC pathway. They're also proposing to do a trailhead. They think that's a public benefit that people can utilize that off of Grand River. That would be written in the master deed. They can't say no. Whoever buys this is going to know that's a public access. They'll even give a public access easement for that walkway. He mentioned the only entrance off of Providence. Regarding the wetland area, they have to take out some of the trees for the wetland mitigation. That's a reality. What they're able to do is push that away from the property line to the south as much as possible. EGLE would be happy for them to just do off-site mitigation. He knows that's not Novi's policy, so he's not asking that at this point. That would be another way to save some of those trees there.

Mr. Loughrin said these units would be owner-occupied. Their Sakura project is rental, which is more of a downtown type of mixed-use development. They are proposing these units be for sale. It's come up a couple of times as far as having a price point set in stone. They have a project right now. It's a true affordable project and that has a set price point. That has a lot of incentives layered in on it. They're not asking for any incentives on this project. It's going to be a market-rate development, but what is important is the type of product they're proposing. The type of product is relative. If they were to do something like detached condos here or single family, they would cost $700,000, $800,000 or $900,000. They are building a 1,600-square-foot townhome where they've got their costs dialed in. They build probably more townhomes than anybody in Southeast Michigan. They know the market. They will have a ceiling on what they can charge for these, obviously. He said it's going to be by a natural price ceiling and they believe they'll probably start in the mid-$300,000s, which is a huge value over anything else you can really buy in Novi. That's important to them as the developers and he believes it's important to the city because it's written in the City's Master Plan.

Mr. Loughrin stated that there are a lot of open spaces. They consider this a walkable community. He says you can walk to the north, and you can walk to the south through that public benefit. The ITC pathway is great. He emphasized that this type of project addresses the "missing middle." Novi does not have much of it, especially new housing, that he is aware of. Novi's new housing starts in the $400,000s. They're going to be under that. What's important is the vehicular traffic will not be going through the Villas at Stonebrook. That was a concern with the other project that was recently developed. There is no interaction whatsoever vehicularly between the two developments. Everything is going through Providence. They'll have at least 250' from the southern property line, from the property line to their homes. They feel like they are a very good transitional use

from that residential use to the industrial to the north. If it were residential and he came in and told Council that they wanted to do an industrial project, he'd probably get thrown out on his ear. They're lowering the density, lowering the intensity and preventing a lot of things from coming in that could under the I-1 zoning that he doesn't think the neighbors would like. They feel like they're downzoning the property and reducing the intensity.

Mr. Loughrin said on the northern buffer, the setback is very generous. He doesn't have an easement in place with the industrial neighbors to the north, but they've had discussions about getting a 25' landscape easement, which would allow them to get that 10' berm there. Generally speaking, 8'-10' in height with a double row. He said it's important to mention that they turned those buildings rather than fronting them to the north. He said the buffer to the south was a bone of contention. He said on the left, that kind of lighter green area that says wetland mitigation area, that's what they were proposing to clear so they could mitigate the wetlands that they have to mitigate for their roads coming in. This was based on the existing permit. There's an existing wetland permit that EGLE has on the property. That basically had it going all the way up to the Villas at Stonebrook. He doesn't know if Villas at Stonebrook was developed at the time of that EGLE permit. It's probably around the same time. They recognize that because those homes are close, there's not much of a buffer from the Villas at Stonebrook to their property. It wasn't a good thing to just clear those trees out. They worked with EGLE to say, "Hey, can we move this back under the existing permit and give a 60' clearance?" They did that and they are hoping to get more. He could not confirm that at the meeting. They are working with EGLE to be able to back that up maybe even a little more. Mr. Loughrin showed a slide called "Neighbor Buffer" and said he showed EGLE this at the first neighbor meeting, not to scare them, but because that's what the EGLE plan showed. It showed that if you are looking west, that would be looking at a cross-section of a home in Villas at Stonebrook and one of their homes. He said you can see there is still a great distance from building to building. All that area was going to be cleared out so they could do a wetland mitigation. That did not go well with the neighbors which he completely understands. They came back and said, "We worked with EGLE. We're able to do what's on the bottom here," meaning the new mitigation plan shown on the slide. That's their plan right now, which could keep 60' of that existing, dense vegetation from the property line before they start that wetland mitigation. Th developer also asked EGLE to be able to place trees, which obviously wouldn't be as big as existing ones to begin with, and they have to be special trees in the wetland. He said this is a much better proposal. This is what they came back to, and this is what he talked about. He said some people came up to him and thanked them for being able to work with EGLE on that.

Mr. Loughrin said this shows the neighboring properties to the west where they're not doing any wetland mitigation. It's going to be completely treed. They tried to do as much as they could for those that are affected further to the east, but this shows that not everyone is going to have that wetland mitigation behind their home. Mr. Loughrin said a public benefit would be on Henry Ford's property. He doesn't have an easement for this yet. He said he would hold off on that until Council says that this is what they want there. He said they may not want this. There may be something else that they're not even thinking of. This is what they had proposed. This would be essentially off their property. This is south of where Villas at Stonebrook would be. They would put in a trailhead, kind of a respite area.

This is kind of where those sidewalks converge, where people could have a picnic or they could have a rest before they get started with bike racks, a bike maintenance node and things like that. This is something they would have their HOA maintain, even though it is off site, in perpetuity. That would be part of their agreement with Henry Ford Hospital. They don't have to do this; it's something they think would be a good public benefit that would serve Villas at Stonebrook, Providence Meadows, people that utilize or work at the hospital, etc. They think it's a nice amenity to have. He said he'd love to get Council's comments on that.

Mr. Loughrin said there are a lot of challenges to the existing zoning. There is residential to the south. They feel that residential to residential is a better use for those existing homeowners. They think it orients to Providence Parkway. That's not an industrial use. It needs to be something different. Residential is the missing component. They think they're a logical, mixed-use component to that entire area. Not to mention, there are a lot of natural features on the site, and they think they can provide a lot more of it with the plan that they have. He showed a slide called "Development Highlights and Benefits" and said they talked about the highlights. Mr. Landry read the letter. Mr. Loughrin said he thinks it's a very important part of this. They think it's a public benefit as well. They also think pushing the project back off Providence Parkway gives a really nice look to the community. They also believe Novi has a shortage of attainable housing. They believe the Master Plan when Council says it. They know it. They've seen it. That's something they believe they can provide with this development. He showed a slide called "Development Public Benefits" and said he had already talked about this, so he didn't need to repeat it. He showed a slide showing a By-Right Plan and the Proposal and said they are less than what a By-Right Plan would be as far as impervious surface and traffic. He showed a slide called "Providence Meadows Product Design Example" that showed what the units would look like. He said there were some comments about elevations. He thinks some of the planning commissioners were happy with what they are proposing. It's an iterative process. They will work with staff and Council on the design.

Mr. Loughrin said he wanted to touch on just a couple of things on the comments from the Planning Commission. He talked about the deviations being negligible when you look at them. He heard ranch units from them. Ranch units take up a lot of space, meaning it's a much lower density. They can look at maybe looking at doing a percentage of them if that's something that's important, but they think from an attainable perspective, this is the right product. They talked about the conservation easement. They liked that. They talked about more public benefits. There was some positive feedback for the trailhead. He'd love to hear what Council has to say about that. They heard about the traffic signal. He wanted to be very clear that they are not asking the city for any money to any traffic signal on Grand River. If the county requires a traffic signal, they will work with them. They'll work with anyone that is potentially responsible for that, but they will definitely pay their fair share. They'll work with the county on that. He said it already needs a signal. They are not adding anything that kicks it over. They are not expecting the city to cover anything as far as a traffic signal on Grand River off Providence Parkway. The material and color changes to the elevations came up. It's an iterative process. They're willing to work with the city. He thanked Council and took his seat.

Member Smith said as he was driving over to the meeting, he was thinking about how he has lived in Novi for over 40 years. The population back then was around 25,000. He has seen some development, so he has a perspective on how this is going on. He's been on the other side of the podium talking about preserving some land that ultimately got built on. When he got onto the Council, he realized how hard a job this is, trying to balance the needs of people that own the land, people that live near the land, the needs of the residents through the city. He loves trees. One of the first things he asked about when he came on Council was some of the properties that had trees in Novi that he was interested in potentially buying, which is the only way that you can truly preserve land in a city. If someone else owns it, they can build on it. If the City owns it, they can preserve it. He said that was not on the table at the meeting. He said he hadn't heard anything about anyone being interested in selling the land to the city at a price they can afford. So, he agrees that this would be less impact than I-1 with two extra acres of hard surface and just a large expanse of hard surface running water off. The less hard surface they can have is better. He likes the conservation easements and the pathways. He really likes the idea of a trailhead. He thinks that would be well used by both residents and people who work at or are visiting the Providence hospital area. The concerns he has are issues with the adjacent land. He wants to make sure that they work out a way not to impact their use, the I-2 that's west of this development. He thinks they've done a good job of not impacting their neighbors to the south and he knows they've worked with the residents there and he appreciates that. The traffic light at Grand River is needed, especially for people turning left. He was over there and did an experimental left turn. In the middle of the day, it took five minutes to get out. He's afraid that would be a real danger for people trying to jump through there when there's not really a gap. He said they would need a light or just direct traffic down to the existing light a little bit to the east. He's happy to hear about the attainable housing. He said Novi definitely needs that. When he moved to Novi, he was fresh out of college. He was looking to start a family. They were able to move to Novi. It worries him that that is becoming less possible for people. The Novi schools are what draw people to Novi. If people can't afford to come to Novi, that changes the dynamic of the community considerably, and probably not in a way that any of them would like. Member Smith told the developer to keep it affordable, work on the deviations, and work on the traffic light. He thinks this is not a bad development.

Mayor Pro Tem Casey said she wanted to follow up on the attainable housing. She asked if they're building in the mid-$300,000s what is the type of income level it would take to buy into a property at that price value. Mr. Loughrin said it would typically be around a $2,000 to $2,500 per month mortgage payment. It's typically a family making $80,000-$100,000 per year. She said her math got her to $130,000. She was curious to figure out his calculations because she agrees that housing in the $300,000's is attainable for Novi. She thinks the challenge is they're making it attainable for the first buyer. The minute that property sells, it's no longer going to be attainable for the next person because people will sell at market rate. They might have bought in the $300,000s, but they're likely going to sell much higher than that. You lose that attainability as people sell. Mr. Loughrin said they are pricing it at market rate. They think it's the market rate. It will naturally go up. He said he heard her and he appreciated her comments. He believes they are trying to do it at a market rate with a product that can be at that price point. Mayor Pro Tem said she agrees and she believes that's what her comment is. The first buyer is going to have

attainable housing. As the market changes, they lose their attainability. They will lose that for all the houses, too. She just wanted to point out that the developer is marketing it as attainable housing which it will be for the first buyer, but that will change for subsequent buyers. Mr. Loughrin said it is a 1,600 square- foot home, not a 2,400 square-foot home that will rise in value. It's going to be what it's going to be in that respect. Mayor Pro Tem Casey said she thinks the value will still go up.

Mayor Pro Tem Casey asked if. McBeth is she would talk a little bit about the impact of adding residential abutting industrial. There are two industrial properties to the north and she read in her packet that there's going to be some impact if they approve residential here to those properties. What happens to them if they want to expand or if they sell and someone wants to try to come in and do something different? She asked Ms. McBeth to speak about the impact to those properties. Ms. McBeth said the two properties on the lower left part of the screen are the general industrial and they both have outdoor storage and outdoor uses. When the zoning ordinance talks about when the general industrial abuts residential, there could be some repercussions for future development on the property. At this point, if it's rezoned and those uses are there, they would probably be grandfathered in. It's typically somewhere down the line if they wanted to add onto the building or further expand into the I-2 types of uses, then there could be an issue potentially for future buyers. Mayor Pro Tem Casey asked if that issue would restrict their use. She asked if that issue would mean that they would have to do some sort of additional buffer, even though she agrees the buffer that's going in right now is great, but if the ordinance requires…she asked Ms. McBeth to talk a little bit more about what the impact could be, too. Ms. McBeth said it could restrict the uses there. There are a number of restrictions listed in the ordinance about the I-2. There could also be impacts on the residential if some of the uses that would normally be permitted would go in there. So, a concrete plant or something like that would be a very intense use adjacent to residential. She said the restrictions on the uses would also come into play. Mayor Pro Tem Casey thanked her and said she thinks that's an important factor to consider.

Mayor Pro Tem Casey said when she looks at the plan, she thinks they've done a nice job with the space. Her big concern, and she suspects they'll disagree with this, is what they're going to end up doing is putting residential on an island amongst what they call office (hospital), commercial across the street, industrial next door and commercial down the road. This will be the only piece of residential in the stretch of Grand River and she's not sure that is something she is interested in seeing. Mr. Loughrin said there is residential to the south of them. That was industrial and in fact, that limited their property when that was rezoned residential. In addition, the underlying land use plan for those I-2 properties is just industrial, not general industrial. I-2 is not even allowed with that under the land use plan for the properties to the north. He hears what she's saying and they felt the same way when they looked at the property. He would argue that Sakura Novi doesn't have any residential around it either, but it works because it's part of a mixed-use campus master plan. This is exactly what they're going for here. This is part of Providence. It's not part of Grand River. In fact, there is no access to Grand River. He would agree with her 100% that it doesn't fit along Grand River. That's not what they're speaking to. They're speaking to Providence Parkway, which, when you look at it from that lens, as being part of the hospital, it works and functions. That's not just him saying that; the hospital is saying it, too.

They do have residential in the area as well, it's not just this piece. He said he appreciated her comments and he realizes he may not win her over on that, but they feel very strongly that this is part of the campus and the missing component is residential. The Rose Complex didn't have any residential around it either, but it made sense because it was part of that overall Providence campus. They're doing the same thing. Mayor Pro Tem Casey said she didn't think he'll persuade her on this and they'll just have to agree to disagree. She said, at this point, she will not likely support this rezoning. She said if Council had intended for it to be anything other as they were going through the Master Plan, which they did last year, that would have been a conversation and a decision that was made if that was even a thought that this could possibly become something part of Providence. If that had been part of what Providence had always intended, then she's not sure why it was never rezoned at that time. She said, just being very direct with him, she is not likely to support the rezoning. Mr. Loughrin said they were late to the party and he understands that, but he doesn't know if anyone was focusing on this. There are so many other areas that Council focused on in the Master Plan.

Member Martinez thanked the applicant and their team for being there. He understands how much work goes into putting a presentation like this together. He hopes they take the comments they hear at the meeting constructively. He thinks they will probably see this again at some point in time, but he agrees with Mayor Pro Tem Casey that he doesn't think he would be in a position to support this. He had a question for City Attorney Schultz. He said Mr. Landers started talking about double standards and how things can be viewed in that sense. If the City Council gets into the habit of doing these, for lack of a better term, deviations from the Master Plan, and Council gives them away, and keeps doing it and doing it, then they finally hit one where they don't give it, does that open Council up for legal exposure on the basis of potentially someone bringing a claim that they're being arbitrary in their decision-making? City Attorney Schultz said that is probably a very detailed legal opinion that he's not typically going to give at an open meeting like this. As a general rule, the Master Plan is a guide that the City's zoning decisions are supposed to be based on. He said there will be deviations because it's a plan, not a regulation. The zoning ordinance and the zoning map are the regulatory ordinances, for lack of a better term, and Member Martinez is talking about a plan. He said you'll note when there have been deviations from the Master Plan, there has usually been an explanation as to why it is that they're deviating from the Master Plan and why what they're approving is a reasonable alternative. Deviations happen—the fewer, the better, but they can be defensible. Member Martinez thanked City Attorney Schultz and said he thinks that if they had intended for this to be a residential parcel, it would have been reflected as a residential parcel when they did their Master Plan. The ink is still wet on the Master Plan, in his view, and if they had intended for that, it would be reflected, and it wouldn't come before them. It would be compliant with the Master Plan and then it would be able to happen. In terms of offering feedback about this development having public benefits, Member Martinez said he thinks they've gotten into the habit of seeing gazebos and benches and things come up as public benefits on these projects, but as he drives around the city, he sees that these structures are empty most of the time. He doesn't see them being used. He doesn't see people convening as they hear they're going to. It's not really an "if we build it, they will come" situation. He has some concerns about that. If there's going to be something that comes to them as a public benefit, that would be

potentially something he would consider. He said he also has to take a little bit of exception with the traffic study that they were provided because he thinks it has some assumptions in it that may not be true to what the current day is. It claims that this project will have about 2,475 fewer vehicles. He would just like to know what assumption that is. He asked if they're building another Providence Park medical office building or is it more like the Novi Orthopedic office which is just two floors, a smaller footprint, and several of those. He thinks that distinction matters. Mr. Loughrin said he didn't have that answer off the top of his head, but he could grab it if he needed to. It would be a hypothetical medical office-type building, similar to what Mr. Jonna has proposed before. He's not a traffic expert, obviously. They trust their consultants to do that. So, they took the time to go out there and do the work. They basically did a hypothetical, what could be built there, which would be a medical office-type building. Member Martinez said he'd like to see what kind of footprint they were talking about when drawing those assumptions because he thinks that matters based on the kind of offices that they see there. That's truly what I-1 is for. It's for research and development. It's for medical offices. It's for laboratories, things of that sort and he thinks that distinction matters.

Member Martinez said he doesn't want to claim that not a single tree in Novi should ever come down. It's never going to happen. He doesn't think that's realistic, but he understands that this is the approach. A lot of folks in the community have very passionate feelings about that. From where he's sitting, he wants to see it comply with the City's rules. He wants to see it go through the processes and he doesn't want to be asked to change what the outcome of those processes were just 12-13 months later. He struggles with that. The Master Plan is their guiding document for this kind of thing. Member Martinez asked if anyone from Mr. Loughrin's team had participated when they did that. Mr. Loughrin said no. He's had lots of conversations with Barb and Lindsay over the time period of the land use. He was probably on a committee, he couldn't remember off the top of his head. This property wasn't front and center at the time and by the time it was, it takes a lot of years to get to the point where Council got to in 2025. He said they weren't in that position at that time. It's just bad timing. He regrets that. They were part of it; they just didn't have this project in mind at the time. He said they were busy with Sakura. Member Martinez said he understands that, but he wanted to stress the importance of why they have these documents.

Member Martinez said he struggles with the attainable housing claim. He doesn't believe that the land in Novi is the same value as land in Lyon Township. He thinks that it's going to be more. He said when the developer puts a price point on it of $350,000, he wonders if that's really where it's going to end up or if this is a situation where now they've got bidding wars, or they have the market driving the price up past $500,000 to hit that median of what they have. He struggles with that. He thinks staff gave them clarity and guidance on that. They don't really have a whole lot of information on that yet and he would like to see more. Mr. Loughrin asked if he could respond to that. He said if it were five units, he'd agree with Member Martinez 100%. To work through that, it's going to be what the market is for that type of product. There will be a Novi spiff, no doubt about it, which is why they're talking higher than Lyon Township, but he doesn't think they're building this product really anywhere. He said he wasn't trying to compare Novi to anybody else, but they build in communities that are almost as nice as Novi and they're pricing them around $300,000

with this type of product. He thinks that's realistic. He also said, while he was thinking about it, that it was about a 76,000 square-foot either medical, dental, office building or a research and development center. 76,000 is what they used with a site plan that fit.

Member Martinez said this past January, Council set a goal to diversify their tax base beyond residential growth and accelerate high-quality commercial and corporate investment. He views this parcel largely consistent with that potential goal. It's already properly zoned. If it were to change to something non-residential, it would not impact the surrounding areas as much. He thought that goal is what should guide them. The question for him is not whether Novi needs housing generally, he thinks they all know there is a need, but he thinks it's a question of whether this is the right project at the right place under the right standard, consistent with the plan that was just adopted. Member Martinez said he'd like to see what they could come back with to try to touch on some of this. If he had to decide that day, he doesn't think this would be a project he would support rezoning.

Member Heintz agreed with Members Smith and Martinez saying that he likes trees, and he understands the challenges of this role of trying to balance the needs of the community with the structure and the information they have presented in front of them. He appreciated the price point that had been discussed. He asked Mr. Loughrin to pull the slide with the map up again. He said he was generally curious about the price point of the mid-$300,000s. He asked if that would be for the units that would be more on the interior or roadside, basically, any of the units that would not be adjacent to the wetlands/woodlands. Mr. Loughrin said they're all the same type of unit. They're 1,600 square feet, either a two- or three-bedroom plan. They're all basically the same size and they'll be at the same price point. They will have certain units that will have a premium. That's just how they price them. The end units will be premiums. If it's overlooking a wetland, it'll probably be a little bit of a premium. That's the base price that he's saying would be certainly in the mid-$300,000s. They won't all be the same exact price because some of them have kind of a better location than others on the site. Member Heintz said it's awesome that Mr. Loughrin agrees with that mindset of understanding the general interests and what people are most interested in. Of course, there's that balance of trying to make it an effective development proposal for you guys or trying to make sure it works out. Recognizing too, that people are interested in having that green space viewability.

Member Heintz said Mr. Loughrin mentioned that it's potentially beneficial to be adjacent to the hospital with approximately 2,000 people working there. He asked if there have been any conversations with the Henry Ford Providence Hospital about trying to incentivize, make it practical or provide opportunities for those staff that work there to make it easier for them to live there. Mr. Loughrin clarified if Member Heintz was asking about a discount for hospital employees and Member Heintz said yes. Mr. Loughrin said they have not had those conversations. He said it would probably work out where the hospital employees could have priority access to certain units as they open them up, depending on whatever agreement they have with the hospital. They have not had any conversations about setting up a discount program or anything with the hospital. It certainly is geared toward the hospital. They also think it is geared toward Novi. He thinks Novi needs this in general. Mr. Loughrin said it's in a good setting for that as well. They're trying to make this a Novi development as far as attainable housing goes.

Member Heintz said they are just coming off a recent workshop they had in Novi about a long-term Novi 2050 plan, so that's the mindset he's in. He asked as you have these homes that are price pointed, does it make things more difficult than trying to make sure these homes are built for the future, whether it's being more ready to go with EV chargers, energy efficient windows and insulation, or the whole general mix. Mr. Loughrin said they pride themselves on exceeding all building codes. They typically include wiring for EV chargers. They don't usually put an EV charger in because it depends on what they have. Some communities require them to do that and it's kind of a waste sometimes. They would wire it such that they'd be able to use that for whatever kind of car charger that they would need in the future.

Member Heintz said in terms of the public benefit, it's always a challenge. It's a good problem to have because in that particular neighborhood, you have the ITC trail and the Wildlife Woods Park not too far away. He said there are some nice areas in the nearby vicinity. He's always encouraging additional open spaces, trails and ways for people to connect with nature. He said the developer would want to make sure that the public benefit is different from what is offered nearby. He said he appreciates the opportunity to expand on that whenever it works out.

Member Gurumurthy thanked the applicant for all the effort with the City and everyone. She said she appreciates it when the developer consciously makes the effort to preserve as many wetlands as possible. She also appreciates that they worked with the neighbors, the Villas at Stonebrook, to offer them the maximum that they can do. She said the developer mentioned the base price. She has experienced this where you start with a base price, but then the price goes up as you add things like lighting and better-quality flooring. She asked the developer what the range is from starting to finishing these homes. Mr. Loughrin said yes, they will upgrade. They have a design gallery in their office where buyers can upgrade their cabinets, countertops, flooring, you name it. He said some of the units will certainly get to $400,000 and more. He believes that. He said it's relative to all the other pricing. He said if you look at Pulte at Main Street, where they're starting, that's their base and then people go up from there. They're not dissimilar in that regard. When he's talking about the mid-$300,000s, he's talking about base pricing. Then, they might buy a central unit somewhere with no upgrades, but that's generally rare. They'll usually spend at least $10,000 or $20,000. Member Gurumurthy said she thinks what comes with the base price is key. She said she has experienced this herself, so the base price needs to reflect the quality and all of that. She said she's wary when developers say a base price because it might end up costing the base price plus $100,000 or $150,000. Mr. Loughrin said they do a good job of creating the value, but certainly, there is the opportunity to upgrade. Member Gurumurthy said it's always a struggle.

Member Gurumurthy asked who is going to maintain the public benefit of a trail. Mr. Loughrin said they would create a homeowners' association and everything would be maintained by the HOA, even though it would be off-site. He said if this is what the city wants, they would have an easement with Henry Ford to have the trailhead on their property, and their HOA would be responsible through that easement to maintain it. Member Gurumurthy clarified that it would be the future residents. Mr. Loughrin said yes.

Member Gurumurthy said when she thinks about the Master Plan that they just did last year, they decided to keep the two I-2 parcels and this parcel I-1 as they are. The Master Plan is their guidance. She is concerned about the butting 1-2 parcels that Mayor Pro Tem Casey brought up. She said if they were to rezone it to residential, of course, a set of restrictions would kick in, especially when they sell or expand. There will be some kind of limits that they have, too. She is concerned about future residents living by heavy equipment and the operations. They will have some visual screening with the 8'-10' berm that the developer would install, but things like noise and light, will take quite a bit of effort to overcome. These are the things she is thinking of in terms of future residents and the things they will experience. Overall, she said she is struggling to see how this proposal is going to fit there. Mr. Loughrin said he appreciated her comments and he agreed. Those units will probably be the base units. They would put noise-attenuating glass in them, which is specific. They do that in cases where they are adjacent to more of a noxious type of use like that. He believes the trees will do quite a bit. He believes it's a very small percentage that would be affected by that. They'll try to move back as far as possible. There is a lot of distance to where most of the activities are anyway. They would use noise- attenuating glass and they are open to other concepts that might reduce some of that impact there. They agree with that, but they feel like there's a limited number of them, and they'll know what they're buying into going into it. They'll put as much information in their master deed as possible to ensure they understand what the externalities are. Member Gurumurthy said she appreciates that response, but Council is seeing all this and, of course, the goal comes to her mind as well. She said what they put in and the whole industrial with I-2, she's just not able to see this residential proposal fitting in.

Member Staudt said he sat in on four years' worth of the Master Plan Steering Committee and he never got the impression during those four years and the 15 years prior to that that he was on City Council that the Master Plan is some kind of thing written in Biblical terms that they can never change. His question for Ms. McBeth was why this particular property wasn't identified as something. They talked about mixed use, they talked about high density, multi-family in that general area, just going up to city west. He asked why this area was not identified as a potential use for something other than industrial. He said he finds industrial a completely ridiculous thing to have there. He told Ms. McBeth that she had an opportunity to explain because she was the one who worked with staff to come up with the recommendations. Ms. McBeth thanked Member Staudt for the opportunity. She said the property had been zoned light industrial for some time. The site plan had gone through the process for consideration and approval for office uses. Office uses are a typical kind of use that they would see in a number of industrial districts throughout the city. She said it doesn't have to be some sort of tool and die shop or some sort of assembly place. It can be an office building. In this case, that was their understanding that that was what the property owner intended to do with the property.

Member Staudt asked Mr. Jonna if he wanted to come up and speak to them for a moment. Member Staudt said Mr. Jonna bought this property upwards of 20 years ago and has been paying taxes on that property for 20 years. Mr. Jonna said that was correct. Member Staudt said the original intention during the growth phase of Providence Hospital was for this to be some kind of a medical center. Mr. Jonna said that was correct. Member Staudt said between the time Mr. Jonna bought it and now, Council has never heard from

Mr. Jonna about this property. He said they've always wondered what was expected to go there. He asked Mr. Jonna why he wants to change it to residential now, after 25+ years of ownership. Mr. Jonna said, historically, when they bought the property, at that time, the hospital executive was Mr. Casalou. They thought this was always intended to have access from Providence Parkway and that it might be needed for future growth for the campus. Over the past two decades, the campus has not grown dramatically. They've added beds to the bed tower, but most of the development that has occurred on the property he developed, vis-à-vis the Staybridge Suites, the DaVita Dialysis Center, and the dental center, by the virtue of the ardent support of Henry Ford Health System for this component, is that they really deemed that it is not necessary to accommodate future growth by the support of this project. They've got 30 acres. He said he was instrumental in the Master Plan for the campus, and he was also involved in the land donation that made the single point interchange possible at Beck. He has a long history here. When they did the Master Plan, a lot of things have come to fruition. There's the Rose Senior Living Center. It provides independent living, it provides memory care, it provides assisted living. Also nearby is a step-down kind of facility that allows people to come from hospitals and rehabilitate. He said you're seeing all the little pieces coming together. Once the hospital determined that they've got adequate land for future development, the question became what would be the piece of the puzzle that would complete it. He said as Council can see, they've presented a rather strong letter of support. He is thrilled with this because it is the missing element of this magnificent 205-acre health campus. He said it was never intended to access this property from Grand River. It bears repeating. While he was waiting for the hospital to reach this logical stage, they marketed the development but had no success. It was always intended to be an extension. This is a spur off Providence Parkway and it was always intended to be an annex to the Providence campus. Now there's no use medically, and there's adequate land resource on the campus, this project is the perfect fit. It's Cinderella's slipper, to make it very simple. He said he hoped that shed some light on this for Council. Member Staudt asked Ms. McBeth to come back up. Member Staudt said he knew years ago that the outer beltway of the Providence Park campus was probably not going to be developed for additional hospital-related things. He asked if that was identified in our planning because they clearly knew that they were marketing this product for a medical building with zero luck. He asked if there is not a point where they look at the planning process and say that's probably not a good use for that anymore. Ms. McBeth said she thinks as part of the entire process, it started out with inviting the developers to come in and tell them about what their needs were. That was at the very beginning of the process, and they had that information all along. She doesn't think this one was ever identified as a parcel where there was a wish or a desire to change the use on that property. It wasn't highlighted from a staff standpoint. She doesn't think any of the people that served on the committee with Member Staudt identified it as an important piece to consider at that point. Leaving it the same as it had been, assuming that it would continue to be potentially a medical office use or other type of office use. Member Staudt said in all those years they sat around and talked about potential lots in the City of Novi, they're not perfect at identifying everything that might or should be reconsidered for perhaps different zoning. Ms. McBeth said she thinks the committee was pretty careful about it. She said during those repeated meetings and the discussion that took place, the committee had taken a close look at it. She said there could always be

things that were missed, though. If the committee reconsidered it today, they don't know what they would say, but they do know that they have the adopted plan.

Member Staudt said he found the $300,000 price point to be ludicrous. He said he works directly across the street from Main Street where the condos were told to Council that they were going to cost $500,000 and they're selling for $650,000 now. He said he didn't need any rebuttal to any of this because it's his opinion. He asked how you make sure that doesn't happen. He said you don't create 1,600 square-foot condos. You need to have some that are 1,200 square feet or 1,300 square feet. He said then maybe they wouldn't evolve to $600,000 at that point. He said if they really want a public benefit, they should finish the ITC trail to Grand River Avenue. That would be a real public benefit. He said all this other stuff is just window dressing. He said they should run the ITC Trail down from where it ends all the way to Grand River Avenue. He said that would excite him beyond belief and that it would be more of a game changer than anything else. The last point he wanted to raise is the building that is closest to Grand River Avenue looks completely out of place. It's probably purely to get more units in that dense area, but that building is way outside the scope of the rest of the buildings. Member Staudt said everything else about this, he thinks the developers have done a really good job. He said 300' from another development is unheard of. He said he would go back and think about everything they'd talked about. He said they're either going to continue with what they have and come back to Council which he doesn't think will lead to a very encouraging outcome or they can make some really significant changes and have some people reconsider.

Mayor Fischer asked Mr. Landry to come up to answer a question he had. He asked why the developers would want to rezone to RM-2 instead of RM-1. He explained that he asked that because the comment was made that this is less stringent than what would be allowed under RM-2. Mr. Landry said that's correct. Mayor Fischer said that's the highest density RM allowed. Mr. Landry said he'd have to defer to his client on that. Mayor Fischer said it seems like a little bit of a self-fulfilling prophecy and kind of selfish to set it up that way. He asked the developer to explain that. Mr. Loughrin said yes, he knows they went back and forth with staff, and he said he'd hate to say that he'd like to ask them, but there were some things that they didn't fit quite into the envelope with the RM-1 either. Either way, they are going to have some deviations, and he couldn't remember if it had to do with setbacks or the height of the building.

Mayor Fischer asked Ms. McBeth if she understood the crux of his question. She said yes, she did. Mayor Fischer said by choosing RM-2, you get the most leeway and then it's very easy for someone to say they come in under that. He doesn't understand why they would go that route as opposed to pushing toward RM-1. Ms. McBeth said she understood what he was asking and that Ms. Lindsay Bell would be the best person to answer that question. Ms. Bell said she didn't have the RM-1 standards in front of her, but she was pretty sure it had to do with the density and the max amount you can get because you can't do a deviation from density. Mayor Fischer asked if she ended up going back at some point this week and recalling some of those conversations, he would appreciate her sharing that information with Council. Ms. Bell said she would.

Mayor Fischer asked Ms. Bell about deviations from parking. He said when you talk about townhouse-style units like these, that's the piece that scares him just about the most. He assumes these will all have garages. Ms. Bell said yes, they will. He asked what additional parking there would be for guests. He asked if she had those numbers in front of her. She said she didn't think they had a deviation for parking. She said there is no deviation identified, so the proposal meets the parking requirement. They have a few visitor parking bays. She pointed out where the parking would be located on the map. She said only a few units have enough space to park behind the garages, but there are a few locations where that can happen as well. Mayor Fischer said he noticed there were a couple parking deviations. Ms. Bell said it's probably distance from buildings or parking on the major drives. Mayor Fischer said it's along the major drives and things like that. He said he'll be very keen on paying attention to how the parking ends up moving along in this process because he has had experience with situations where the amount of parking was not sufficient and that's one item that concerns him.

Mayor Fischer said he thinks a lot more work can be done as far as some of the façade and some of the materials that were used. He said he believes they heard from the Planning Commission, so he wouldn't reiterate it, but he strongly believes that. Mayor Fischer said there was another comment from the Planning Commission about ranch-style units. He would definitely be in support on ranch style homes. He would consider that, in and of itself, a public benefit, given that it's something they don't have in the city. He asked when they set up the HOA, will they be putting in any requirements on maximum number of rentals. Mr. Loughrin said they have a set number percentage. Typically, he thinks it's around 40-45%. A lot of that is driven by lending requirements as well. He said they build a lot of these communities, and typically, they don't have that many rentals in their townhome communities. Mayor Fischer said the best way to stop that is to include it in the bylaws. Mayor Fischer said he'll be looking at what is included in the bylaws of the organization. He said everyone knows the City of Novi does not own this land; Mr. Jonna does. That has been established. He has been paying taxes on it. It is industrial zoned and, as Council has talked about, many kinds of uses can go in there without any interception from Council. He said Mr. Landry made that point very well known and most likely, it would be a higher intensity use. Mayor Fischer said some more traffic study information would be nice to see in validating that. He said they always need to keep that in perspective that the City does not own this property. Council truly needs to think about what the right way is to move forward. He said he heard and he echoes some of the comments that had been shared about residential zoning making sense for this property. He said he'd like to put a different spin on this. He said they went through a huge process just to the east of this property to develop a City West ordinance. Council allowed residential in there. In fact, they allowed multi-family residential as part of that which wasn't allowed on Grand River before. They went through not only the Master Plan, but also the process of asking where on Grand River they were interested in additional residential. And that's just on the other side of Providence. He said that is one piece that he'll continue to contemplate. It's one that he struggles with because it might turn that piece into an island of residential. Mayor Fischer said Member Staudt made a good point as far as some of the public benefits. He thinks trail heads are good, but some of the other items turn into token things that have just become unexciting at this point. He thinks staff made some good

recommendations as far as looking at the Active Mobility Plan and incorporating some of those.

Member Staudt said this is not the Villas against the developers. The Villas have their own interests, and Council has to recognize that, but this isn't about The Villas. He said there were some people in attendance that live in The Villas, but this isn't the developer against The Villas. This is the developer proving their point to the City. They don't have to prove it to The Villas. The Villas aren't the enemy. They have their own opinions and during the developer's presentation, he heard too many comments about The Villas. The Villas was a good development. It was very difficult. They worked their butts off to get it done. He said the developer wants to be like that, not the other way around. Mr. Loughrin said that was a fair point. He thanked Member Staudt.

Council paused for a break at 9:06 p.m. and reconvened at 9:12 p.m.

5. Consideration of approval to award a construction contract to CSM Mechanical for the Bellagio Sanitary Lift Station Improvements project for $309,258.

CM 26-05-059 **Moved by Martinez, seconded by Smith: MOTION CARRIED 7-0**

Approval to award a construction contract to CSM Mechanical for the Bellagio Sanitary Lift Station Improvements project for $309,258.

Roll call vote on CM 26-05-059 **Yeas: Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith**
Nays: None

6. Consideration of awarding a contract to Robinson Capital for Portfolio Management Services.

City Manager Cardenas said this came before Council at the last Council meeting over at Fox Run. They were able to look back at it and see that it's $40,000 on a $50 million total investment amount, so about eight basis points. He thinks the idea would be that the City would manage or review their performance over the next year and then have FAC take a look at that following the first year and see how they want to move forward. It's a three-year agreement with two optional one-year extensions as it stands right now.

CM 26-05-060 **Moved by Casey, seconded by Martinez: MOTION CARRIED 7-0**

Approval to award a contract to Robinson Capital for Portfolio Management Services for a term of three years beginning July 1, 2026, with an optional two-year extension subject to final review and approval of agreement terms by the City Manager and City Attorney's office.

Mayor Fischer asked City Attorney Schultz what the cancelation or penalty clause is. City Attorney Schultz said it looks like the agreement can be terminated upon 30 days' notice.

Mayor Fischer asked if it could be terminated without a penalty. City Attorney Schultz said it does not appear to have a penalty in it. Mayor Fischer asked what the point of a three-year term structure is. City Attorney Schultz said he's assuming that's what the administration negotiated with the contractor. Mayor Fischer said he fully supports this. He thinks it's a good move as far as not just looking at their investment portfolio, but he understands that the cash flow analysis will also be helping. He said, hopefully, that will end up yielding more money in the investments and thus, more interest income. He said he fully supports this and he appreciates City Manager Cardenas taking it on. That said, he said he'd like to have Robinson come before the FAC in less than one year to update Council on what they've found and provide information on whether they should keep their contract going.

Roll call vote on CM 26-05-060 **Yeas: Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt**
Nays: None

7. Consideration of approval to award the construction contract to Major Construction Group, the low bidder, for the 2026 Neighborhood Sidewalk Program in the amount of $1,104,543.

Member Martinez said to City Manager Cardenas that he knows the City has used Major Construction in the past. He asked what the contractor/subcontractor kind of relationship looked like when they have these kinds of projects. He said he knows they awarded the contract to Major Construction. He asked if Major Construction typically brings in a subcontractor. City Manager Cardenas said that was a great question and he asked Mr. Jeff Herczeg who said no, they usually do not bring in subcontractors.

Mayor Pro Tem Casey said she believes this is the outcome of the automated cool golf cart system that did all the work identifying and going through the sidewalks and doing all this analysis for them. She gave kudos to the administration. She believes it was the Mobility Committee that came up with this idea to get them to this point where they're going to be able to do this kind of work. She thanked them and made a motion.

CM 26-05-061 **Moved by Casey, seconded by Smith: MOTION CARRIED 7-0**

Approval to award the construction contract to Major Construction Group, the low bidder, for the 2026 Neighborhood Sidewalk Program in the amount of $1,104,543.66.

Mayor Fischer said he understands there are 19 subdivisions that will be included. He asked City Manager Cardenas what the plan for Phase 2 will be. City Manager Cardenas deferred to Mr. Jeff Herczeg to elaborate on that. Mr. Herczeg said in this phase, they were attacking all the two inches that they identified which was part of what they talked about in the committee and everything else up to three-quarter inch. They added a couple of alternates to this bid which came in favorable. They'll just continue to go back through and analyze. If all goes well with the contractor, he thinks it's likely that they'll just look at the change order and move on to the next subdivisions. He said they'd like to see

how this part of the program goes first before they talk about that. Mayor Fischer said he was reading this wrong. It gets all the two-inch deflections in the entire city and then greater than three-quarters only in those 19 subdivisions. He was thinking it was just 19. Mr. Herczeg said that was correct, with the caveat that this applies to the two-inch that they have identified from the investigation. There may be two-inch that have popped up between now and then.

Roll call vote on CM 26-05-061 **Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer**
Nays: None

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT: None

COMMITTEE REPORTS:

1. Long-Range Strategic Planning Committee - Mayor Pro Tem Casey

Mayor Pro Tem Casey said she was very pleased to share with her colleagues that their partner, Shockey Consulting, came in last week and did a workshop with their committee, they did a workshop with staff and then they did a workshop with the public. She said it was a fantastic turn-out from the public. She said the two things that came out the clearest to them as part of this workshop were residents' interests in belonging and community, which really came out strongly, which was interesting and then, as they expected, some interest in green space. She said what they did not hear a lot of was traffic or some of the other considerations that they have. The two that came out loudly are worthy of further conversation and will be investigated with the committee. They will have another public workshop in June, and people can keep an eye on the City's website and the City calendar.

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 9:19 P.M.

_____ _____
Cortney Hanson, City Clerk Justin Fischer, Mayor

Date approved: June 8, 2026

_____
Transcribed by Diana Charles,
Customer Service Representative

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Approval of a Resolution Amending the Clerk's Office Fee Schedule effective July 1, 2026.

SUBMITTING DEPARTMENT: Clerk's Office

KEY HIGHLIGHTS:

- Modernizing application fees to reflect cost of service provided for Clerk's Office licenses and permits.

BACKGROUND INFORMATION:

The Clerk's Office is recommending the adoption of an updated fee schedule to reflect current administrative costs and departmental review requirements.

While certain license and permit fees have been adjusted periodically over time, a full evaluation of the schedule has not occurred since 2007. As a result, several fees no longer accurately reflect the staff time, processing requirements, and administrative resources associated with the services provided.

To assist with this review, staff conducted a survey of comparable municipalities and communities to evaluate current fee structures and practices. The survey results demonstrated that some of the City's existing fees are below those charged by peer communities for similar services.

The proposed fee schedule is intended to modernize the Clerk's Office fees and better align them with the actual cost of providing services, including departmental review and administrative processing. Updating the schedule will help ensure consistency, fairness, and improved cost recovery while maintaining reasonable fees for residents and applicants.

Staff recommends adopting the revised fee schedule as presented, with an effective date of July 1, 2026.

RECOMMENDED ACTION:

Approval of a Resolution Amending the Clerk's Office Fee Schedule effective July 1, 2026.

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AMENDING THE CLERK'S OFFICE FEE SCHEDULE EFFECTIVE JULY 1, 2026.

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on June 8, 2026, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT:

ABSENT:

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS, the Clerk's Office provides various services to the public, including the issuance of license, permits, and other administrative services; and

WHEREAS, the City Council has determined that it is appropriate to amend the Clerk's Office fee schedule to recover costs associated with providing such services; and

WHEREAS, the proposed fee schedule has been reviewed and determined to be reasonable and in the best interests of the public and efficient operation of the Clerk's Office;

NOW, THEREFORE, BE IT RESOLVED as follows:

The fee schedule for services provided by the Clerk's Office, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved. The approved fee schedule shall become effective on July 1, 2026.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

_____
Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 8th day of June, 2026, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____
Cortney Hanson, City Clerk
City of Novi

CLERK'S OFFICE FEE SCHEDULE
45175 Ten Mile Road Novi, MI 48375
(248) 347-0456 Phone
(248) 347-0577 Facsimile
www.cityofnovi.org

EXHIBIT A

Auctioneer License	
Application Fee per Event	$~~100~~200

Fireworks	
First Event	$750
Second Event	$1,000

Going out of Business *	
Application Fee	$50
Renewal Fee	$50

Liquor License Class C	
Business Application Fee	$1,000
Applicant Application Fee	$~~210~~500

Massage Business	
New Business Application Fee	$~~250~~500
Annual Business Renewal Fee	$~~50~~250

Non-Commercial Solicitor	
Application Fee per Organization	$~~0~~100

Notary Services	
Required as part of Official City Business	No charge
Novi Resident or Property Owner - First Notary Act	No charge
Subsequent Notary Act/s (Per Notary Act)	$~~0~~10
Non-Resident (Per Notary Act)	$~~0~~10

Outdoor Gathering	
Application Fee (200-499 attendants)	$~~110~~300
Application Fee (500-2,499 attendants)	$~~210~~400
Application Fee (2,500-5,000 attendants)	$~~360~~500
Application Fee (5,000+ attendants)	$~~510~~1,000

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EXHIBIT A

Pawnbroker *	
Application Fee	$~~250~~500

Peddler	
Application Fee	$~~35~~100

Precious Metal and Gem Dealer *	
Application Fee	$50

Refuse Collector	
Application fee per vehicle	$~~125~~200

Secondhand Dealer and Junk Dealer *	
Application Fee	$50

***** *Rate is established and limited by law.*

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Application Fee (2,500-5,000 attendants)	$500
Application Fee (5,000+ attendants)	$1,000

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Precious Metal and Gem Dealer *	
Application Fee	$50

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Application fee per vehicle	$200

Secondhand Dealer and Junk Dealer *	
Application Fee	$50

***** *Rate is established and limited by law.*

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Approval of a Resolution to Amend Community Development Department Review and Permitting Fees per attached schedules effective for permits invoiced beginning July 1, 2026

SUBMITTING DEPARTMENT: Community Development

KEY HIGHLIGHTS:

- Increased permitting, review and inspection fees to reflect cost of service provided by Building and Planning Divisions

BACKGROUND INFORMATION:

The Community Development Department provides a wide variety of services to residents, businesses, and visitors to our community. Fees are collected for many of those services where appropriate including many Planning and Building related functions.

Developers, contractors and DIY homeowners are charged to offset building and trade (Plumbing, Electrical, Heating and Refrigeration) related permit review and inspection costs. These fees are set in a schedule approved by City Council. Commercial and Multi-Family Building Permit values and costs are referenced to Square Foot Construction Costs published and updated by the International Code Council (ICC) and adjusted with construction costs.

The Planning Division fees offset the costs of reviews of project plans and rezoning requests submitted for review under the Zoning, Woodlands, Wetlands, Engineering Design and Construction standards as well as conformance with the Master Plan for Land Use and other related future looking plans.

Fees charged to our customers generally fall into (2) categories. The first of these are pass through for our various consultants including natural features, traffic, façade and some standard permit reviews. These fees are typically adjusted in concert with new or updated contracts. Other fees are directed to the General Fund to offset the costs of City staff, related operations and supporting consultants. A number of Building fees were updated in 2023 while others have not been revised for a number

of years. These have been reviewed in detail and amendment is proposed in the attached strike through Fee Schedules attached.

Efficiencies and Convenience:
The City of Novi offers walk-in service (9) hours a day (5) days a week. Online trade and sign permit application submittals and 24-hour/ 7-day a week construction inspection scheduling are available. Payment for most invoices is available online through credit card or e-check for the convenience of our customers. Confirmation of inspection requests and results are available following field entry of results. Complete permit status and inspections results are also available 24/7 at www.bsaonline.com through the link from the City website. Inspectors have field tablets updated in real time and are available to contractors and permit holders via smart phone voice, text and email. Technology upgrades afford increased efficiencies, transparency and increased levels of service balanced with the flood of new products, construction methods and increasingly detailed construction and building performance standards.

Residential Permit Fees:
These fees are the basic permit cost for new residential 1 and 2 family homes, townhouses and garages. Base permit costs are based on values calculated per square foot of construction area. These values are fixed in the fee schedule. and have not been increased in several years. Proposed values for new work are as follows:

- 1 and 2 family homes and townhouses $131.97/sf
- Garages (private) $53.30/sf
- Finished basements $23.63/sf
- Decks (depending on type) $33.75-52.50/sf

It is important to note that the "values" are for the completed work and include both materials and labor. While the material cost for a homeowner may be significantly less the value of the finished product will be identical exclusive of who provided the labor. Inspection costs to the City will be the same or more for a DIY project compared to that done by a contractor. These fees are proposed to more closely match market conditions referenced in the current ICC cost data tables. Adjustment is also proposed for reviewing larger residential additions and alterations.

Base and Additional Inspection Fees:
These represent the cost for each permit final, reinspection, and additional inspection as well as hourly overtime charges for contractors requesting overtime, evening weekend and holiday inspections. Overtime inspections are subject to staff availability and are proposed to be adjusted to match current contract amounts and minimum call-in time where specified in the contract. The increase also offsets the cost of contractual inspection services where required.

Trade (Heating, Refrigeration, Plumbing and Electrical) Permit Fees:
These fees cover the inspections and support of contractors installing and commissioning these systems. In addition to the basic onsite inspections and documentation there are significant education and support components to this work. Energy Efficiency Code requirements apply to each of these disciplines and

often require coordination with other trades. While our team does not design solutions, we support the contractors in exploration of the potential options to meet the minimum Code requirements.

Permits costs are based on a combination of inspections and quantities of fixtures, circuits, panels, furnaces, etc. Larger projects may require multiple underground, rough or open ceiling inspections as various portions of a building are ready to move to the next stage. While this accommodation requires additional inspection visits, contractors are typically not charged unless work is not ready, habitually incorrect or incomplete. Inspection efforts also include review and approval of system and 3rd party test results, air balance and arc-fault calculations.

Additional Charges for Service:
Also proposed are several fees for services that provide a significant value and draw on resources. These include the following:

- Temporary Certificates of Occupancy: issued when development is incomplete and the structures can be safely occupied.
- Zoning Compliance Permits and Inspection: Issued for structures under the 120 square foot permit threshold in the Building Codes.
- Sign Permit fees have been reconfigured to account for numerous reviews of ever-changing designs and projects canceled without payment.

Proposed Planning and Engineering Site Plan Fees:
The proposed fee increases noted in bold red type in the attached Planning and Engineering Fee Schedule generally reflects the costs for review of Site Plans through the Preliminary and Final approval stages. These fees vary according to the type and size of the project as larger more complicated projects require additional commitment of resources. In some cases, the charges that are shown are based on the estimated construction cost as more equitable than site area. Several new fees are proposed for services that the Planning Department performs on a regular basis at no cost to applicants as noted on the final page of the Planning and Engineering Fee Schedule.

Examples of common services offered by Planning and Engineering staff that are proposed for a fee increase are as follows:

- Preliminary and Final Site Plan Review: Increase from $400 to $600
- Revised Preliminary and Final Site Plan Review: Increase from $250 to $350

Six new fees are proposed for services that are commonly requested or otherwise needed, and are based on the estimated actual costs that the required service entails:

- Pre-Application meetings (18 meetings held in 2025) $300
- Site Plan extension requests (5 requests in 2025) $200
- Façade Review Project Management $100
- Engineering review of Rezoning Requests $350
- Zoning Verification Letters (38 requests in 2025) $100
- Landscape Inspection Fee (beyond 3 inspections) $400

Proposed Minimum Landscape Construction Values:
The standard fees the City bases its landscaping financial guarantees, maintenance guarantees, inspection fees and woodland permits on, are generally based on actual costs. The City last updated two of these costs in 2020. In comparing of the most recent bids received for the City's tree planting contract, it has been noted by the City's Landscape Architect, that the costs for landscaping have gone up significantly. The final page of the attached updated Fee Schedule provides proposed costs that are based on the City's new tree planting contract's lowest bid for trees, shrubs and perennials. The costs for seed, sod and mulch were obtained by surveying several landscape architects and contractors who work in Novi and choosing a figure that is representative and fair.

The new proposed cost for deciduous canopy trees of $500 per tree should also be used for the per-credit cost when a developer or resident chooses to make a deposit to the tree fund for unplanted required credits.

The proposed minimum landscape construction values are used for calculation of Financial Guarantee amounts for incomplete work as well as retainage through the required (2) year warranty period. These values are also used as the basis for determination of Landscape inspection fees and are based on recent tree planting bids as well as a survey of industry professionals. The Street Tree Maintenance line item represents the ongoing cost to the City for maintenance of additional street trees to the City inventory and responsibility.

Please note that the City is currently soliciting proposals to contract landscape review and inspection services and these may require future adjustment to align with the contract costs.

Fire Dept. Permit/Plan Review Fee
The Fire Dept is proposing an increase from $200.00 to $500.00 for labor costs associated with internal Plan Review(s). Typically, the City of Novi will charge an applicant/contractor, a fee of $200.00 for all plan review work. If a plan review/permit is scheduled for a 3rd party consultant review (i.e. new construction), or what the Fire Marshal deems "extensive" review work, then the Fire Marshal will NOT charge the applicant this $200.00 fee. They are required to pay the 3rd party consultant fees directly to them per that private invoice. The Consultant review letter is then a "recommendation notice" and letter for City of Novi staff. The Fire Marshal will still perform a basic review of that letter and still provide final approval memo, however no extra fees are charged/billed.

Under this proposal, this increase to $500.00 is "only" billed when the Fire Marshal reviews and completes the permit plan review "internally". This fee covers all labor & time associated with the review and any/all follow-up with the permit applicant. The Fire Marshals office is then responsible for providing a final approval letter and all associated on-site inspections.

RECOMMENDED ACTION: Approval of a Resolution to Amend Community Development Department Review and Permitting Fees per attached schedules effective for permits invoiced beginning July 1, 2026

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION TO AMEND COMMUNITY DEVELOPMENT REVIEW AND PERMITING FEES PER THE ATTACHED SCHEDULE EFFECTIVE FOR PERMITS INVOICED BEGINNING JULY 1, 2026.

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on June 8, 2026, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT:

ABSENT:

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS the Community Development Department provides Building Code Plan Review and Inspection services for construction within the City of Novi under the Stille-DeRossett-Hale Single State Construction Code Act and Planning Services under the Michigan Planning Enabling Act and Michigan Zoning Enabling Act; and

WHEREAS, the State Construction Code Act, Michigan Planning Enabling Act and Michigan Zoning Enabling Act allow enforcing jurisdictions to collect review and inspection fees for permits and development activities to offset the cost of providing these services; and

WHEREAS, the cost of providing services has increased significantly in the past several years;

NOW, THEREFORE, BE IT RESOLVED as follows: The proposed amended Community Development Department Review and Permitting Fees schedules as attached is hereby approved by City Council and shall be effective for permits invoiced July 1, 2026 and after.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

_____

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 8th day of June, 2026, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____

Cortney Hanson, City Clerk
City of Novi

City of Novi
Community Development
Planning Division Fees

Find Planning Division application forms, including a "Request for Estimated Fees" at
[Forms and Permits - City of Novi]

**Proposed fee changes in red typeface* *5/19/2026*

Anticipated effective date 7/1/2026

ACCESSORY STRUCTURES, ADDITIONS 1000 SQ. FT. OR LESS AND GENERATORS

Necessary reviews are determined at the Pre-Application meeting. Miscellaneous fees can be found on the "Other Fees" Schedule. 15% Administrative fee applies to all invoices.

Preliminary Site Plan

Discipline	Initial Plan Review		Revised Plan Review	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Planning	$250	$300	$250	$300
Engineering	$250	$300	$250	$300

Final Site Plan

Discipline	Initial Plan Review		Revised Plan Review	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Planning	$200	$250	$250	$250
Engineering	$250	$250	$250	$250

COMMERCIAL, INDUSTRIAL, AND OFFICE

Commerical, Industrial, and Office reviews include churches, schools, and all non-residential uses.
Wetland/Woodland Evaluation fees not associated w/ a site plan shall be based on Total Acreage.
Necessary reviews are determined at the Pre-Application meeting. Miscellaneous fees can be found on the "Other Fees" Schedule. 15% Administrative fee applies to all invoices.

Concept Plan - Special Developments, Residential Unit Development (RUD), Planned Rezoning Overlay (PRO), etc.

Discipline	Initial Concept				Revised Concept	
	Base + $/unit			Maximum Fee	Base	
	Current Fee	Proposed Fee			Current Fee	Proposed Fee
Planning	$300	$500	$4	$1,500	$250	$500
Engineering	$300	$500	$2	$1,000	$250	$500

Preliminary Site Plan

Discipline	Initial Preliminary Review						Revised Preliminary Review	
	Base < 5 ac		Base + $/acre over 5		Base + $/acre over 15		Base	
	Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee	Proposed Fee	Current Fee	Proposed Fee
Planning	$400	$600	$400 $40/acre	$600 $40/acre	$800 $30/acre	$800 $30/acre	$250	$350
Engineering	$400	$600	$400 $15/acre	$600 $15/acre	$550 $10/acre	$800 $10/acre	$250	$350

Final Site Plan								
Discipline	Initial Final Review						Revised Final Review	
	Base < 5 ac		Base + $/acre over 5		Base + $/acre over 15		Base	
	Current Fee	**Proposed Fee**	Current Fee	**Proposed Fee**	Current Fee	Proposed Fee	Current Fee	**Proposed Fee**
Planning	$400	**$600**	$400 $40/acre	**$600 $40/acre**	$800 $30/acre	$800 $30/acre	$250	**$350**
	Current Fee		**Proposed Fee**				Current Fee	**Proposed Fee**
Engineering	1.5% of construction cost, min. $450		**1.5% of construction cost, min. $650**				$250	**$350**

MULTIPLE FAMILY AND SINGLE FAMILY RESIDENTIAL

Single Family Residential facades and lot landscaping are reviewed through the Building Division on the Plot Plan Review submittal.

Necessary reviews are determined at the Pre-Application meeting. Miscellaneous fees can be found on the "Other Fees" Schedule. 15% Administrative fee applies to all invoices.

Concept Plan - Special Developments, Residential Unit Development (RUD), Planned Rezoning Overlay (PRO), etc.						
Discipline	Initial Concept				Revised Concept	
	Base + $/unit			Maximum Fee	Base	
	Current Fee	**Proposed Fee**			Current Fee	**Proposed Fee**
Planning	$300	**$500**	$4	$1,500	$250	**$350**
Engineering	$300	**$500**	$2	$1,000	$250	**$350**

Preliminary Site Plan								
Discipline	Initial Preliminary Review						Revised Preliminary Review	
	Base < 20 units		Base + $/unit over 20		Base + $/unit over 50		Base	
	Current Fee	**Proposed Fee**	Current Fee	**Proposed Fee**	Current Fee	**Proposed Fee**	Current Fee	**Proposed Fee**
Planning	$350	**$600**	$300 $6/unit	**$600 $6/unit**	$530 $3/unit	**$600 $3/unit**	$250	**$350**
Engineering	$400	**$600**	$400 $4/unit	**$600 $4/unit**	$520 $2/unit	**$600 $3/unit**	$250	**$350**

Final Site Plan						
Discipline	Initial Final Review				Revised Final Review	
	Base < 50 units		Base + $/unit over 50		Base	
	Current Fee	**Proposed Fee**	Current Fee	**Proposed Fee**	Current Fee	**Proposed Fee**
Planning	$350	**$600**	$530 $3/unit	**$600 $3/unit**	$250	**$350**
	Current Fee		**Proposed Fee**		Current Fee	**Proposed Fee**
Engineering	1.5% of constructin cost, min. $450		**1.5% of constructin cost, min. $600**		$250	**$350**

OTHER REVIEW FEES

Necessary reviews are determined at the Pre-Application meeting. Miscellaneous fees can be found on the "Other Fees" Schedule. 15% Administrative fee applies to all invoices.

RUD Plan Review

Discipline	Initial RUD Review						Revised RUD Review	
	25 Acres or Less	Base + $/acre over 25	70 Acres or Less	Base + $/acre over 70		Maximum	25 Acres or Less	Base + $/acre over 25
	No Proposed Change						Current Fee	**Proposed Fee**
Planning	n/a	n/a	$1,000	$1,000	$4	$2,000	$250	**$350**
Engineering	n/a	n/a	$500	$500	$4	$1,500	$250	**$350**

Phasing Plan Review

Discipline	Initial Phasing Review				Revised Phasing Review		
	2-5 Phases		6-15 Phases	16 plus Phases	2-5 Phases	6-15 Phases	16 plus Phases
	Current Fee	**Proposed Fee**	No Proposed Change	No Proposed Change	Current Fee		**Proposed Fee**
Planning	$300	**$350**	$500	$750	$250		**$350**
Engineering	$300	**$350**	$500	$750	$250		**$350**

Planned Development Option

Discipline	Initial Plan Review				Revised Plan Review			
	50 Acres or Less		Greater than 50 Acres		50 Acres or Less		Greater than 50 Acres	
	Current Fee	**Proposed Fee**	Current Fee	**Proposed Fee**	Current Fee	**Proposed Fee**	Current Fee	**Proposed Fee**
Planning	$500	$500	$800	$800	$250	**$350**	$250	**$350**
Engineering	$100	**$500**	$100	**$800**	$250	**$350**	$250	**$350**

Rezoning

Discipline	Base plus $/acre		Single Family Residential	Multiple Family Residential	Commercial
	Current Fee	**Proposed Fee**	No Proposed Change	No Proposed Change	No Proposed Change
Planning	$1,000	**$1,200**	$5	$15	$20
Engineering	n/a	**$350**	$0	$0	$0

OTHER REVIEW FEES

Landscape Material Values		
	Current	**Proposed**
Deciduous Canopy Tree	$400	**$500**
Street Tree	$400	**$500**
Sub-canopy Ornamental Tree	$375	**$450**
Evergreen	$375	**$500**
Shrub	$50	**$75**
Perennial	$15	**$25**
Lawn Seed / square yard	$3	**$4**
Sod / square yard	$6	**$8**
Mulch / square yard	$35	**$80**
Labor / hour	$50	$50
Transformer	$500	$500
Woodland Replacement Tree	$400	**$500**
Street Tree Maintenance Fee	$25	**$125**
Additional City Services		
Special Land Use Review 2 acres or less	$500	**$800**
Special Land Use Review over 2 acres	$900	**$1,200**
Zoning Text Amendments	$690	**$900**
New Proposed Fees		
	Current Fee	Proposed Fee
Landscape Inspection Fee - beyond 2 inspections, (for both Landscape Final & Maintenanance insp.)	$90	**$400**
Façade Only - Planning Review	n/a	**$100**
Site Plan Extension Request - Planning Commission	n/a	**$200**
Zoning Verification Letter	n/a	**$100**
Planning Review of PRO Agreement	n/a	**$500**
Pre-Application Meeting	n/a	**$300**

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CITY OF NOVI
COMMUNITY DEVELOPMENT DEPARTMENT

Schedule of Permit and Plan Review Fees
Building Division
Effective for Permits invoiced beginning July~~March~~ 1, 2026~~5~~



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BUILDING PERMIT FEES

APPLICATION FEES

A nonrefundable application fee shall accompany each building permit application. This fee shall be as follows:

1. Residential
   a. New Single-Family Residence, Additions, Alterations, Mobile Homes, Repairs & Zoning $40
2. Nonresidential
   a. New Commercial/Industrial & Additions, Other Non-Single Family $40
3. Other
   a. Construction Board of Appeals application fee, each meeting $300
   b. Zoning Boards of Appeals
      i. Single Family Residential (Existing) $220
      ii. Single Family Residential With Violation $275
      iii. Single Family Residential (New) $275
      iv. Multiple/Commercial/Industrial $330
      v. Multiple/Commercial/Industrial With Violation $440
      vi. Sign $330
      vii. Sign With Violation $440
      viii. House Moves $330
      ix. Special Meeting (At Discretion of the Board) $660

CONTRACTOR REGISTRATIONS/LICENSES

1. Residential: Builder or Maintenance & Alterations (duration of license) $15

PLAN REVIEW FEES

1. Residential and Utility plan review (b, c and d per consultant contract, includes 15% administration)
   a. Additions, alterations, & repairs etc. reviews (less than $30,000 value) ..... $~~30~~50
   b. Single family plan reviews, additions and alterations over $30,000 ..... $155
   c. MRC/Structural Review
      i. Initial plan review $189.75
      ii. Additional reviews $132.25
   d. Similar/Dissimilar review
      i. Initial review $166.75
      ii. Additional reviews $109.25
2. Nonresidential
   a. Nonresidential to be computed at .0015 (base fee) X 1.75 of the estimated construction cost. This includes (trade) electrical, mechanical and plumbing plan reviews.
   b. Nonresidential trade plan reviews to be computed at .0015 (base fee) X .25 of the estimated construction cost.
   c. Minor change from original plan review $130
   d. Major change from the original plan review to be computed at .500 of the base fee on the estimated construction cost.
   e. Design build phases (each) $200
   f. Deferred submittal items (each) $200
   g. Rear yard façade review $40.25

PERMIT & INSPECTION FEES ADDRESSES

1. Addresses (each new or reassigned) $15

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BUILDING PERMIT FEES

BUILDING PERMIT VALUATION

The building permit fee shall be based on the total estimated cost of the project as noted or as computed at 95% of the current International Code Council (ICC) Building Valuation Data Report exclusive of site work. The fee shall be based on the building construction valuation as follows:

- Residential, one and two-family = $~~104.46~~131.97 per square foot; Private Garages = $~~41.02~~53.30
- Decks = $~~19.47~~ 33.75per square foot; cedar and composite decks = $~~28.22~~52.5 per square foot
- F~~Unf~~inished basements (all use group) = $~~18.56~~23.63 per square foot ~~and $16.00per square foot for finished basements~~
- For nonresidential shell only buildings at 50% of table cost; New nonresidential building including tenant build out at 95% of table cost.
- New nonresidential interior tenant improvements and mezzanine at 50% of table cost (30% for existing)

Nonresidential (MBC) Permit Cost based on Construction Valuation

a. Under $1,000 ..... $60
b. $1,001 and over $60
Plus $5 for each additional $1,000 or part thereof over $1,001

Residential (MRC) Construction Valuation

c. Under $1,000 ..... $60
d. $1,001 and over $60
Plus $4.50 for each additional $1,000 or part thereof over $1,001

CERTIFICATE OF OCCUPANCY AND TEMPORARY BONDS

Additional bond will be required of the permit holder to insure completion of work and/or correction of violations noted by the Community Development Department.

1. New Single Family Temporary C/O Bond $1,000
2. Temporary Certificate of Occupancy /extension $125

COMPLETION AGREEMENTS (REQUIRED UNDER CHAPTER 26.5)

1. Completion agreement administrative fee (per phase) $950

DIGITAL IMAGING

All projects are required to have the project documents digitally scanned to a CD for record retention. The following is a list that will determine the amount of digital imaging fees to be charged based on the size of the project submitted. These fees will be included in the permit fee calculation for the project. A 15% fee will be added to cover the administrative cost of this task.

1. Minor tenant alteration / residential with a total of twelve 24”x36” architectural sheets or less a flat fee $100
2. Tenant alterations with a total of 13-50 24”x 36” architectural sheets and under 275-8 ½”x11” pages a flat fee $260
3. New nonresidential building with a total of 51-100 24”x36” architectural sheets and under 475 8½”x11” pages a flat fee $400

DEMOLITION

1. Base fee $50
2. Per structure, up to 1,000 square feet of floor area $100
3. Each additional square feet of floor area. ..... $.03
4. Plan Review Fee (min.) $100

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BUILDING PERMIT FEES

MOBILE/PRE-MANUFACTURE HOME

2. Within the MH district, per dwelling unit $180
3. In other districts, the fee shall be the same as the building permit valuation.

LAND IMPROVEMENT (per consultant contract)

2. Review $115
3. Each review for builder-initiated change $115
4. Footing elevation inspection $155.25
5. Additional footing elevation inspection $115
6. Final grade inspection (certification) $155.25
7. Each additional inspection $155.25
8. Minor Land Permit
    a. Review $86.25
    b. Inspection fee $86.25
    c. Additional inspection fee $86.25

RE-INSTATEMENT (Expiration of Permit)
All permits remain valid as long as work is progressing, and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

1. Minimum Fee $50

BASE, ADDITIONAL AND OVERTIME INSPECTION FEES

1. Residential & Nonresidential (per trade, includes fire inspection), each ..... $~~50~~60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection) ..... $~~50~~60
   Special inspection (Change of occupancy) each $180
3. Any other (per trade) ..... $60~~50~~
4. Overtime Fees (Subject to staff availability)
    a. Overtime, Evenings and Saturday (3 hour minimum), per hour $68
    b. Overtime, Sunday & Holidays (3 hour minimum), per hour $92

SIGN PERMITS (Building and Electrical Permits may also be required)~~S~~

Ground, Temporary, Wall, Canopy or Projecting Signs (each)

1. Application and Plan Review (max. 1 resubmittal) $40
2. Permit and Inspection ..... $50~~75~~

TEMPORARY STRUCTURES (Tents, Construction/Sales Trailers, & all other mobile units)

Minimum fee $100

Zoning Compliance Permit (Sheds and structures nor requiring a Building Permit)

Application, review and inspection fee $70

TEMPORARY USE AND FLOOD PLAIN REVIEW/INSPECTION FEES

1. Temporary Special Exception $100
2. Temporary Special Land Use $200
3. Floodplain use permits (per consultant contract, includes admin. fee)
    a. Major flood plain use permit $3,450
    b. Minor flood plain use permit $402.50
    c. Individual residential floodplain use permit $402.50
    d. Bonds
        i. Major flood plain use permit $10,000
        ii. Minor flood plain use permit $2,500

iii. Individual residential floodplain use permit $1,000

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ELECTRICAL FEES

APPLICATION FEE on all permits (non-refundable).....$35

CONTRACTOR REGISTRATION/LICENSES

All contractors shall register their license with the City of Novi before work is commenced. Registration shall be renewed each license year.

1. Electrical and Sign Specialty Contractor (duration of license).....$15

PLAN REVIEW FEES

1. Plan review
    a. Nonresidential to be computed at .0015 (base fee) X 1.75 of the estimated construction cost. This includes (trade) electrical, mechanical and plumbing plan reviews.

SERVICE (Temporary or Permanent)

1. 200 ampere or less – each service.....$12
2. 201 – 600 ampere – each service.....$18
3. 601 – 800 ampere – each service.....$24
4. 801 – 1,200 ampere – each service.....$30
5. Over 1,200 ampere – GFI only.....$58

ELECTRICAL EQUIPMENT

1. Circuits (New, Extended or Altered) - each.....$6
2. Lighting Fixtures—per 25.....$7
3. HVAC
    a. Furnace (unit heater).....$6
    b. Air Conditioner.....$8
    c. Generator.....$8
4. Appliances
    a. Electric heating Units (baseboard).....$5
    b. Power Outlets (range, oven, water heater, dryer, water pump, dishwasher, etc.)-each.....$7
5. Signs
    a. Unit Connections.....$12
    b. Letters.....$15
    c. Neon—each 25 feet.....$20
6. Feeders-Bus Ducts, etc.-- per 50 feet.....$7
7. Energy Retrofit –Temperature Control Equipment.....$50
8. Grounding Electrode.....$10
9. Transformers
    a. 0 to 20 KVP 7 HP.....$8
    b. 21 to 50 KVP & HP.....$12
    c. Over 51 KVP & HP.....$12
10. Smoke Detectors-- per 5.....$6

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ELECTRICAL FEES

RE-INSTATEMENT (Expiration of Permit)
All permits remain valid as long as work is progressing, and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

1. Minimum Fee $50

BASE, ADDITIONAL AND OVERTIME INSPECTIONS FEE
For the purpose of determining conformance with codes:

1. Residential & Nonresidential (per trade, includes fire inspection), each ..... $~~50~~60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection) ..... $~~50~~60
3. Final inspection ..... $~~50~~60
4. Overtime Fees (Subject to staff availability)
    a. Overtime, Evenings and Saturday (3 hour minimum), per hour $68
    b. Overtime, Sunday & Holidays (# hour minimum), per hour $92

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MECHANICAL FEES

APPLICATION FEE on all permits (non-refundable) $35

CONTRACTOR REGISTRATION/LICENSES

1. Heating & Cooling, Water and Sewer Excavator, and/or Commercial Boiler (duration of license) $15

PLAN REVIEW FEES

1. Plan review
   a. Nonresidential to be computed at .0015 (base fee) X 1.75 of the estimated construction cost. This includes (trade) electrical, mechanical and plumbing plan reviews.

HEATING EQUIPMENT/SYSTEMS

1. Residential heating system (includes duct and gas line pipe) $60
   New building only (replacement system should be itemized)
2. Gas/oil burring equipment (furnace, rooftop units) $35
   a. Compressors (split/combination) rooftop units only $35
   b. Gas fired generator $35
3. Residential boiler $35
   Residential boiler must be installed by a licensed boiler installer.
4. Water heater $6
5. Flue/vent damper/chimney liner $6
6. Solid fuel equipment (includes chimney) $35
7. Gas burning fireplace (includes chimney) $35
8. Chimney, factory built-installed separately $30
9. Solar; set of 3 panels (includes piping) $24
10. Gas piping; each opening (new installation/gas pressure test) $6
11. Heat pumps (complete residential) $35
12. Bath and kitchen exhaust ducts $6
13. LP Tanks—A homeowner must own tank to install. If homeowner does not own tank, license mechanical contractor must install tank
    a. Aboveground $48
    b. Underground $48
14. Humidifiers $12
15. Ducts $35 minimum ..... $.15/ ft
16. Heat pumps—nonresidential (pipe not included) $24
17. Air handlers/heat wheels
    a. Under 10,000 CFM $24
    b. Over 10,001 CFM $70
18. Commercial hoods/grease ducts $18
19. Heat recovery units $12
20. V.A.V. boxes $12
21. Unit Heaters $18

PIPING SYSTEMS

1. Process Piping $25 minimum ..... $.06/ ft
2. Gas Piping $25 minimum ..... $.06/ft

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MECHANICAL FEES

REFRIGERATION AND AIR CONDITIONING

1. Air conditioning (including split systems) $35
2. Evaporator coils..... $35
3. Refrigeration (includes split systems) $35
4. Chiller $35
5. Cooling towers $35
6. Compressor $35
7. Ducts $30 minimum ..... $.15/ft

RE-INSTATEMENT (Expiration of Permit)

All permits remain valid as long as work is progressing, and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

1. Minimum Fee.....$50

BASE, ADDITIONAL, AND OVERTIME INSPECTION FEE

For the purpose of determining conformance with codes:

1. Residential & Nonresidential (per trade, includes fire inspection), each .....$~~50~~60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection) .....$~~50~~60
3. Final inspection.....$~~50~~60
4. Any other (per trade).....$60~~50~~
5. Overtime Fees (Subject to staff availability)
    a. Overtime, Evenings and Saturday (3 hour minimum), per hour $68
    b. Overtime, Sunday & Holidays (3 hour minimum), per hour.....$92

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PLUMBING FEES

APPLICATION FEE on all permits (non-refundable).....$35

CONTRACTOR REGISTRATION/LICENSES

1. Water & Sewer Excavator.....$15
2. Plumbing Contractor (duration of license).....$15

PLAN REVIEW FEES

1. Plan review
    a. Nonresidential to be computed at .0015 (base fee) X 1.75 of the estimated construction cost. This includes (trade) electrical, mechanical and plumbing plan reviews.

FIXTURES (each) As follows:

Bath Related

Bathtub	$6
Bidet	$6
Lavatories	$6
Shower Pan	$6
Urinal	$6
Water Closet (toilet)	$6

Kitchen/Bar Related

Disposal	$6
Dishwasher	$6
Grease Trap	$6
Ice Making Machine	$6
Refrigerator	$6
Sink	$6

Business/Medical Related

Bed Pan Washer	$6
Carbonated Beverage Dispenser	$6
Dental Chair	$6
Drinking Fountain	$6
Embalming Table	$6
Emergency Eye Washer	$6
Emergency Shower	$6
Slop Sink	$6
Medical Gas (per opening)	$6

Other Misc. Fixture, Drains, etc.

Acid Drain	$6
Autopsy	$6
Building Drains	$6
Lavatories	$6
Condensate Drain	$6
Floor Drain	$6
Hot Water Tank (Heater)	$6
Laundry Trays	$6
Manholes, Catch Basins	$6
Mobile Home Park Site	$6
Outlet/Connection to Heating System	$6
Outlet/Connection to Make-up Water Tank	$6
Plaster Trap	$6
Pump (Sump, Ejector, Wtr. Drv) (backflow)	$6
Roof Sump/Drains (Conductor)	$6
Sprinkler System (Irrigation)	$6
Starch Trap	$6
Sterilizer	$6
Stub Ups (underground only)	$6
Washing Machine	$6
Water Connected Still	$6
Water Softener/Filtering Equip	$6
Fixtures not listed above	$6

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PLUMBING FEES

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1. Minimum Fee.....$50

BASE, ADDITIONAL AND OVERTIME INSPECTION FEE
For the purpose of determining conformance with codes: 6

1. Residential & Nonresidential (per trade, includes fire inspection), each .....$~~50~~60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection) .....$~~50~~60
3. Final inspection.....$~~50~~60
4. Any other (per trade).....$~~50~~60
5. Overtime Fees (Subject to staff availability)
    a. Overtime, Evenings and Saturday (3 hour minimum), per hour $68
    b. Overtime, Sunday & Holidays (3 hour minimum), per hour $92

WATER SERVICE (Includes any repair work)

1. Less than 2"line.....$6
2. 2"to 6"line..... $30
3. Over 6"line.....$60

SEWERS (Sanitary, Storm, or Combined)

1. Less than 6"line.....$6
2. 6" line and over..... $30

WATER DISTRIBUTION PIPE (SYSTEMS)

1. 3/4"line $6
2. 1" line $12
3. 1¼" line $18
4. 1½"" line $24
5. 2" line $30
6. Over 2" line $35

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FIRE ALARM FEES

APPLICATION FEE on all permits (non-refundable).....$35

CONTRACTOR REGISTRATION/LICENSES

1. Fire Alarm Contractor.....$15

PLAN REVIEW FEES

1. Plan review performed by city employees.....$~~200~~500
2. Additional plan review performed by city employees.....$100

FIRE ALARM SYSTEMS FEES

1. Circuits.....$6 ea
2. Fire alarms – up to 10 devices.....$60
3. Fire alarms – 11 to 20 devices.....$120
4. Fire alarms – over 20 devices.....$6 ea

RE-INSTATEMENT (Expiration of Permit)

All permits remain valid as long as work is progressing, and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

1. Minimum Fee.....$50

BASE, ADDITIONAL, AND OVERTIME INSPECTION FEE

For the purpose of determining conformance with codes:

1.
2. Residential & Nonresidential (per trade, includes fire inspection), each.....$~~50~~60
3. Re-inspection (re-inspection fees to be paid prior to re-inspection).....$~~50~~60
4. Final inspection.....$~~50~~60
5. Any other (per trade).....$~~50~~60
6. Overtime Fees (Subject to staff availability)
   a. Overtime, Evenings and Saturday (3 hour minimum), per hour.....$68
   b. Overtime, Sunday & Holidays (3 hour minimum), per hour.....$92

COMMUNITY DEVELOPMENT DEPARTMENT
45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

FIRE SUPPRESSION FEES

APPLICATION FEE on all permits (non-refundable) $35

CONTRACTOR REGISTRATION/LICENSES

1. Fire Suppression Contractor $15

PLAN REVIEW FEES

1. Plan review performed by city employees ..... $~~200~~500
2. Additional plan review performed by city employees $100

FIRE SUPPRESSION SYSTEMS FEES

1. Fire suppression/protection minimum $25
2. Sprinkler heads (per head) ..... $.85
3. Flushing of pipe inspection ..... $~~50~~60
4. Hydro inspection ..... $~~50~~60
5. Hood/duct systems
   a. Minimum for one (1) $20
   b. Each additional $6
6. Certification fee $12

RE-INSTATEMENT (Expiration of Permit)

All permits remain valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

1. Minimum Fee $50

BASE, ADDITIONAL, AND OVERTIME INSPECTION FEE

For the purpose of determining conformance with codes: (Observable components for Life/Safety issues only)

1. Additional inspection ..... $~~50~~60
2. Re-inspection (re-inspection fees to be paid prior to re-inspection) ..... $~~50~~60
3. Rough inspection ..... $~~50~~60
4. Final inspection ..... $~~50~~60
5. Special/safety inspection/hood system ..... $~~50~~60
6. Overtime Fees (Subject to staff availability)
   a. Overtime, Evenings and Saturday (3 hour minimum), per hour $68
   b. Overtime, Sunday & Holidays (3 hour minimum), per hour $92

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Approval of a Resolution Amending the Fire Department Fee Schedule effective July 1, 2026.

SUBMITTING DEPARTMENT: Public Safety – Fire Department

KEY HIGHLIGHTS:

- Non-emergency services provided not updated since 2010, prompting an evaluation of whether current fees accurately reflect today's service demands
- Proposed fee updates and cost recovery fees would shift the cost of specialized services
- New fee schedule intended to recover unreimbursed costs for non-emergency services

BACKGROUND INFORMATION:

The Novi Fire Department was tasked with taking a closer look at the day-to-day services outside of emergency responses and their budgetary impact. It was identified that some fees for some services provided had not been re-evaluated since 2010. This also yielded discussion on services that are performed daily and whether the existing fees reflect current economic realities. Fees associated with commercial inspection, fire alarm, and suppression plan reviews shift the financial burden of specialized regulatory services from general taxpayers to the property owners and developers who directly benefit from them.

This also presented an opportunity to evaluate unrecovered costs for non-emergency services that were actively diminishing the operational budget. From our internal examinations and discussions, it was determined that introducing new cost-recovery fees would help offset future budgetary shortcomings. A proposed list of fees was developed along with the assistance of city finance personnel.

The proposed list helps capture and reflect the numerous services that the fire department provides daily. The fire department does not currently have a means to bill individuals or businesses and relies upon the City Clerk's Office, Community Development, and Parks, Recreation, and Cultural Services Departments to collect the fees. All these services place a demand on the fire department's staff beyond

responding to emergency calls for service. This fee schedule helps reflect a more accurate depiction of non-emergency services delivered by the Novi Fire Department and their impact.

RECOMMENDED ACTION: Approval of a Resolution Amending the Fire Department Fee Schedule effective July 1, 2026.

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION TO AMEND FIRE DEPARTMENT FEES PER THE ATTACHED SCHEDULE EFFECTIVE BEGINNING JULY 1, 2026.

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on June 8, 2026, at 7:00 o'clock P.M. Prevailing Eastern Time.

Nithy

PRESENT:

ABSENT:

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS the Fire Department provides services beyond that of emergency response, including commercial inspections, fire alarm, and fire suppression plan reviews; and

WHEREAS, the cost of providing services has increased significantly in the past decade, given current economic realities;

WHEREAS, the City Council has determined that it is appropriate to amend the Fire Department fee schedule to recover costs associated with providing such services, shifting the financial burden of specialized regulatory services from general taxpayers to the property owners and developers who directly benefit from them; and

WHEREAS, the proposed fee schedule has been reviewed and determined to be reasonable and in the best interests of the public and efficient operation of the Fire Department;

NOW, THEREFORE, BE IT RESOLVED as follows:

The proposed amended Fire Department Fee schedules, as attached, are hereby approved by the City Council and shall be effective on July 1, 2026.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

_____

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 8th day of June, 2026, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____

Cortney Hanson, City Clerk
City of Novi

Novi Fire Department

2026-2027 Fee Schedule

Fire Inspections Fee		
Annual Fire Inspection Fee	$158.00	New
Biannual Fire Inspections	$158.00	New
Plan Review Fee		
Fire Alarm Plan Review (**Under Community Development Department Fees Schedule**)	$500.00	Increase
Fire Suppression Plan Review (**Under Community Development Department Fees Schedule**)	$500.00	Increase
Fire Suppression System Fee		
Flushing of Pipe Inspection (**Under Communty Devlopment Department Fee Schedule**)	$60.00	Increase
Hydro Inspection Under Building Department Fee Schedule)	$60.00	Increase
Re-Inspection Fee		
Re-Inspections - Re-Inspections from a Volation after Annual/Biannual Inspection	$75.00	New
Re-Inspection for Violation Referral to Fire Marshal for Reinspection	$75.00	New
Hourly Fee		
Per Hour Fee	$80.00	New
Food Truck Inspection Fee		
Food Truck Annual Inspection Fee	$25.00	New
Annual License Fee		
Message/Pawn Broker/Liquor License Fee(**Under the City Clerk's Office Fee Schedule**)		Increase
Individual CPR Fee		
American Heart Association Heartsaver CPR Certification Class for Individual Resident or Non-Resident	$45.00	Increase
American Heart Association Heartsaver CPR Class for businesses (minimum of ten students)	$400.00	Increase
Businesses CPR Fee		
American Heart Associatoin Basic Life Support CPR Certification Class for Individual Resident or Non-Resident	$65.00	Increase
American Heart Association Basic Life Support CPR class for businesses (minimum of ten students)	$600.00	Increase
Car Seat Inspection Fee		
Inspection or re-inspection for resident or non-resident	$35.00	New
Fire Extinguisher Training Fee		
Fire Extinguisher Training for Businesses (minimum of ten students)	$200.00	Increase

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Authorization to Allow Planning Commission to Take Initial Steps Towards Opening Up the City's Master Plan for Land Use in Connection with a Potential Conveyance of Property by the City to the Novi Community School District

SUBMITTING DEPARTMENT: City Manager's Office

KEY HIGHLIGHTS:

- The Novi Community School District is proposing significant improvements to its high school campus and has requested ownership of a City-owned stormwater basin that would be expanded to accommodate additional runoff generated by the project.
- Any transfer of the basin would require easements to ensure the City can continue managing stormwater from its governmental campus and preserve future capacity for potential City campus expansion.
- Before a conveyance can occur, the City may need to amend its Master Plan to remove the basin area from its park designation, a public process that could be completed by early fall 2026 if initiated this summer.
- An agreement and presentation will come before City Council for consideration at their June 22, 2026 meeting.

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 Menka'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.

The City and NCSD are still evaluating the documentation of such a conveyance, both in terms of a purchase agreement and deed, and as to the terms and conditions of an appropriate stormwater easement. NCSD is preparing a presentation to the City Council that will likely be **scheduled for the Council's June 22, 2026, meeting**.

In the meantime, in the event the City Council decides to move forward with a conveyance/easement process, an additional step in that process needs to get under way as quickly as possible. The basin area in question is currently part of the Ella Mae Power Park parcel. Under the Home Rule City Act (HRCA), MCL 117.5(e), a city may not sell property that is required under a master plan as park property without the vote of the people. A conveyance even for nominal consideration would likely be considered under that provision as a sale, and the designation in the City's current Master Plan of the entirety of Ella Mae Power Park, including the basin area as part of the park property, means that it would likely be considered property that is "required" under the Master Plan as park property.

A potential solution to having the matter put to a vote of the people is to **remove the property from any designation as park property in the City's Master Plan**. The City has undertaken a similar removal process with respect to other property conveyances (most recently the multi-parcel "land swap" with NCSD back in 2023). That process would begin at the Planning Commission stage with a public hearing with regard to a new map that does not include the basin property as part of the actual park. There would then be a City Council meeting to discuss distribution of the proposed map amendment, followed by notices sent to other governmental agencies, and then another public hearing to be held at the Planning Commission at least 42 days after the Council approves distribution of the amended map.

NCSD would like to begin construction of its campus improvements as soon as possible. Under the above framework, if the Council authorized the Planning Commission to go ahead and "open up" the Master Plan by scheduling an initial Planning Commission public hearing for July 8, 2026, the process could be completed by early to mid-September.

RECOMMENDED ACTION: Authorize the Planning Commission to take initial steps towards opening up the City's Master Plan for Land Use in connection with a potential conveyance of property by the City to the Novi Community School District.


NOVI
COMMUNITY SCHOOL DISTRICT
April 23, 2026
NHS Activity Center -
2025 NCSD Bond Program

Partnership | NCSD and City of Novi at NHS and Civic Center Site

NCSD has an approved bond issue to build an activity center and is proposing a partnership with the City of Novi (CON) to build the best activity center possible – not just for the district and students, but for the community as a whole.

To do this, the CON and NCSD will need to partner on site issues for the benefit of the Novi community and come to an agreement on the following items:

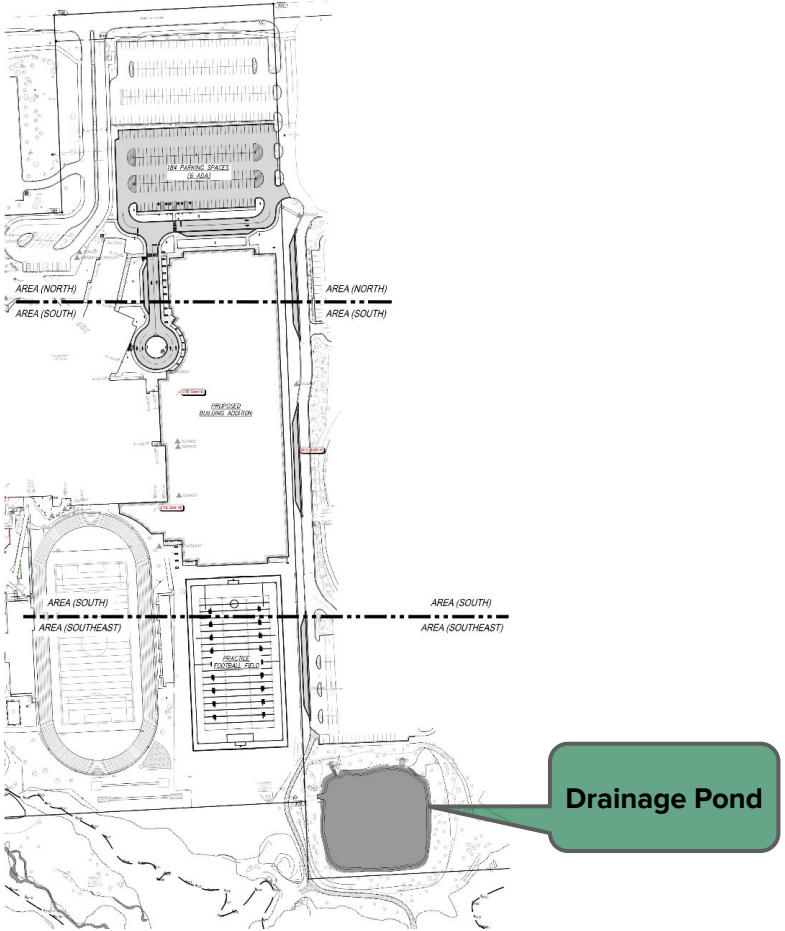
- **Water retention pond ownership/easement, expansion, beautification, and maintenance**
- **Novi Way Road easement to provide access, utility, and maintenance**
- **Novi Activity Center operation and partnership**

Water Retention Pond | Shifting Ownership and Responsibility

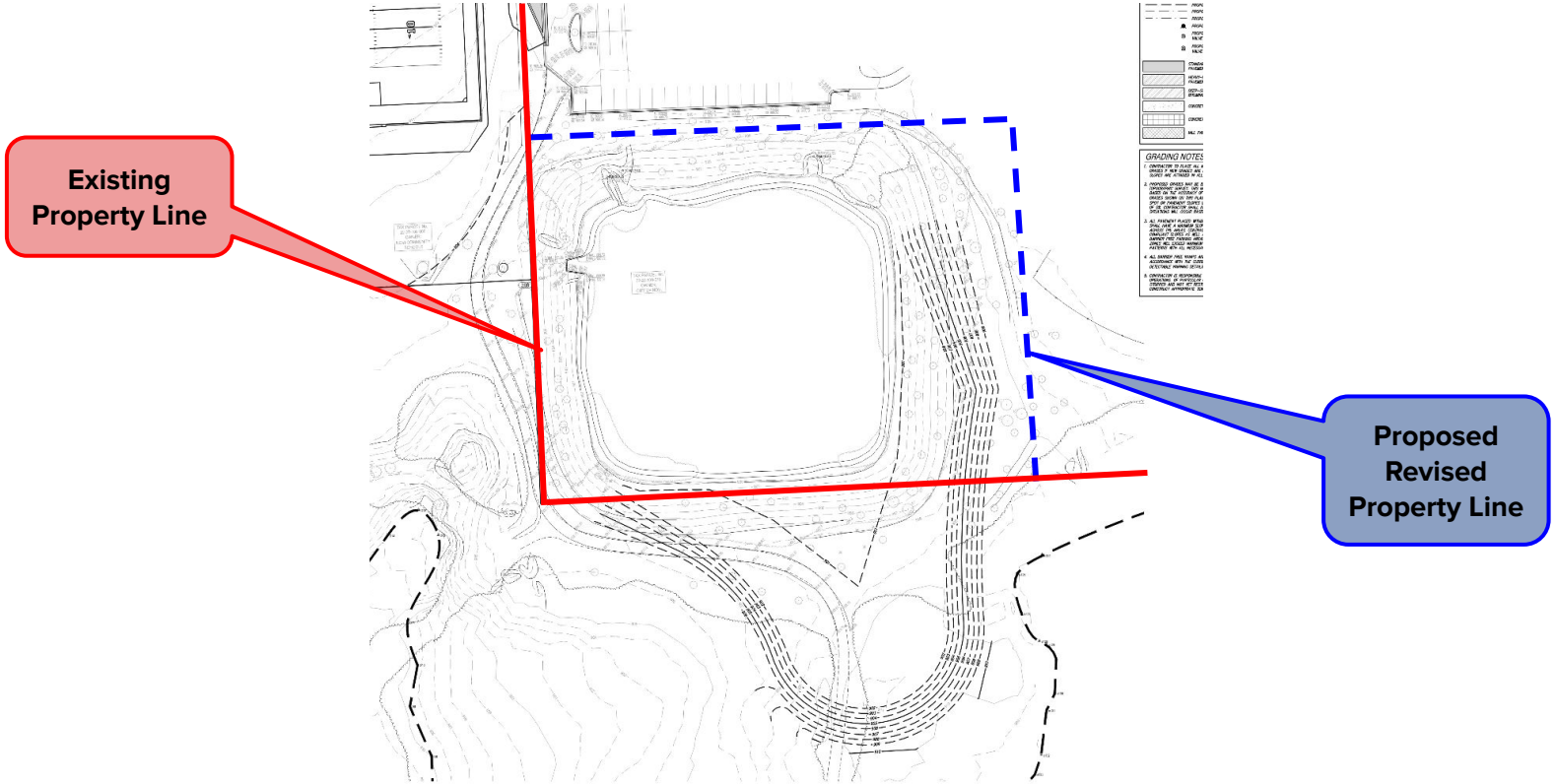
In lieu of building an additional drainage pond, through partnership, we can save taxpayer investment by the CON transferring ownership of an existing small retention pond at the south of the Civic Center property to NCSD. Details include:

- **Retention pond ownership would transfer to NCSD.**
- **CON would gain an easement to utilize the existing pond at both current levels and future levels of need.**
- **NCSD would expand, beautify, and maintain the existing pond.**

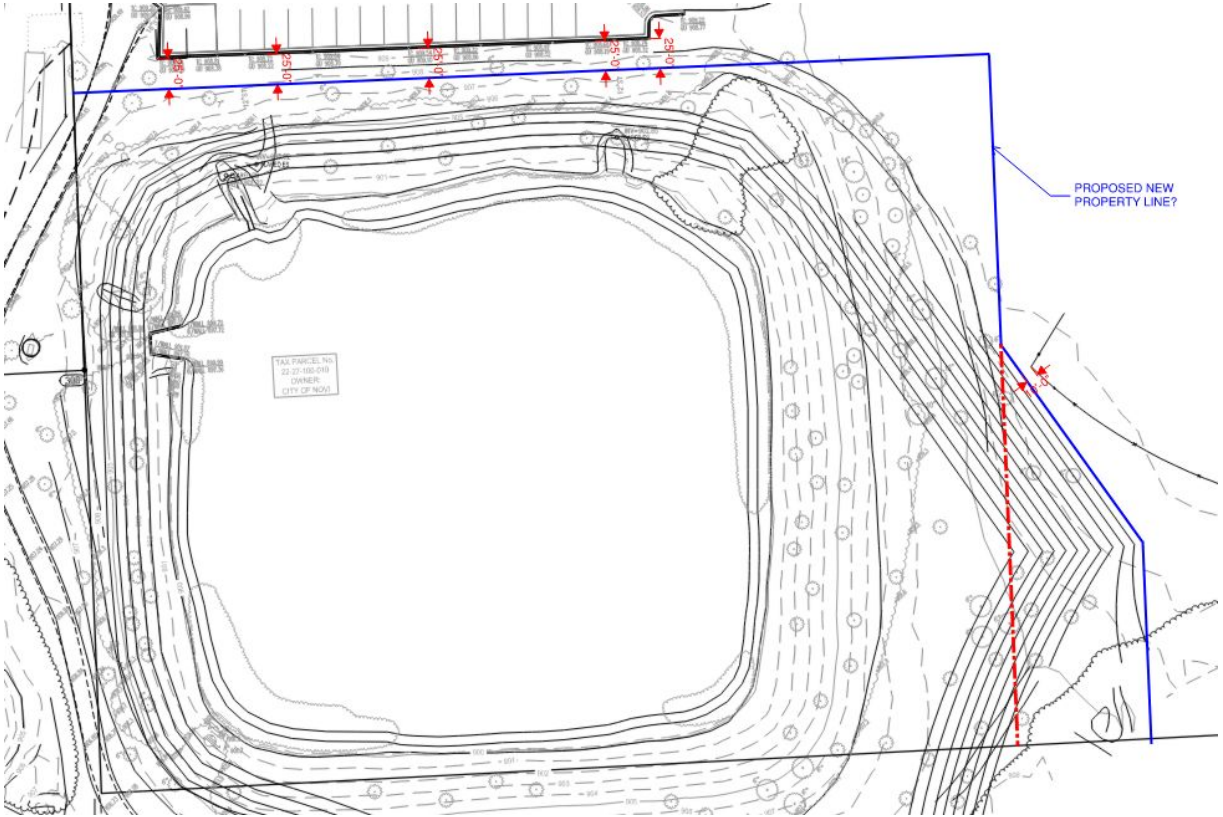
OVERALL PLAN | South Drainage Pond



SOUTH DRAINAGE POND | Proposed Expanded Footprint



SOUTH DRAINAGE POND | New Property Line

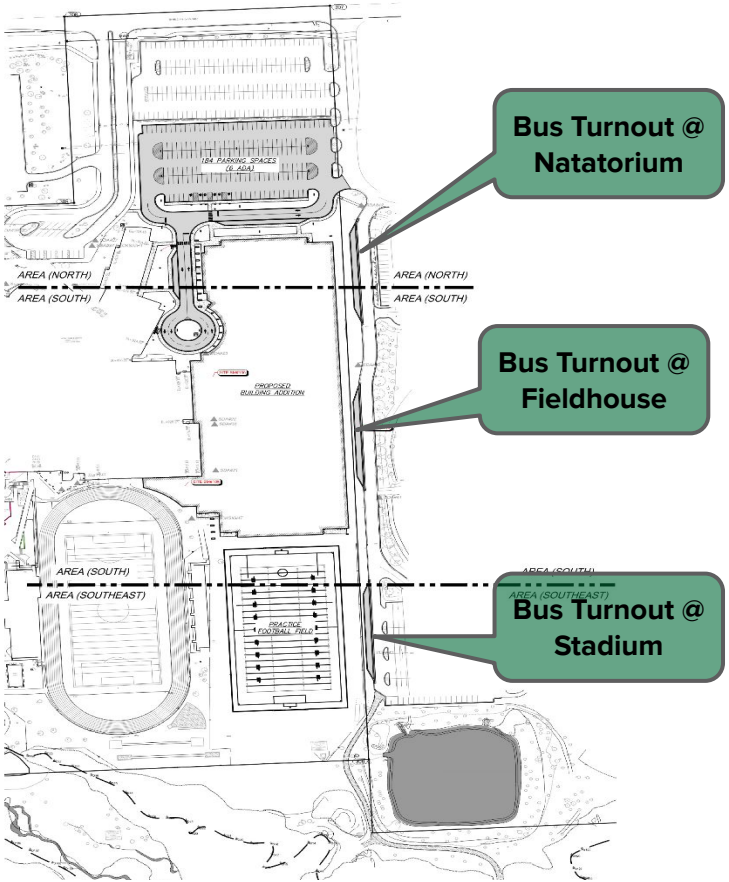


Novi Way | NCSD Gaining Access and Utility Easement

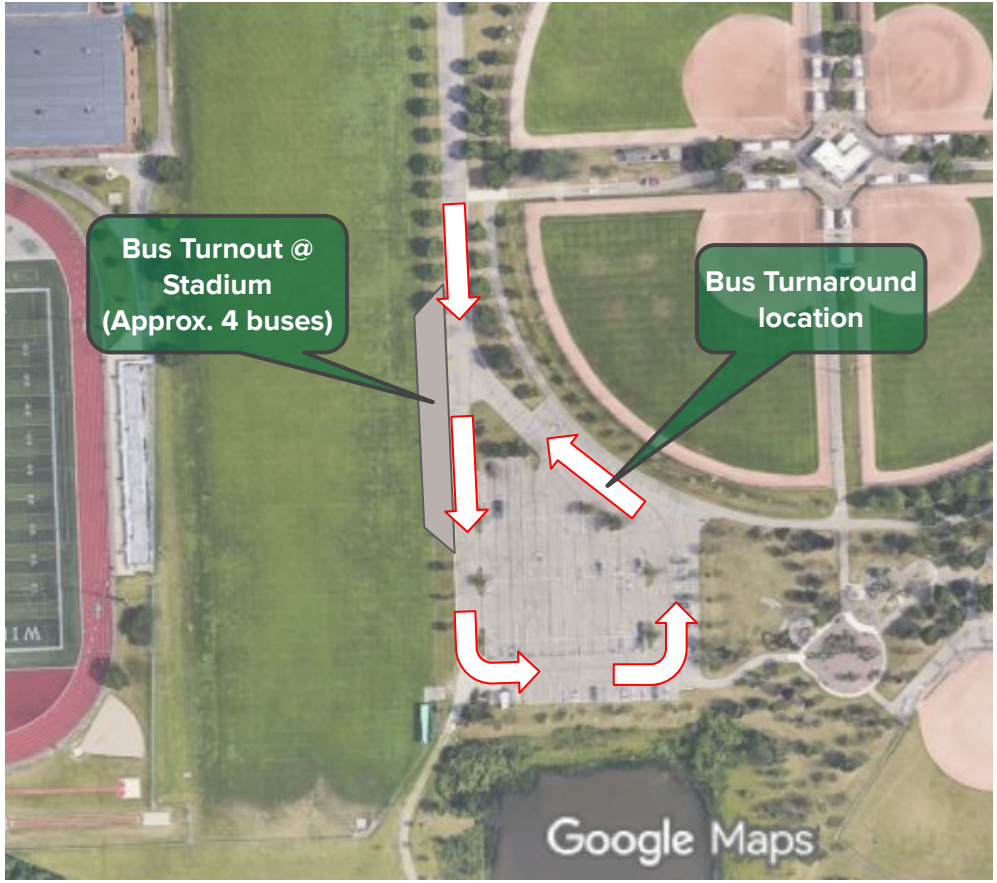
Novi Way will be a critical way residents access the new Novi Activity Center. NCSD would gain an access and utility easement and would also completely update and reconstruct the road. Details include:

- CON would retain ownership of Novi Way, and NCSD would gain an easement for access and utilities.
- NCSD would be installing infrastructure for the Novi Activity Center and rebuilding a new road in the same location within reasonable tolerances to the specifications needed.
- NCSD would maintain Novi Way and keep it a valuable community asset.
- No existing trees on the east side of road would be cut down during this project.

NOVI WAY | Proposed Bus Turnout Locations



NOVI WAY | Proposed Bus Turnaround



Novi Activity Center | Providing for our Kids and our Community

The new Novi Activity Center was a promise to our students and also to our community. This innovative, state of the art activity center will provide our students with facilities to explore their passions and interests while providing recreation opportunities not currently available for residents.

The CON and NCSD are working collaboratively to determine how programming can be run and administered together. Details include:

- **New pool and therapy pool for extensive athletics and parks and recreation activities.**
- **New courts, indoor turf, and track surfaces for community recreation.**

NOVI ACTIVITY CENTER | Conceptual Renderings







Next Steps | Development of Instruments

- **Currently, attorneys for the CON and NCSD are working on agreements that will collaboratively protect the interests of each group and also make this community vision a reality.**
- **Each governing body would take the necessary steps to move forward by the end of June.**
- **Construction could begin in Fall of 2026.**

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Consideration of the GLWA (Great Lakes Water Authority) Member Partner Contract for Legal Services for the 3M and Dupont Public Drinking Water Settlements and the Corresponding Resolution of GLWA Member Partner the City of Novi Authorizing the Execution of the Legal Services Agreement for the 3M and Dupont Public Drinking Water Settlements.

SUBMITTING DEPARTMENT: City Manager's

KEY HIGHLIGHTS:

- Because GLWA did not submit a timely Tier 1 claim in the national PFAS settlement, the City of Novi may have an opportunity as a Tier 2 customer to recover a portion of settlement funds that GLWA otherwise could have received.
- Participation requires PFAS testing of GLWA's source water and submission of a claim by July 31, 2026, with legal services provided on a contingency basis, meaning no cost to the City if no recovery is obtained.
- Any settlement proceeds received by the City of Novi would be unrestricted for public use, but accepting a settlement would permanently resolve all current and future PFAS/PFOA claims against DuPont and 3M.

BACKGROUND INFORMATION:

DuPont and 3M have agreed to settle a class action lawsuit for claims against them relating to PFAS/PFOA that have entered public water systems and have required treatment for removal. 3M and DuPont have provided a settlement fund to pay municipal water systems for any and all PFAS claims that they may have against 3M or DuPont. The City purchases all of its public drinking water from GLWA, which, for purposes of this litigation, is considered a "Tier 1" class member (supplier).

GLWA's wholesale customers—like Novi—are designated as "Tier 2" class members in the settlement documents for this litigation. Typically, the settlement funds in this case would go to the entity that actually treated the water to remove the PFAS—in this case, GLWA as the Tier 1 class member/supplier. **However,** GLWA did not file a timely claim

for recovery as a Tier 1 member. As a result, its wholesale customers may have a right to claim any of the settlement funds GLWA may otherwise have been entitled. GLWA and its counsel, the national firm Stag Luizza, are asserting that they believe such claims by Tier 2 customers will in fact be successful.

GLWA, through Stag Luizza, is making an effort to help its customer communities like Novi to claim the funds that GLWA would otherwise have been entitled to. It is doing this by working with Stag Liuzza, as national counsel for the lawsuit, and local counsel for the communities who choose to take advantage of the opportunity to make a claim to do all the things necessary to make that claim. What that primarily entail is testing GLWA's "source water" for the level of PFAS/PFOA at GLWA's source. This test is required to make a claim. Stag Luizza has a testing company available and ready to do that work. Once that testing is done, filing a claim primarily entails filling out claim-related paperwork and submitting it to the court (as discussed in more detail below).

While it's not yet clear what the City's entitlement might be to recovery as a Tier 2 member or exactly how substantial a settlement amount might be, GLWA and Stag Luizza have indicated that, if received, those funds would be unrestricted and could be used for any public purpose. There is no requirement that funds secured be used in the water fund or be used to conduct further testing or water source improvements. But as the term "settlement" implies, 3M and DuPont would have no further liability to GLWA or Novi.

As often happens in these cases, there is typically also local counsel to work with the national firm in the affected area. Under the proposed documents, Rosati Schultz would be authorized and allowed to act as local counsel for purposes of the claim. The claim would be made on a contingency basis, which means that if no funds are paid to the City, the City will not have to pay any attorneys' fees for the work on the claim (i.e., Stag Luizza would get no fees). If there is a recovery by the City, however, Stag Luizza's attorney's fees would be the typical "one third/33%" of the recovery—except that the settlement documents contemplate that 8% of that amount be deducted from that fee for court settlement administration purposes (leaving a contingent attorney fee of 25% total).

The size of any community's settlement is based on the City actual flow rates for the years 2013 through 2025 combined with the amount of PFAS/PFOA that is found at GLWA's treatment plant intake. In order to obtain a settlement, the source water has to have some PFAS/PFOA contamination. GLWA has agreed to allow its wholesale customers to use testing from its source to participate in the settlement. Again, the settlement would resolve all PFAS/PFOA claims against 3M and DuPont for any PFAS/PFOA contamination now and in the future.

We have confirmed that Novi is included in DuPont and 3M's list of class members. If Novi does not make a claim now, it will lose any opportunity to make a claim against either DuPont or 3M. In order to participate, testing and submittal of a claim will need to be completed by July 1, 2026 and July 31, 2026, respectively. Rosati Schultz would work with City Staff to gather the information needed to submit the claim, and will review any documents needed to finalize the application and claim process,

RECOMMENDED ACTION: Approval of the GLWA (Great Lakes Water Authority) Member Partner Contract for Legal Services for the 3M and Dupont Public Drinking Water Settlements and the Corresponding Resolution of GLWA Member Partner the City of Novi Authorizing the Execution of the Legal Services Agreement for the 3M and Dupont Public Drinking Water Settlements.

A RESOLUTION OF GLWA MEMBER PARTNER

THE CITY OF NOVI

AUTHORIZING THE EXECUTION OF THE LEGAL SERVICES AGREEMENT FOR THE 3M AND DUPONT PUBLIC DRINKING WATER SETTLEMENTS

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on June 8, 2026, at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____and supported by Councilmember _____.

WHEREAS, a civil action and/or claims in Aqueous Film-Forming Foams Litigation MDL No. 2873 ("AFFF") the City of Novi **(**the "City") is committed to delivering clean drinking water to its customers; and

WHEREAS, the City is also committed to taking reasonable steps to recover cost reimbursements that may be available in the 3M and DuPont Public Drinking Water Settlements and to reduce costs to its consumers; and

WHEREAS, STAG LIUZZA, L.L.C., and ROSATI SCHULTZ JOPPICH & AMTSBEUCHLER, PC have put together a team of uniquely qualified and experienced attorneys ("the Firm") who have joined together to assist public entities seeking to recover cost reimbursements that may be available in the 3M and DuPont Public Drinking Water Settlements; and

WHEREAS, the Firm is comprised of experienced attorneys in both in PFAS litigation and in the representation of public entities pursuing legal claims involving cost recovery in the drinking water settlements; and

WHEREAS, the City Council has determined it to be in the City's best interest to enter into the Legal Services Agreement with the Firm and the filing of claims for the 3M and DuPont Public Drinking Water Settlements in the Aqueous Film-Forming Foams Litigation MDL No. 2873 ("AFFF"); and

WHEREAS, the City desires to authorize the execution of the attached Agreement as Exhibit "A"; and

NOW THEREFORE BE IT RESOLVED by the City Council that the Mayor and City Clerk of the City are hereby authorized to execute the Legal Services Agreement with the Firm based upon the terms and conditions set forth herein and, in a manner, substantially similar to the Agreement attached hereto as Exhibit "A."

AYES:

NAYES:

RESOLUTION DECLARED ADOPTED.

_____

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 8th day of June, 2026, and that public office of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____

Cortney Hanson, City Clerk

City of Novi

GLWA MEMBER PARTNER
CONTRACT FOR LEGAL SERVICES FOR THE
3M AND DUPONT PUBLIC DRINKING WATER SETTLEMENTS

The CITY OF NOVI, a Michigan municipal corporation**,** (hereinafter the "Client") hereby retains, STAG LIUZZA, LLC (through attorney Michael G. Stag) and ROSATI, SCHULTZ, JOPPICH, & AMTSBEUCHLER, PC ("ROSATI SCHULTZ") (through attorney Elizabeth Saarela) (hereinafter the "Attorneys") for the purpose of providing legal services related to the filing of claims for the 3M and DuPont Public Drinking Water Settlements in the Aqueous Film-Forming Foams Litigation MDL No. 2873 ("AFFF") (hereinafter the "Client's Claims").

CLIENT DESIGNATES FOR COMMUNICATION PURPOSES THE FOLLOWING:

Water Department: _____ _____ _____
Name Telephone E-mail

Business Matters: _____ _____ _____
Name Telephone E-mail

Client acknowledges and understands that court ordered deadlines and documentation requirements exist for the pending DuPont and 3M settlements. Client agrees to provide the required documentation and assist, sufficient to allow Attorneys time to process and file the settlement claim within the court ordered deadlines. Any failure of Client to comply with the documentation requirements of the settlement may result in forfeiture of the Client's right to recover money from DuPont and 3M settlements.

Client specifically authorizes the Attorneys file settlement claims on the Client's behalf in the AFFF Product Liability Multi-District Litigation 3M and DuPont Public Drinking Water Settlements.

Unless otherwise agreed in writing by Client and Attorneys, Attorneys will not provide legal services with respect to (a) prosecuting or defending any litigation for or against the Client or (b) proceedings before any federal or state administrative or governmental agency, department, or board including, but not limited to, the United States Environmental Protection Agency. Client acknowledges that the Attorneys are not tax, regulatory, or bankruptcy legal experts. If Client wishes to retain Attorneys to provide any legal services not provided under this Agreement for additional compensation, a separate written agreement between Attorneys and Client will be required.

Attorneys are not the attorneys for any officers, agents, employees, attorneys, or consultants of Client regarding this matter, and shall not become so unless the Attorneys specifically agree in the future in writing to undertake such a representation. The Attorneys will confer, as needed, with such persons to perform the services specified in this Agreement, but no attorney-client relationship shall be created with such persons merely because the Attorneys work with and/or request or receive information from any such persons during their representation of the Client.

Client has disclosed all potential adverse parties to the Attorneys, and neither the Attorneys nor the Client perceive any conflict of interest in the Attorneys undertaking this engagement on behalf of the Client. If either the Client or the Attorneys, during the representation, receive information indicating that a potential conflict of interest may develop or exist, the Client and the Attorneys agree to bring such information to the immediate attention of the other, and the Attorneys shall proceed to take such steps as may be appropriate in the circumstances.

1. ATTORNEY FEES AND COMMON BENEFIT ASSESSMENT. As compensation for legal services, Client agrees to pay Attorneys for legal services rendered and to be rendered on account of the Client's Claims (hereinafter "Attorney Fees"). Attorney Fees shall be one-third (1/3) of the Gross Amount Recovered for Client's Claims. For any recovery made, Client understands and agrees that Attorney Fees will be divided as follows: 25% to ROSATI SCHULTZ and 75% to STAG LIUZZA, LLC.

Pursuant to Court order, every AFFF settlement claimant must pay an eight percent (8%) common benefit assessment of the Gross Amount Recovered. As a benefit to Client, said Common Benefit Assessment will be credited against the one-third (1/3) Attorneys 'Fees herein. Therefore, Client will not separately bear or reimburse Attorneys for the Common Benefit Assessment and Attorneys will be paid a net total contingency fee of 25 1/3%.

Attorney Fees shall all be calculated before the deduction of costs and expenses, as set forth in Section 2 herein. **Client shall only pay attorney fees contingent upon a recovery and shall not pay any attorney fees if there is no recovery.**

2. COSTS AND EXPENSES. In addition to paying Attorney Fees, in the event of a successful recovery, the Client agrees to reimburse all costs and expenses, as set forth herein only in the event of a recovery, which shall be deducted from the Client's share of that recovery. Attorneys may advance expenses on behalf of Client, and Client shall not be responsible for incurring or reimbursing any expenses if the amount of recovery is less than the costs incurred. **Client shall only reimburse costs or expenses advanced by Attorneys in the event of a recovery by settlement or judgment.** But in no event will fees exceed the Compensation as set forth in Paragraph 1, above. If no recovery is made, Attorneys shall bear all unreimbursed costs and expenses incurred, and client shall not be liable for any such costs or expenses incurred by Attorneys. Further, if recovery is insufficient to fully reimburse litigation costs, Attorneys shall bear, and Client shall not be liable for, all costs in excess of the amount of recovery. Subject to the foregoing terms, the Client agrees to reimburse the Attorneys' litigation costs and expenses upon receipt of any settlement funds or collected judgment. But in no event will fees exceed the Compensation as set forth in Paragraph 1, above.

The Attorneys shall have the right and authority, without prior approval of the Client, to incur such litigation costs and expenses as may be necessary or advisable in furtherance of Client's Claims. Litigation costs and expenses may include (but are not limited to) the following: filing fees; deposition costs; expert witness fees; transcript costs; witness fees; subpoena costs; sheriff's and service of process fees; trial consultant fees; mock trial costs; shadow jury fees; mediation fees; court costs; trial exhibit costs; copy costs; photographic, electronic or digital evidence production

or presentation; investigation fees; travel expenses; and any other case-specific expenses directly related to the representation undertaken. Additionally, the Client specifically authorizes the Attorneys to charge as recoverable costs such items such as: computer legal research charges (e.g. Westlaw and/or Lexis); long distance telephone expenses; postage charges; Federal Express, UPS, and other delivery service charges; internal photocopying at a rate of $ .30 per page; facsimile costs at a rate of $ .25 per page; and mileage and outside courier charges, all of which must be incurred solely for the purposes of the representation undertaken. Finally, the Client acknowledges that Client will not be charged costs and expenses for any overhead costs of the Attorneys' practice, including office rent; utility costs; charges for local telephone service; office supplies; fixed asset expenses; and ordinary secretarial and staff services. But in no event will fees exceed the Compensation as set forth in Paragraph 1, above.

3. NO GUARANTEE. Client acknowledges that the Attorneys have made no promise or guarantee regarding the outcome of my legal matter. Client acknowledges that Client's Claims may may result in no recovery. Client further acknowledge that the Attorneys shall have the right to cancel this agreement and withdraw from this matter if, in the Attorneys 'professional opinion, the matter does not have merit, the Client does not have a reasonably good possibility of recovery, Client refuses to follow the recommendations of the Attorneys, Client fails to abide by the terms of this agreement, the Client fails to provide requested information or assistance, if the continued representation by Attorney would result in a violation of the Rules of Professional Conduct, or at any other time as permitted under the Rules of Professional Conduct.

4. ELECTRONIC DATA COMMUNICATION AND STORAGE. In the interest of facilitating our services to Client, Attorneys may communicate by facsimile transmission, send data over the internet, store electronic data via computer software applications hosted remotely on the internet, or allow access to data through third-party vendors 'secured portals or clouds. Electronic data that is confidential to Client may be transmitted or stored using these methods. Attorneys may use third-party service providers to store or transmit this data. In using these data communication and storage methods, Attorneys employ measures designed to maintain data security. Attorneys will make reasonable efforts to keep such communications and data access secure in accordance with the Attorneys 'obligations under applicable laws and professional standards. Attorneys also require all Attorneys 'third-party vendors to do the same. However, Client acknowledges that some information transmitted to the Attorneys will be public records, and the Client has no expectation that public records will be confidential. Client acknowledges that Attorneys have no control over the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access, notwithstanding all reasonable security measures employed by us or our third-party vendors, and Client consents to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement.

5. PRIVILEGE. The Client acknowledges that this contract is intended to and does hereby assign, transfer, set over, and deliver unto the Attorneys as its fee for representation of the Client in this matter an interest in the claim(s), the proceeds, or any recovery therefrom under the terms and conditions aforesaid, in accordance with the provisions any state law that applies to this contract.

6. MODIFICATION. It contains the entire and complete understanding between the parties and can only be modified by a written amendment signed by all parties.

7. TERMINATION OF REPRESENTATION. Client acknowledges that Client has the right to terminate the representation upon written notice to that effect. Client acknowledges that Client will be responsible for any contingent attorney fees or related expenses incurred prior to the discharge or termination, based on all the facts and circumstances, including the risk taken by the Attorneys in accepting Client's legal representation on a contingency fee basis. Client agrees to cooperate with Attorneys and to comply with all reasonable requests of Attorneys. Client warrants and represents to the Attorneys that all information Client has provided to, or will in the future provide to, the Attorneys regarding Client's Claim is true and correct to the best of Client's knowledge, information, and belief. The Attorneys have the right to withdraw from this representation after giving reasonable notice. If the Attorneys are discharged or otherwise cease to serve as Client's legal counsel prior to full payment of the settlements, then Attorneys shall receive as compensation for services, and in consideration of the work that Attorneys performed to achieve the settlement amount allocated to Client, the full contingency fee earned or reasonably earned by Attorneys. At the conclusion of this matter, the Attorneys will retain Client's legal files for a period of five (5) years after the Attorneys close their files. At the expiration of the five-year period, the Attorneys may destroy these files unless Client notifies the Attorneys in writing that Client wishes to take possession of the files. The Attorneys reserve the right to charge administrative fees and costs associated with retrieving, copying, and delivering such files. But in no event will fees exceed the Compensation as set forth in Paragraph 1, above.

8. ENTIRE AGREEMENT. The undersigned representative of Client has read this agreement, a copy of which Client has received, in its entirety, and Client agrees to and understands the terms and conditions set forth herein. Client acknowledges that there are no other terms or oral agreements existing between the Attorneys and Client. This agreement may not be amended or modified in any way without the prior written consent of the Attorneys and the Client.

9. AUTHORITY. Client acknowledges having been advised to and given the full opportunity to obtain independent representation in the making of this agreement and voluntarily entering into this agreement after such opportunity. Client representative signing below represents that Client enters into this agreement with proper authorization and approval under state and local law, and that the Client representative is specifically authorized to execute this agreement.

EFFECT OF SIGNING

Client understands that this is a binding legal document. Client further understands that this Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

Date	**JUSTIN FISCHER, MAYOR**
Date	**CORTNEY HANSON, CLERK**
Date	**MICHAEL G. STAG** **FOR STAG LIUZZA, LLC**
Date	**ELIZABETH SAARELA** **FOR ROSATI, SCHULTZ, JOPPICH & AMTSBEUCHLER, PC**

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Approval of the Oakland County Building Officials Association Damage Assessment Mutual Aid Agreement, an inter-governmental agreement between Oakland County communities

SUBMITTING DEPARTMENT: Community Development

KEY HIGHLIGHTS:

- Rapid Damage Assessment in disaster situations is important to receive State and Federal support and assistance
- The City has the option to request or provide resources to partners

BACKGROUND INFORMATION:

Damage assessment is the evaluation of buildings and structures to determine the nature and extent of damage and the cost of repairs that are the result of a disaster or emergency. It is key that this information is provided to Oakland County, the State of Michigan and the Federal Government to receive State or Federal aid. This information must be provided quickly, usually within 48 hours for initial estimates.

The Oakland County Building Officials Association Damage Assessment Mutual Aid Agreement is an agreement between communities in Oakland County. This agreement will allow a community to receive assistance from Damage Assessment Services from other communities during an emergency. Inspectors from other communities who would evaluate the nature and extent of damage to buildings and structures resulting from a disaster or emergency. Depending on the scope and type of disaster a community could either be in need of help or be providing help to another community.

While we hope there is never a need for this type of assistance, preparation is critical. This agreement will allow the City of Novi to provide or receive help in the event of an emergency. It will help the City of Novi and other communities in Oakland County to respond quickly and provide the information necessary to receive State or Federal aid. City of Novi Cert Team members are also trained in Damaged Assessment but would not provide any backup assistance to other counties. It is important to note

that the City of Novi would not be compelled to either request or provide assistance in any situation.

As with other Mutual Aid Agreements, the City of Novi will need a resolution authorizing the Mayor to enter into the Oakland County Building Officials Damage Assessment Mutual Aid Agreement. Legal counsel has reviewed this matter and opines that there is no legal impediment which precludes the City of Novi from executing this agreement.

This resolution effectively replaces the previous resolution of July 2020.

RECOMMENDED ACTION: Approval of Oakland County Building Officials Association Damage Assessment Mutual Aid Agreement and authorization for Mayor and City Clerk to sign on behalf of the City of Novi

INTERLOCAL AGREEMENT BETWEEN

PARTICIPATING LOCAL GOVERNMENT UNITS AS SIGNATORIES TO THIS AGREEMENT

FOR DAMAGE ASSESSMENT MUTUAL AID

THIS DAMAGE ASSESSMENT MUTUAL AID INTERLOCAL AGREEMENT (the "Agreement") is entered into by and between the City of Novi and other participating local government units who sign the Agreement, referred to in this Agreement individually as a "Party" and collectively as "Parties".

RECITALS:

WHEREAS, Damage Assessment Services can be improved by cooperation between political subdivisions during times of public emergency or disaster ("Incidents"); and

WHEREAS, the Michigan Constitution of 1963, Article 7, § 28, and the Urban Cooperation Act of 1967, Act No. 7 of the Public Acts of 1967, Ex. Sess., being MCL 124.501 et seq. (the "Act"), permit a local government unit to exercise jointly with any other local government unit any power, privilege or authority which such local government units share in common and which each might exercise separately; and

WHEREAS, the Parties desire to enter into an interlocal agreement, pursuant to the Act, to receive and provide assistance in evaluating the nature and extent of damage to buildings and structures resulting from a disaster or emergency; and

WHEREAS, each Party has the authority to execute this Agreement pursuant to the approval of its governing body; and

WHEREAS, each Party desires the ability to receive personnel and equipment from another Party for Damage Assessment Services when it does not have adequate resources to perform all needed assessments due to the disaster or emergency, upon the request of another Party; and

WHEREAS, the Michigan Constitution and the people of the State of Michigan have long recognized the value of cooperation by and among the state and its local government units.

NOW, THERFORE, in consideration of the mutual covenants, undertakings, understandings and agreements set forth in this Agreement, it is hereby agreed as follows:

ARTICLE I
DEFINITIONS

Section 1.01. Definitions. The following words and expressions, as used in this Agreement, whenever initially capitalized, whether used in the singular or plural, possessive or non-possessive, either within or without quotation marks, shall be defined and interpreted as follows:

"Association" means the Oakland County Building Officials Association, a Michigan corporation incorporated on September 13, 2024.

a) "Association Board" means the Board of the Oakland County Building Officials Association as established by the Bylaws.

b) "Days" means calendar days.

c) "Building Official" means the person and or business responsible for building code enforcement or a director of the building department.

d) "Building Department" means the operating department of a Party providing Damage Assessment Services.

e) "Inspector" means personnel qualified and trained in providing Damage Assessment Services.

f) "Damage Assessment Services" means the systematic process of using qualified personnel to evaluate the nature and extent of damage to buildings and structures resulting from a disaster or emergency.

g) "Effective Date" means the date on which the Agreement is first filed with the Secretary of the Oakland County Building Officials Association..

h) "Incident" means a public emergency, conflagration, serious threat to public safety or disaster.

i) "Oakland County Emergency Management and Homeland Security Department" means the Oakland County office(s), official(s) or administrator(s) responsible for the activation and implementation of the Emergency Operations Plan for Oakland County and/or the coordination of responses to emergencies arising in the county.

j) "Party" means a local government unit that has signed this Agreement after approval by their legislative body.

k) "State" means the State of Michigan.

ARTICLE II
RESERVATION OF RIGHTS, INSURANCE AND LIABILITY ASSURANCES

Section 2.01. Assurances. Each Party shall comply with all federal, state, and local ordinances, regulations and rules applicable to its activities performed under this Agreement, including but not limited to laws relating to nondiscrimination and conflicts of interest.

Section 2.02. As-is: The Damage Assessment Services provided by a Party are provided "as-is" without any warranty of any kind, to the maximum extent provided by law. The entire risk of using the Damage Assessment Services of another Party shall remain with the Party requesting the assessment.

Section 2.03. No Waiver of Governmental Immunity. No provision of this Agreement is intended, nor shall any provision of this Agreement be construed, as a waiver by any Party of any governmental immunity as provided by Section 9 of the Act or otherwise under law.

Section 2.04. Independent Contractor. The Parties agree that at all times and for all purposes under the terms of this Agreement each Party's relationship to any other Party shall be that of an independent contractor. No liability, right or benefit arising out of any employer/employee relationship, either express or implied, shall arise or accrue to any Party as a result of this Agreement. Personnel dispatched to aid a Party are entitled to receive benefits and/or compensation to which they are otherwise entitled under the Michigan Workers' Disability Compensation Act of 1969, any pension law, or any act of Congress.

Section 2.05. Liability. Each Party will be solely responsible for the acts and omissions of its own employees, and agents, and the costs associated with those acts and the defense of those acts. It is agreed that none of the Parties shall be liable for failure to respond for any reason to any request for Damage Assessment Services or for leaving the scene of an Incident after responding to a request for service.

Section 2.05. Insurance. Each Party shall be responsible for maintaining adequate insurance or self-insurance for its activities under this Agreement.

ARTICLE III
DURATION, WITHDRAWAL, AND TERMINATION OF INTERLOCAL AGREEMENT

Section 3.01. Duration. The existence of the Agreement commences on the Effective Date and continues until terminated in accordance with Section 3.03.

Section 3.02. Withdrawal by a Party. Any Party may withdraw, at any time, from this Agreement for any reason, or for no reason at all, upon thirty (30) days written notice to the other Parties. The withdrawal of any Party shall not terminate or have any effect upon the provisions of this Agreement so long as at least two (2) Parties are committed to this Agreement. Parties withdrawing from the Agreement and subsequently requesting mutual aid for Damage Assessment Services from a Party to this Agreement may be subject to reasonable fees for the response as determined by the responding local government unit.

Section 3.03. Termination. This Agreement shall continue until the Agreement consists of less than two (2) Parties

ARTICLE IV
DAMAGE ASSESSMENT SERVICES

Section 4.01. Requests for Damage Assessment Services. The Building Official, or other official designated by a Party, shall have the right to initiate requests for Damage Assessment Services at such times as deemed to be in the best interests of the Party to do so. Nothing within this Agreement shall prohibit a Party from activating other existing mutual aid agreements.

Section 4.02. Response to Request for Services. Upon a Building Official's receipt of a request from another Party for Damage Assessment Services, the Building Official or his/her designee, shall inform the requesting Party of its ability to respond to the request. The request shall describe in detail the requested Damage Assessment Services including location(s) and assessment(s) needed and if costs for the response will be reimbursed, how the reimbursement amount will be determined as provided in Section 6.01. If the Party receiving a request has available personnel and resources, their Building Official may commit personnel to the requesting Party. A Party providing Damage Assessment Services to another Party shall have the right to maintain the operational capability of their own jurisdiction. An authorized representative of the Party which chooses not to provide requested assistance under this Agreement shall immediately notify the requesting Party if it is unable to provide the requested assistance. The final decision on whether to provide assistance rests solely with the Party receiving a request for assistance. A Party responding to a request for Damage Assessment Services shall not be required to maintain personnel within the boundaries of the requesting Party for a period longer than is necessary to provide a damage assessment or until such time the assisting Party needs its resources to maintain the operational capacity of its own jurisdiction.

Section 4.03. Dispute Resolution Regarding Mutual Aid Requests. In the interest of fostering a fair and sustainable mutual aid arrangement between the Parties, the following method of dispute resolution shall be available to the Parties if they wish to use this resolution method. If a Party believes its resources have been requested by another Party on multiple occasions in abuse of the intent of this Agreement, or if a Party believes the refusal of another party to respond to a request for assistance was unreasonable, it may request the other Party to participate in a review of the dispute by the Board of the Oakland County Building Official's Association for resolution.

Without waiving the rights, powers, privileges and authority of each Party to address issues at the direction and discretion of their governing body, upon receipt of a request for resolution of a dispute, the Oakland County Building Official's Association Board, shall appoint a panel of three (3) Association Board members to investigate the dispute and recommend a resolution. For purposes of considering such dispute, the Association representatives of the Parties involved in the dispute shall not participate in and shall abstain from any vote concerning the dispute, but shall be given an opportunity to submit statements and information to the Association Board for its consideration. The determination of the Association Board shall not be at the same meeting at which the panel's recommendation concerning the dispute is first discussed. The Parties involved in the dispute may agree to be bound by the recommendation of the Association Board.

Section 4.04. Other Agreements. This Agreement shall not preclude, supersede or negate the activation or the fulfillment of the terms of any local, regional or state mutual aid or reciprocal aid compacts or agreements.

ARTICLE V
ADMISSION AND REMOVAL OF PARTIES

Section 5.01. Admission. A local government unit may become a new Party to this Agreement after its Effective date upon approval of its legislative body and executing the Agreement. The Building Official for the new Party shall provide a copy of the executed Agreement to the secretary of the Oakland County Building Officials Association.

Section 5.02. Removal. A Party may be removed for cause from participation in this Agreement upon a vote of two-thirds of the Building Officials of the Parties. If removed from participation in this Agreement, a local government unit shall not be entitled to receive Damage Assessment Services subject to the terms of this Agreement.

Section 5.03. Active Members. The Parties designate the secretary of the Oakland County Building Officials Association to maintain a current list of Parties on the Oakland County Building Officials Association website and to maintain copies of the signed Agreements.

ARTICLE VI
DAMAGE ASSESSMENT COSTS

Section 6.01. Damage Assessment Costs. To the extent practical, any when requesting Damage Assessment Services, the requesting and responding Parties shall discuss and agree upon whether the responding Party will receive reimbursement and how the amount of reimbursement will be determined. A Party may not receive reimbursement for the same costs from both the requesting party and Oakland County, the State of Michigan or FEMA, should federal, state or county funds become available.

ARTICLE VII
MISCELLANEOUS

Section 7.01. Entire Agreement. This Agreement sets forth the entire agreement between the Parties. The language of this Agreement shall be construed as a whole according to its fair meaning and not construed strictly for or against any Party. The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement.

Section 7.02. Severability of Provisions. If a Court of competent jurisdiction finds any provision of this Agreement invalid or unenforceable, then that provision shall be deemed severed from this Agreement. The remainder of this Agreement shall remain in full force.

Section 7.03. Governing Law/Consent to Jurisdiction and Venue. This Agreement is made and entered into in the State of Michigan and shall in all respects be interpreted, enforced and governed under the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret or decide any claim arising under this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan or as otherwise dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the court set forth above.

Section 7.04. Captions. The captions, headings, and titles in this Agreement are intended for the convenience of the reader and not intended to have any substantive meaning and are not to be interpreted

as part of this Agreement.

Section 7.05. Terminology. All terms and words used in this Agreement, regardless of the numbers or gender in which they are used, are deemed to include any other number and any other gender as the context may require.

Section 7.06. Recitals. The Recitals shall be considered an integral part of this Agreement.

Section 7.07. Amendment. The Agreement may be amended upon approval of a written amendment by the governing bodies of all Parties. An amendment to remove a Party shall not require approval of the governing body of the Party being removed. Amendments to this Agreement shall be filed with the secretary of the Oakland County Building Officials Association.

Section 7.08. Compliance with Law. The Parties shall comply with all federal and State laws, rules, regulations, and orders applicable to this Agreement.

Section 7.09. No Third- Party Beneficiaries. Except as expressly provided herein, this Agreement does not create, by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, right of indemnification (i.e., contractual, legal, equitable, or by implication) right of subrogation as to any Party's rights in this Agreement, or any other right kind in favor of any individual or legal entity.

Section 7.10. Counterpart Signatures. This Agreement may be signed in counterpart. The counterparts taken together shall constitute one (1) Agreement.

Section 7.11. Permits and Licenses. Each Party shall be responsible for obtaining and maintaining, throughout the term of this Agreement, all licenses, permits, certificates, and governmental authorizations for its employees/and/or agents necessary to perform all its obligations under this Agreement. Upon request, a Party shall furnish copies of any permit, license, certificate or governmental authorization to the requesting party.

Section 7.12. No Implied Waiver. Absent a written waiver, no fact, failure, or delay by a party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by either Party shall subsequently affect its right to require strict performance of this Agreement.

Section 7.13. Notices. Notices given under this Agreement shall be in writing and shall be personally delivered, sent by express delivery service, certified mail, or first class U.S. mail postage prepaid to the clerk of the participating local government unit.

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

WITNESSES:

_____
[insert name]

By: _____
[insert name]

Its: Mayor/ Township Supervisor/Chief Administrative Officer

DATE: _____

_____
[insert name]

By: _____
[insert name]

Its: City/Township Clerk

DATE: _____

Approved:

_____

_____
[insert name], Building Official
(Approved as to substance)

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Acceptance of a highway easement and drainage easement from the property owners of 26270 Beck Road, parcel 50-22-16-300-006, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of $22,428.60.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A highway easement and drainage easement are needed for the property to complete the planned Beck Road Reconstruction and Widening project.
- Staff must follow MDOT real estate guidelines when using federal funds.

FINANCIAL IMPACT

	FY 2025/26
EXPENDITURE REQUIRED	**$ 13,944.00 Drainage Easement** **$ 8,484.60 Highway Easement** **$ 22,428.60 Total Easement Amount**
BUDGET **Major Street Fund 202-449.20-975.226**	**$ 669,458.00**
APPROPRIATION REQUIRED	**$ 0**
FUND BALANCE IMPACT	**$ 0**

BACKGROUND INFORMATION:

Beck Road reconstruction and widening between 11 Mile Road and Grand River Avenue recently started construction. At 26270 Beck Road, limited public right-of-way

exists. To make the proposed improvements to the road, additional right-of-way is needed. Since the project is receiving federal funding, staff followed MDOT's real estate guidance for easement acquisition. The total just-compensation for the easement offered to the property owners was $22,428.60, which the property owners accepted.

The City Attorney reviewed the easements favorably (Beth Saarela, May 7, 2026). Construction is currently underway.

RECOMMENDED ACTION: Acceptance of a highway easement and drainage easement from the property owners of 26270 Beck Road, parcel 50-22-16-300-006, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of $22.428.60.

26270 Beck Road

Approximate Easement Location



Map Author: Runkel
Date:6-13-25
Version #: 1.0

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

Water Main Online

- Proposed Highway Easement
- Proposed Drainage Easement
- 16"
- 24"
- Right of Way - Novi Edits

City of Novi

Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

0 4.5 9 18 27
Feet
1 inch = 23 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

May 7, 2026

Rebecca Runkel, Project Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

RE: Beck Road Reconstruction Project– Project Easements
26270 Beck Road

Dear Ms. Runkel:

We have received and reviewed the following easement granted by the property owners of 26270 Beck Road for the Beck Road Reconstruction Project:

- Highway Easement ($8,484.60)
- Stormwater and Surface Drainage Easement ($13,944.00)

The Highway Easement and Stormwater and Surface Drainage Easement are acceptable as provided and is consistent with the title search obtained for the Property. The compensation provided is consistent with the City initial offer that was based on City's assessed values for the property.

The Highway Easement and Stormwater and Surface Drainage Easement may be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Highway Easement and Stormwater and Surface Drainage Easement should be recorded by the City Clerk's Office with the Oakland County Register of Deeds in the usual manner. It is our understanding that the City's Engineering Division has the original document for recording.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosures
C: Cortney Hanson, Clerk
Ben Croy, City Engineer
Thomas R. Schultz, Esquire

EASEMENT FOR STORM WATER AND SURFACE DRAINAGE

THIS EASEMENT made this 20TH day of MARCH, 2026, by Vipin and Rakhi Kapoor, husband and wife, whose address is 26270 Beck Road, Novi, Michigan 48374 (hereinafter referred to as "Grantor"), being title holder of the property described in the attached and incorporated, Exhibit A, (hereinafter referred to as the "Property").

Grantor, in consideration of Thirteen thousand Nine Hundred and Forty-Four ($13,944.00) Dollars, receipt and sufficiency of which is hereby acknowledged, does reserve and grant, on behalf of itself, it heirs, successors, assigns and transferees, a private, non-exclusive, perpetual easement for purposes of storm water and surface drainage, over, upon, across, in, through, the Property, which easement is described and depicted, as stated in the attached and incorporated Exhibit B (hereinafter referred to as the "Easement Area").

This easement is for the benefit of the property described in the attached and incorporated Exhibit C (hereinafter referred to as the "Grantee Property") and all heirs, successors, assigns and transferees of the Grantee and the City of Novi (hereinafter referred to as "Grantees"). Storm water and surface drainage the Property shall be permitted to discharge and flow over, upon, across, through and under the Easement Area.

The Grantor shall maintain the Easement Area, so at all times, it continues to function as intended. The Grantor, shall be prohibited from altering or placing anything in the Easement Area which shall obstruct or impede the flow of storm water or surface drainage from the Grantee Property. Grantor agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the above-described Easement Area, or to develop or allow the development of the Easement Area in any manner which obstructs the flow of storm water drainage. However, as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, and maintenance, of the Easement Area.

Grantees shall be permitted to enter upon the Easement Area and sufficient land adjacent to said storm water drainage Easement Area for the purpose of exercising the rights and privileges granted herein.

This Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area.

This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantor has affixed THEIR signature this day of
MARCH 20 A.D., 2026.

GRANTOR:

By: _____
Its: owner, Vipin Kapoor

By: _____
Its: owner, Rakhi kapoor

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this 20TH day of MARCH, A.D., 2026, before me, personally appeared the above named VIPIN AND RAKHI KAPOOR, the OWNERS of 26270 BECK ROAD, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as THEIR free act and deed.

_____
Notary Public, OAKLAND County, MI
My commission expires 7/3/2031

BENJAMIN L. CROY
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Jul 3, 2031
ACTING IN COUNTY OF OAKLAND

THIS INSTRUMENT DRAFTED BY:
ELIZABETH M. KUDLA
30903 NORTHWESTERN HWY
FARMINGTON HILLS, MI 48334
Tax Identification Number: _____

WHEN RECORDED, RETURN COPY TO:
CORTNEY HANSON, CLERK
CITY OF NOVI
45175 W. TEN MILE RD
NOVI, MI 48334

CONSENT TO EASEMENT

As the lender/mortgagee of the property referenced in the Grading and Drainage Easement, dated March 20, 2026, as shown in the Exhibit, attached hereto and incorporated herein, whereby Vipin and Rakhi Kapoor, granted and conveyed said easement to the City of Novi, the undersigned hereby evidences its acknowledgment and consent to the grant, conveyance, existence and recordation of said easements, which easements are hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 28 day of April, 2026.

DCFU Financial

By: _____
James Abbas

Its: VP Mortgage Servicing

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Consent to Easement was acknowledged before me this 28 day of April, 2026, by James Abbas, the VP of Mortgage Servicing Assistance corporation, on its behalf.

_____
Notary Public Wayne
Acting in ~~Oakland~~ County, MI
My commission expires: 4.26.2031

JACQUELYN REYNA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Apr 26, 2031
ACTING IN COUNTY OF Wayne

PROPERTY DESCRIPTION

EXHIBIT A

The land referred to in this search is described as follows: City of Novi, County of Oakland, State of Michigan Part of the Southwest 1/4 of Section 16, Town 1 North, Range 8 East, more particularly described as beginning at a point due North from the Southwest corner of said Section 873.55 feet to the point of beginning; thence North 88 degrees 55 minutes 7 seconds East 250.00 feet; thence due South 115.00 feet; thence South 88 degrees 55 minutes 7 seconds West 250.00 feet; thence due North 115.00 feet to the point of beginning.

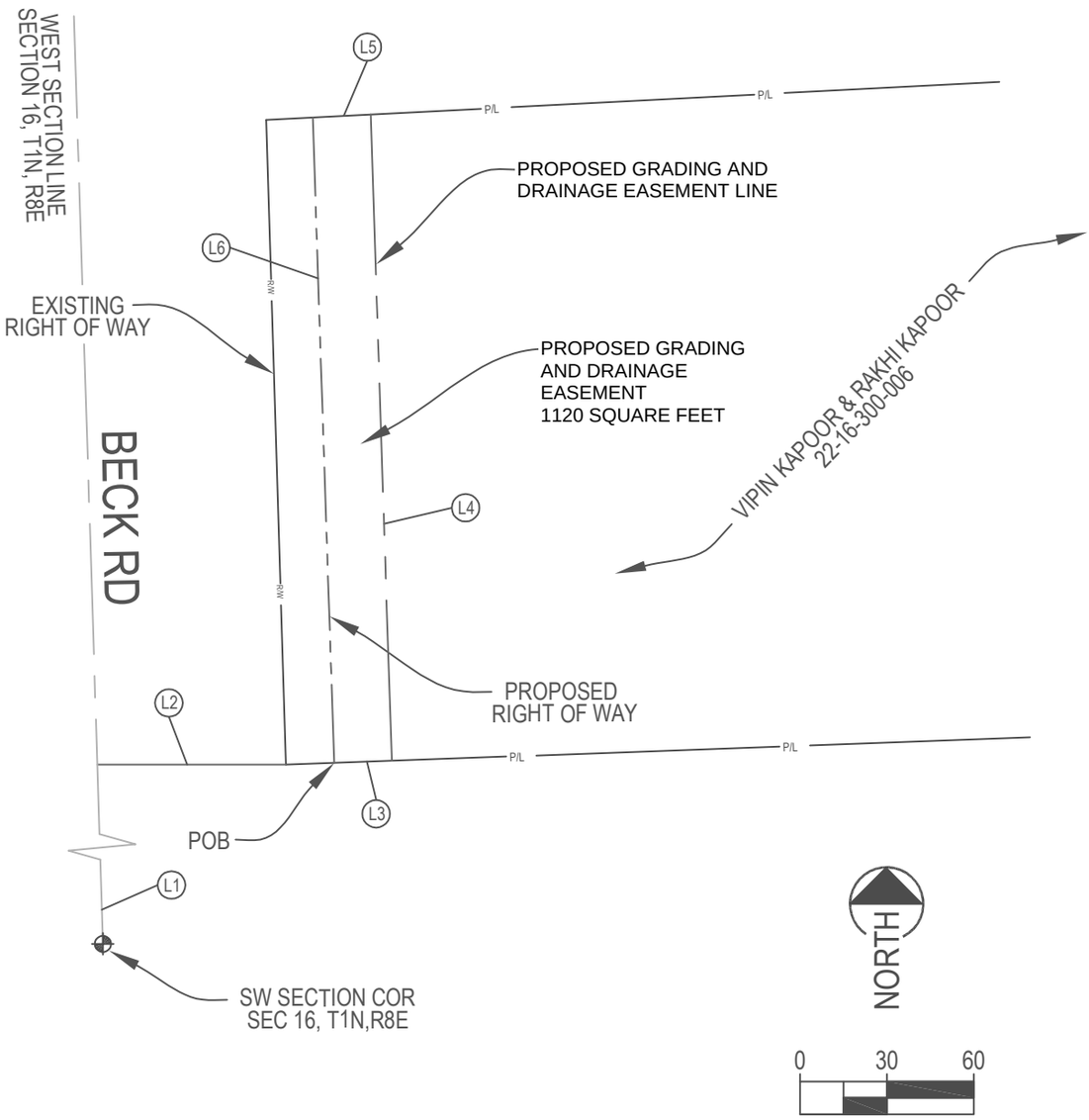
Commonly known as 26270 Beck Road

Tax Parcel No.: 22-16-300-006

GRADING AND DRAINAGE EASEMENT

PART OF SECTION 16, T1N-R8E, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

EXHIBIT B



GRADING AND DRAINAGE EASEMENT

A PORTION OF LAND SITUATED IN SECTION 16, T1N, R8E, CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTH WEST SECTION CORNER N01°52'21"W, A DISTANCE OF 762.20 FEET; THENCE N90°00'00"E, A DISTANCE OF 41.00 FEET TO THE POINT OF BEGINNING; N87°02'28"E, A DISTANCE OF 10.00 FEET; THENCE N01°52'21"W, A DISTANCE OF 111.80 FEET; THENCE S87°02'28"W, A DISTANCE OF 10.00 FEET; THENCE S01°52'21"E, A DISTANCE OF 111.80 FEET TO THE POINT OF BEGINNING CONTAINING 1120 SQUARE FEET MORE OR LESS.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N01°52'21"W	762.20'
L2	N90°00'00"E	41.00'
L3	N87°02'28"E	10.00
L4	N01°52'21"W	111.80
L5	S87°02'28"W	10.00'
L6	S01°52'21"E	111.80'

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AECOM

SURVEY FOR:

CITY OF NOVI
DATE: 5/1/2025
JOB NO. : 60694162
DRAWN: TAS
CHECKED BY: TWR

VIPIN KAPOOR &
RAKHI KAPOOR
26270 BECK
NOVI, MI

LEGEND

- P/L — PROPERTY LINE
- R/W — EXIST R/W LINE
- PROPOSED R/W LINE
- PROPOSED GRADING AND DRAINAGE EASEMENT LINE
- SECTION LINE
- SECTION CORNER

STATE OF MICHIGAN
THOMAS WM. ROBERTS JR.
PROFESSIONAL SURVEYOR
No. 58193
LICENSED PROFESSIONAL SURVEYOR

EXHIBIT C

BECK ROAD RIGHT OF WAY

A portion of land situated in Section 16, T1N, R8E, City of Novi, County of Oakland and State of Michigan more particularly described as follows:

Commencing from the south west section corner N01^{0}52’21”W, a distance of 762.20 feet; thence N90^{0}00’00”E, a distance of 33.00 feet to the point of beginning; thence N01^{0}52’21”W, a distance of 111.80 feet; thence N87^{0}02’28”E, a distance of 8.00 feet; thence S01^{0}52’21”E, a distance of 111.80 feet; thence S87^{0}02’28”W, a distance of 8.00 feet to the point of beginning containing 895 square feet more or less.

HIGHWAY EASEMENT

KNOW ALL PERSONS that Vipin and Rakhi Kapoor, husband and wife, ("Grantor"), whose address is 26270 Beck Road, Novi, Michigan 48374, for and in consideration of Eight thousand Four hundred Eighty-Four dollars and sixty cents ($8,484.60) paid to Grantor by the City of Novi, a Michigan Municipal Corporation, ("Grantee"), whose address is 45175 Ten Mile Road, Novi, Michigan 48375, does hereby grant to the Grantee, a permanent easement for all public highway purposes ("Highway Easement") and to construct, operate, maintain, repair, and/or replace roadways, utilities, sidewalk, and other infrastructure improvements in, over, under, upon, and through a portion of the following described premises ("Property") situated in the City of Novi, County of Oakland, State of Michigan as such Highway Easement is more particularly described, drawn and depicted on the attached Exhibit A.

Tax Parcel No.: 50-22-16-300-006

The Highway Easement consists of an eight foot wide easement described as follows:

SEE HIGHWAY EASEMENT DRAWING, ATTACHED AS EXHIBIT "A,"

This Highway Easement includes, but is not limited to, the consent of the Grantor, within the Highway Easement area, to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the Grantee, may be necessary in connection with all public highway purposes and the construction, operation, maintenance, repair, and/or replacement of roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the Highway Easement. Grantor waives further notice of such actions.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be restored at Grantee's sole cost and expense to substantially the condition that existed prior to construction by the Grantee, its agents, employees or contractors.

This Highway Easement runs with the land and shall bind the Grantor and the Grantor's heirs, representatives, successors, and assigns. This Highway Easement contains the entire understanding of the Grantor and the Grantee, and there are no other verbal promises between the Grantor and the Grantee except as shown herein.

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 20TH day of MARCH, 2026.

GRANTOR

BY: _____

ITS: OWNER, Vipin Kapoor

BY: _____

ITS: OWNER, Rakhi Kapoor

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing consent to easement was acknowledged before me this 20TH day of MARCH, 2026, by VIPIN AND RAKHI KAPOOR, the OWNERS of 26270 BECK ROAD, a Michigan HOMEOWNER, on its behalf.

BENJAMIN L. CROY
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Jul 3, 2031
ACTING IN COUNTY OF OAKLAND

_____
Notary Public
OAKLAND County, __
My Commission Expires: 7/3/2031

Parcel No. 50-22-16-300-006

Drafted by:
Elizabeth Saarela, Esq.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When recorded return to:

Cortney Hanson, Clerk
City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

RECORDING FEE _____ REVENUE STAMPS _____

CONSENT TO EASEMENT

As the lender/mortgagee of the property referenced in the Highway Easement, dated March 20, 2026, as shown in the Exhibit, attached hereto and incorporated herein, whereby Vipin and Rakhi Kapoor, granted and conveyed said easement to the City of Novi, the undersigned hereby evidences its acknowledgment and consent to the grant, conveyance, existence and recordation of said easements, which easements are hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 28 day of April, 2026.

DCFU Financial

By: _____
James Abbas

Its: VP Mortgage Servicing

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Consent to Easement was acknowledged before me this 28 day of April, 2026, by James Abbas, the VP of Mortgage Servicing of DFCU Financial corporation, on its behalf.

_____
Notary Public Wayne
Acting in ~~Oakland~~ County, MI
My commission expires: 4-26-2031

JACQUELYN REYNA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Apr 26, 2031
ACTING IN COUNTY OF Wayne

PROPERTY DESCRIPTION

The land referred to in this search is described as follows: City of Novi, County of Oakland, State of Michigan Part of the Southwest 1/4 of Section 16, Town 1 North, Range 8 East, more particularly described as beginning at a point due North from the Southwest corner of said Section 873.55 feet to the point of beginning; thence North 88 degrees 55 minutes 7 seconds East 250.00 feet; thence due South 115.00 feet; thence South 88 degrees 55 minutes 7 seconds West 250.00 feet; thence due North 115.00 feet to the point of beginning.

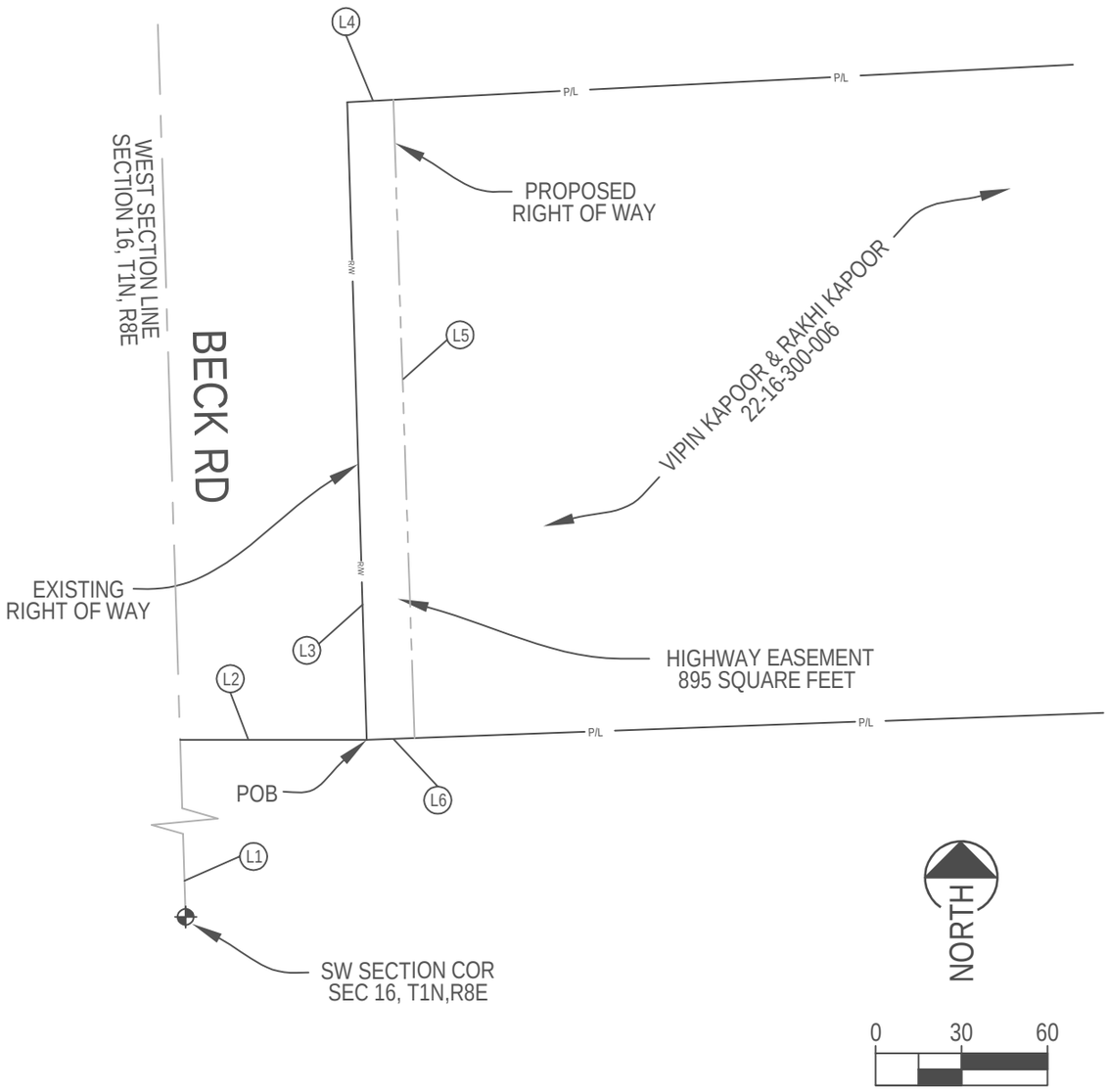
Commonly known as 26270 Beck Road

Tax Parcel No.: 22-16-300-006

EXHIBIT A

HIGHWAY EASEMENT

PART OF SECTION 16, T1N-R8E, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN



HIGHWAY EASEMENT LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN SECTION 16, T1N, R8E, CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SOUTH WEST SECTION CORNER N01°52'21"W, A DISTANCE OF 762.20 FEET; THENCE N90°00'00"E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N01°52'21"W, A DISTANCE OF 111.80 FEET; THENCE N87°02'28"E, A DISTANCE OF 8.00 FEET; THENCE S01°52'21"E, A DISTANCE OF 111.80 FEET; THENCE S87°02'28"W, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING CONTAINING 895 SQUARE FEET MORE OR LESS.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N01°52'21"W	762.20'
L2	N90°00'00"E	33.00'
L3	N01°52'21"W	111.80'
L4	N87°02'28"E	8.00'
L5	S01°52'21"E	111.80'
L6	S87°02'28"W	8.00'

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AECOM

SURVEY FOR:
CITY OF NOVI
DATE: 4/14/2025
JOB NO. : 60694162
DRAWN: TAS
CHECKED BY: TWR

VIPIN KAPOOR &
RAKHI KAPOOR
26270 BECK
NOVI, MI

LEGEND

P/L — PROPERTY LINE
R/W — EXIST RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY LINE
SECTION LINE
SECTION CORNER

STATE OF MICHIGAN
THOMAS WM. ROBERTS JR.
PROFESSIONAL SURVEYOR
No. 58193
LICENSED PROFESSIONAL SURVEYOR

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement for BLM Group Building Addition SDFMEA located on the north side of Cartier Drive east of Beck Road (parcel 50-22-04-151-039).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This Storm Water Management Ordinance requirement details the responsibilities of the property owner to properly maintain a privately owned oil/gas separator.

BACKGROUND INFORMATION:

BLM Group Building Addition is located on the north side of Cartier Drive east of Beck Road. BLM Group Building Addition requests approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with the project. The SDFMEA is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to properly maintain their privately owned oil/gas separator.

Spalding DeDecker has inspected the on-site stormwater maintenance system. The inspection approval letter dated April 30, 2026, is attached. The enclosed consent to agreement was favorably reviewed by the City Attorney (Beth Saarela, May 5, 2026). The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, March 4, 2026) and the City Engineering consultant (Spalding DeDecker, March 6, 2026) and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement for BLM Group Building Addition SDFMEA located on the north side of Cartier Drive east of Beck Road (parcel 50-22-04-151-039).

BLM Group Building Addition SDFMEA

Location Map



CITY OF NOVI
cityofnovi.org

Legend

- Minor Road
- Tax Parcels
- Subject Parcel



N

Feet

0 50 100 200

Map Author: Kate Purpura
Map Print Date: 05/19/2026

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

March 4, 2026

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

Re:

Re: BLM Group Building Addition - JSP23-0024
On-Site Acceptance Documents

Dear Mr. Croy:

We have received and reviewed and enclosed please find the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage facilities serving the BLM Group Addition development. The Storm Drainage Facility Maintenance Easement Agreement is in the City's standard format and is acceptable as provided. Subject to the approval of the attached Exhibits by the City's Consulting Engineer, the Storm Drainage Facility Maintenance Easement Agreement may be placed on an upcoming City Council Agenda for approval. Once approved and executed by the City, the Agreement should be recorded with Oakland County Records by the City Clerk's Office.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

Enclosure

C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Lindsay Bell, Planner
Diana Shanahan, Planner
Stacy Choi, Planning Assistant
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Humna Anjum, Project Engineer
Kate Purpura, Project Engineer
Alyssa Craigie, Administrative Assistant
Sydney Waynick & Ted Meadows, Spalding DeDecker
Glenn Jones, Dembs Development
Thomas R. Schultz, Esquire

STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 4th day of February, 2026, by and between Nadlan 56 LLC, a Michigan Limited Liability Company, whose address is 27750 Stansbury, Suite 200, Farmington Hills, MI 48334 (hereinafter the "Owner"), and the City of Novi, its successors, assigns, or transferees, whose address is 45175 Ten Mile Road, Novi, MI 48375 (hereinafter the "City").

RECITATIONS:

A. Owner is the owner and developer of a certain parcel of land situated in Section 4 of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the "Property"). Owner has received final site plan approval for construction of a light industrial development on the Property.

B. The light industrial development, shall contain certain storm drainage, detention and/or retention facilities, including but not limited to, an oil/gas separator, for the collection, conveyance, storage, treatment and/or discharge of storm water from the Property in accordance with all approved plans, and all applicable ordinances, laws and regulations.

NOW, THEREFORE, the Owner hereby covenants and agrees that the Owner shall, at its own expense, perpetually preserve, maintain, and repair all storm drainage, detention and retention facilities, including all wetlands which are part of the system, to insure that the same continue to function as intended. The Owner shall establish a regular and systematic program of maintenance (the "Schedule of Maintenance") for such facilities and areas to insure that the physical condition and intended function of such areas and facilities shall be preserved and maintained. The Schedule of Maintenance and the annual estimated costs for maintenance and repairs for the first three (3) years are described in the attached **Exhibit B**.

In the event that the Owner shall at any time fail to carry out the responsibilities specified within this agreement, and/or in the event of a failure to preserve and/or maintain the storm water drainage, detention and retention facilities in reasonable order and condition, the City may serve written notice upon the Owner setting forth the deficiencies in maintenance and/or preservation

along with a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place for a hearing before the City for the purpose of allowing Owner an opportunity to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If, following such hearing, the person conducting the hearing shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, as determined by the City in its reasonable discretion, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, or cause its agents or contractors to enter the Property through the Ingress/Egress Easement Area as described and depicted in **Exhibit C** and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the Oil/Gas Separator within the Oil/Gas Separator Easement Area described and depicted in **Exhibit D**, for the purposes described above. The cost and expense of making and financing such actions by the City, including notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in an amount equivalent to twenty-five (25%) percent of the total of all such costs and expenses incurred, shall be paid by Owner within thirty (30) days of a billing to the Owner. All unpaid amounts may be placed on the delinquent tax roll of the City as to the Property, and shall accrue interest and penalties, and shall be collected as, and deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the Owner, and, in such event, the Owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

The Owner, its agents, representatives, successors, and assigns shall defend, indemnify, and hold harmless the City and the City's, elected officials, agents and employees, from any and all costs, claims, suits, actions, losses, damages, or demands, including court costs and attorneys' fees, relating in any way to or arising out of the design, construction, use, inspection, maintenance, repair, or operation (or omissions in such regard) of the storm drainage system which is the subject of this Agreement.

The parties hereto make this Agreement on behalf of themselves, their heirs, successors, assigns and transferees, and hereby warrant that they have the authority and capacity to execute this Agreement and bind the property as described in the terms and conditions of this agreement.

Invalidation of any of these covenants or conditions by Judgment or Court Order shall in no way affect the validity of any other provision which shall remain in full force and effect.

This agreement shall run with the land and be binding upon all owners, their agents, heirs, successors, assigns and transferees.

IN WITNESS WHEREOF, Owner has executed this Agreement as of the day and year first above set forth.

OWNER
Nadlan 56, LLC

a Michigan Limited Laibility Company

By: _____
Jeffrey Pitt
Its: Authorized Representative

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 24 day of February, 2026 by Jeffrey Pitt, as the Authorized Representative of Nadlan 56, LLC.

_____
Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 9/23/2028

KATHY M KATZ
Notary Public - Michigan
Oakland County
My Comm. Expires 9/23/2028

CITY OF NOVI
A Municipal Corporation

_____
By:
Its:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

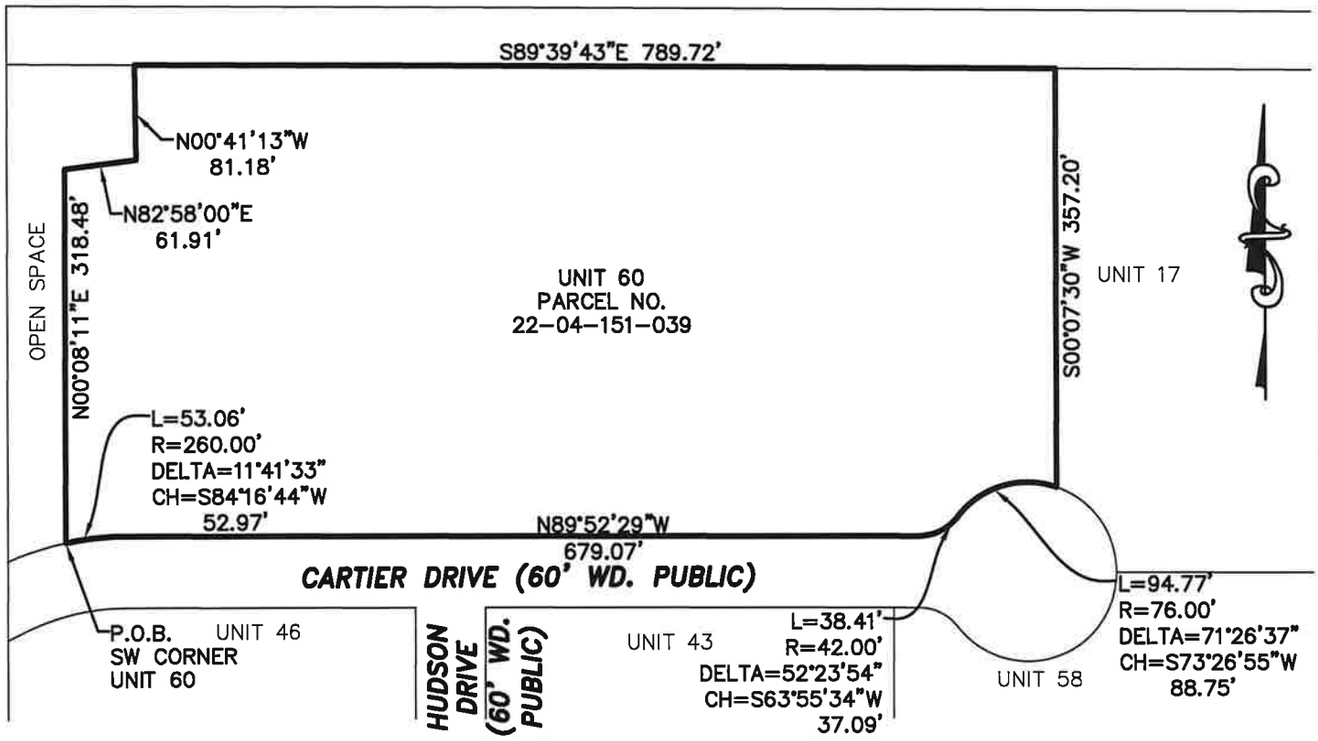
The foregoing instrument was acknowledged before me on this _____day of _____ 202___, by,_____, on behalf of the City of Novi, a Municipal Corporation.

_____
Notary Public
Acting in Oakland County, Michigan
My Commission Expires:_____

Drafted by: Elizabeth Kudla Saarela Johnson, Rosati, Schultz & Joppich, P.C.	And when recorded return to: Cortney Hanson, City Clerk City of Novi

27555 Executive Drive, Suite 250 Farmington Hills, MI 48331	45175 Ten Mile Rd Novi, MI 48375

EXHIBIT A



DESCRIPTION:

T1N, R8E, SECTION 4, UNIT 60 OF "BECK NORTH CORPORATE PARK", O.C.C.P. NO. 1759, AS RECORDED IN LIBER 59344, PAGE 48 OF OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN, AS AMENDED.

ALSO BEING DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF UNIT 60, "BECK NORTH CORPORATE PARK", O.C.C.P. NO. 1759, AS RECORDED IN LIBER 59344, PAGE 48 OF OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN, AS AMENDED; THENCE N00°08'11"E 318.48 FEET; THENCE N82°58'00"E 61.91 FEET; THENCE N00°41'13"W 81.18 FEET; THENCE S89°39'43"E 789.72 FEET; THENCE S00°07'30"W 357.20 FEET; THENCE 94.77 FEET ALONG A 76.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S73°26'55"W 88.75 FEET; THENCE 38.41 FEET ALONG A 42.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S63°55'34"W 37.09 FEET; THENCE N89°52'29"W 679.07 FEET; THENCE 53.06 FEET ALONG A 260.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S84°16'44"W 52.97 FEET TO THE POINT OF BEGINNING, CONTAINING 7.62 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

REV. 2024-12-19

CLIENT:
DEMBS DEVELOPMENT, INC.

DATE: 2024-02-26
DRAWN BY: TAG
CHECKED BY: KEH

0 75 150

EXHIBIT A

BLM GROUP USA EXPANSION
SECTION: 4 TOWNSHIP: 1N RANGE: 8E
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

FBK:
CHF:
1
13-332.2

SCALE HOR 1"=150 FT.
VER 1"= FT.

EXHIBIT B

MAINTENANCE TASKS AND SCHEDULE DURING CONSTRUCTION

Tasks	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Channels & Swales	Outflow Control Structures	Schedule
Inspect for sediment accumulation	X	X	X	X	X	Weekly
Removal of sediment accumulation	X	X		X	X	As needed & prior to turnover
Inspect for floatables and debris		X	X	X	X	Quarterly
Cleaning of floatables and debris		X	X	X	X	Quarterly & at turnover
Inspection for erosion				X		Weekly
Re-establish permanent vegetation on eroded slopes				X		As needed & prior to turnover
Replacement of stone					X	As needed
Wet weather inspection of structural elements, (including inspection for sediment accumulation in detention basins) with as-built plans in hand. These should be carried out by a professional engineer	X			X	X	As needed & at turnover
Make adjustments or replacements as determined by wet weather inspection	X			X	X	As needed
Street Sweeping						As needed

PERMANENT MAINTENANCE TASKS AND SCHEDULE

Tasks	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Channels & Swales	Outflow Control Structures	Schedule
Inspect for sediment accumulation	X	X	X	X	X	Annually
Removal of sediment accumulation	X	X		X	X	Every 2 years as needed
Inspect for floatables and debris		X	X	X	X	Annually
Cleaning of floatables and debris		X	X	X	X	Annually
Inspection for erosion				X		Annually
Re-establish permanent vegetation on eroded slopes				X		As needed
Replacement of stone						As needed
Wet weather inspection of structural elements, (including inspection for sediment accumulation in detention basins) with as-built plans in hand. These should be carried out by a professional engineer	X			X	X	Annually
Make adjustments or replacements as determined by wet weather inspection	X			X	X	As needed

Maintenance Plan Budget	
Annual inspection for sediment accumulation	$350
Removal of sediment accumulation when sediment has accumulated to a depth of one foot or more	$1500
Inspect for floatables and debris annually and as needed	$350
Removal of floatables and debris annually and as needed	$1000
Inspect system for erosion annually and as needed	$350
Re-establish permanent vegetation on eroded slopes as needed	$500
Total annual budget	$4,050

NOTE:
THE OWNER AND/OR ASSOCIATION SHALL MAINTAIN A LOG OF ALL INSPECTION AND MAINTENANCE ACTIVITIES AND MAKE THE LOG AVAILABLE TO CITY PERSONNEL AS NEEDED.

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

REV. 2024-12-19

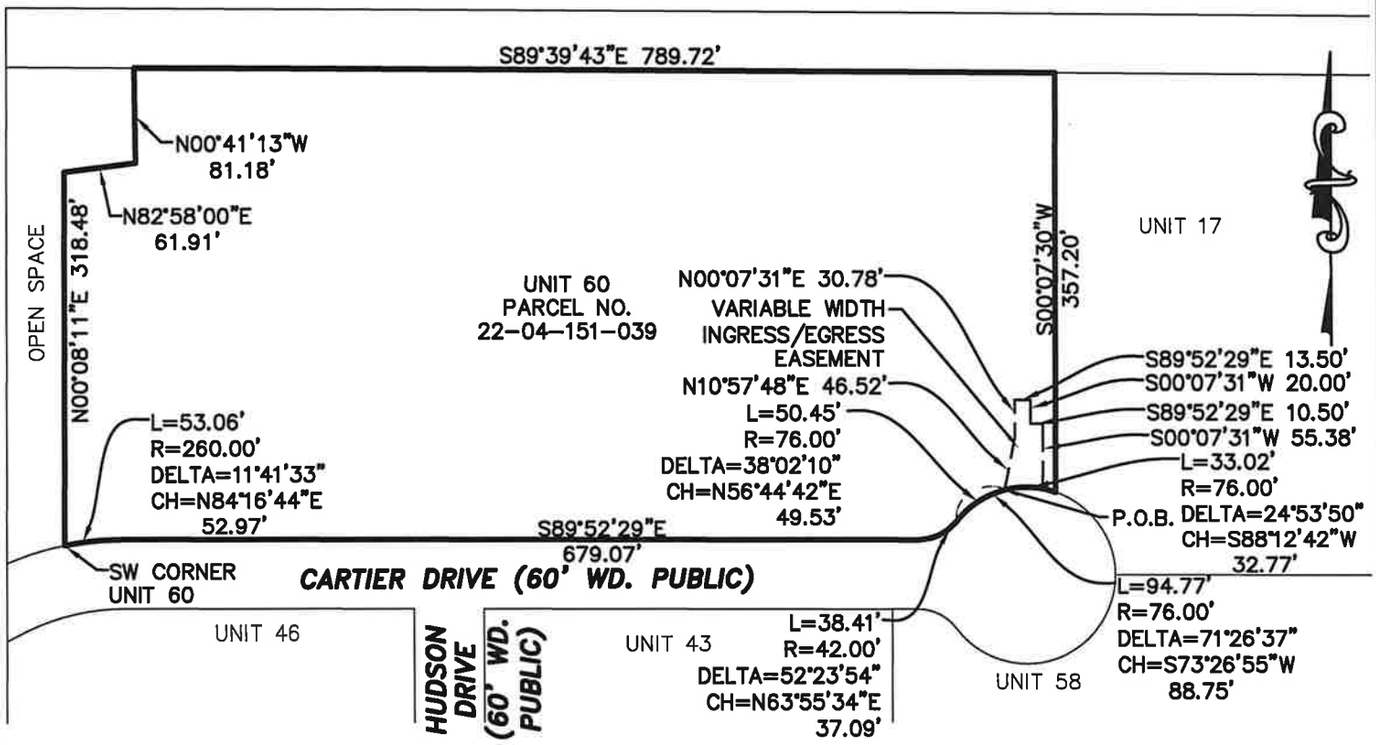
CLIENT:
DEMBS DEVELOPMENT, INC.

EXHIBIT B

BLM GROUP USA EXPANSION
SECTION: 4 TOWNSHIP: 1N RANGE: 8E
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

DATE: 2024-02-26
DRAWN BY: TAG
CHECKED BY: KEH
0
FBK:
CHF:
1
13-332.2
SCALE HOR 1"= FT.
VER 1"= FT.

EXHIBIT C



VARIABLE WIDTH INGESS/EGRESS EASEMENT

COMMENCING AT THE SOUTHWEST CORNER OF UNIT 60, "BECK NORTH CORPORATE PARK", O.C.C.P. NO. 1759, AS RECORDED IN LIBER 59344, PAGE 48 OF OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN, AS AMENDED; THENCE 53.06 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N84°16'44"E 52.97 FEET; THENCE S89°52'29"E 679.07 FEET; THENCE 38.41 FEET ALONG A 42.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N63°55'34"E 37.09 FEET; THENCE 50.45 FEET ALONG A 76.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N56°44'42"E 49.53 FEET TO **THE POINT OF BEGINNING;** THENCE N10°57'48"E 46.52 FEET; THENCE N00°07'31"E 30.78 FEET; THENCE S89°52'29"E 13.50 FEET; THENCE S00°07'31"W 20.00 FEET; THENCE S89°52'29"E 10.50 FEET; THENCE S00°07'31"W 55.38 FEET; THENCE 33.02 FEET ALONG A 76.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S88°12'42"W 32.77 FEET TO THE POINT OF BEGINNING.

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

REV. 2024-12-19

CLIENT: DEMBS DEVELOPMENT, INC.

DATE: 2024-02-26
DRAWN BY: TAG
CHECKED BY: KEH

0 75 150

FBK:
CHF:
1

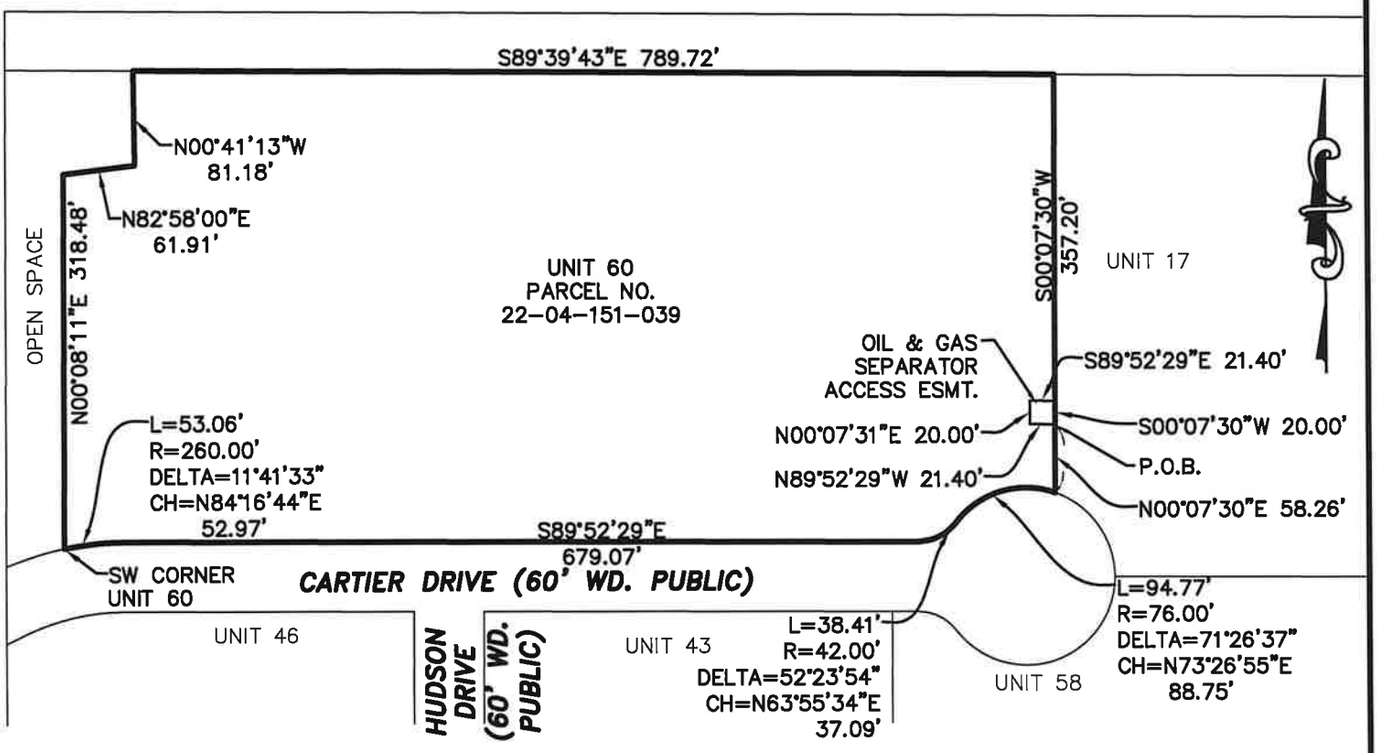
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SCALE HOR 1"=150 FT.
VER 1"= FT.

EXHIBIT C

BLM GROUP USA EXPANSION
SECTION: 4 TOWNSHIP: 1N RANGE: 8E
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

EXHIBIT D



OIL & GAS SEPARATOR ACCESS EASEMENT

COMMENCING AT THE SOUTHWEST CORNER OF UNIT 60, "BECK NORTH CORPORATE PARK", O.C.C.P. NO. 1759, AS RECORDED IN LIBER 59344, PAGE 48 OF OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN, AS AMENDED; THENCE 53.06 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N84°16'44"E 52.97 FEET; THENCE S89°52'29"E 679.07 FEET; THENCE 38.41 FEET ALONG A 42.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N63°55'34"E 37.09 FEET; THENCE 94.77 FEET ALONG A 76.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N73°26'55"E 88.75 FEET; THENCE N00°07'30"E 58.26 FEET TO **THE POINT OF BEGINNING;** THENCE N89°52'29"W 21.40 FEET; THENCE N00°07'31"E 20.00 FEET; THENCE S89°52'29"E 21.40 FEET; THENCE S00°07'30"W 20.00 FEET TO THE POINT OF BEGINNING.

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EXHIBIT D

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SECTION: 4 TOWNSHIP: 1N RANGE: 8E
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DATE: 2024-02-26
DRAWN BY: TAG
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FBK:
CHF:
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SCALE HOR 1"=150 FT.
VER 1"= FT.
13-332.2

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

May 5, 2026

Cortney Hanson, City Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

RE: BLM Group Building Addition - JSP23-0024
Consent to Storm Drainage Facility Maintenance Easement Agreement

Dear Ms. Hanson:

We have received and reviewed the enclosed Consent to Storm Drainage Facility Maintenance Easement Agreement for the BLM Addition Development, signed by the purchaser of the Development Property. This Consent acknowledges and approves the document that was submitted for approval by the prior owner, Nadlan 56, LLC. The original Consent will be forwarded to your office for attachment to the original Agreement, which we approved as to format and content.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosures
C: Charles Boulard, Community Development Director
Barb McBeth, City Planner
Lindsay Bell, Planner
Diana Shanahan, Planner
Stacey Choi, Planning Assistant

Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Ben Croy, City Engineer
Humna Anjum, Project Engineer
Kate Purpura, Project Engineer
Sydney Waynick & Ted Meadows, Spalding DeDecker
Alyssa Craigie, Administrative Assistant
Glenn Jones, Dembs Development
Thomas R. Schultz, Esquire

CONSENT TO RECORD STORM DRAINAGE FACILITY MAINTENANCE EASEMENT AGREEMENT

As the Purchaser the property referenced in the Storm Drainage Facility Maintenance Easement Agreement, dated February 4, 2026, attached hereto and incorporated ~~as Exhibit A~~ ("Agreement"), whereby Nadlan 56, LLC, entered in to the Agreement with the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said Agreement, which Agreement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned. CKS

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 24 day of 4, 2026.

By: _____
Mauro Corno
Its: President and Chief Operating Officer

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Consent to Record Storm Drainage Facility Maintenance Easement Agreement was acknowledged before me this 24 day of APRIL, 2026, by Mauro Corno, the CEO of BLM Group USA Corporation, a Michigan corporation, on behalf of such corporation.

_____
Notary Public
Acting in Oakland County, MI
My commission expires: 12-27-28

CHERYL MICALLEF
Notary Public, State of Michigan
County of Livingston
My Commission Expires Dec. 27, 2028
Acting in the County of OAKLAND

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

March 6, 2026

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: BLM Group Building Addition - Acceptance Documents Review #4
Novi # JSP23-0024
SDA Job No. 24-207
FINAL DOCUMENTS – EXHIBITS APPROVED

Dear Mr. Croy:

We have reviewed the acceptance document package received by our office on February 25, 2026 against the Final Site Plan (Stamping Set) approved on May 24, 2024. We offer the following comments:

Final Acceptance Documents
The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed in black ink for County approval; signatures may be in blue ink.

1. **On-Site Water System Easement**
(executed 2-23-2026; exhibits dated 12-19-2024)
Exhibits A & B Approved

2. **On-Site Sanitary Sewer Manhole Access Easement**
(executed 2-17-2026; exhibits dated 12-19-2024)
Exhibits A & B Approved

3. **Storm Drainage Facility / Maintenance Easement Agreement**
(executed 2-24-2026; exhibits dated 12-19-2024)
Exhibits A, B, C, D Approved

4. **Ingress/Egress Easement**
(executed 2-17-2026; exhibits dated 12-19-2024)
Exhibits A, B, C Approved

5. **Bills of Sale: Water Supply System**
(executed 2-24-2026; exhibit dated 12-19-2024)
Exhibit A Approved

6. **Full Unconditional Waivers of Lien**
(executed 8-26-2025)

7. **Sworn Statement signed by Developer**
(executed 9-9-2025)

Unless otherwise stated above, the documents submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated February 12, 2024 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER

Digitally signed by Sydney Waynick

Sydney Waynick
Construction Engineer

Cc (via email): Barb McBeth, City of Novi
Lindsay Bell, City of Novi
Diana Shanahan, City of Novi
Stacey Choi, City of Novi
Humna Anjum, City of Novi
Kate Purpura, City of Novi
Beth Saarela, RSJA Law
Sarah Marchioni, City of Novi
Angie Sosnowski, City of Novi
Alyssa Craigie, City of Novi
Glenn Jones, Dembs Development

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

April 30, 2026

Mrs. Humna Anjum
Project Engineer
Department of Public Works
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

Re: BLM Group - Addition
Site Work Final Approval
Novi SP No.: JSP23-0024
SDA Job No.: NV24-207

Mrs. Anjum,

Please be advised that the water main, sanitary sewer, storm sewer, grading, and paving for the above-referenced project have been completed in accordance with the approved construction plans. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee be released. The condition of the public utilities will be re-evaluated prior to the utility maintenance bond expiration.

Please note that this letter does not address items related to soil erosion, landscaping, woodlands, or wetlands. The appropriate City staff or consultants will inspect these items.

Please contact me with any questions or concerns.

Sincerely,

SPALDING DEDECKER

Digitally signed by Sydney Waynick
Date: 2026.04.30 14:22:43-04'00'

Sydney Waynick
Construction Engineer

Cc: Sarah Marchioni, City of Novi – Building Project Coordinator
Angela Sosnowski, City of Novi – Bond Coordinator
Scott Roselle, City of Novi – Water and Sewer Asset Manager
Glenn Jones, Dembs Development
Glenn Lennard, Dembs Development

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement for El Car Wash I located on the north side of Grand River Avenue south of Twelve Mile Road (parcel 50-22-17-126-006).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This Storm Water Management Ordinance requirement details the responsibilities of the property owner to properly maintain a privately owned on-site detention basin.

BACKGROUND INFORMATION:

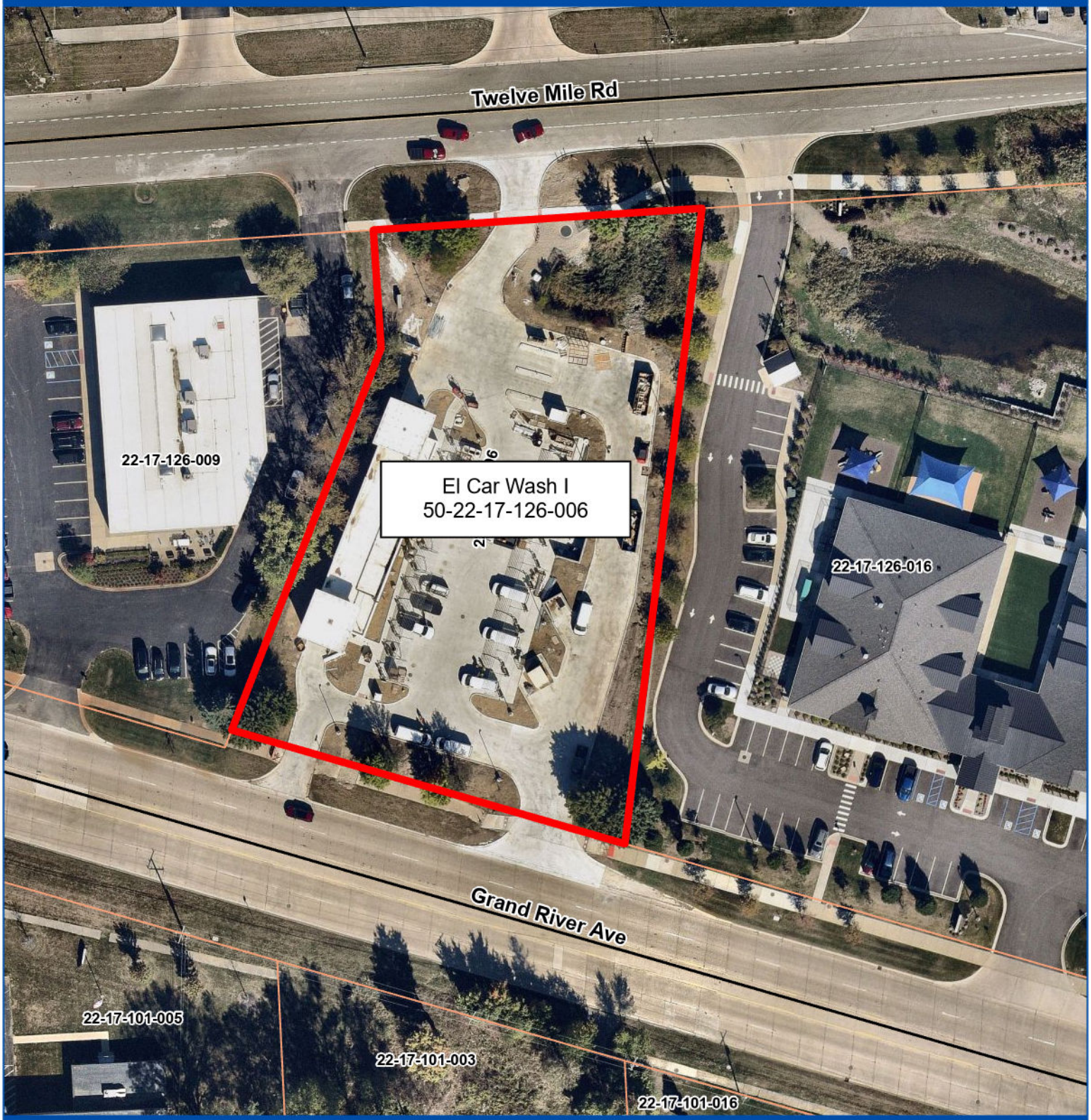
El Car Wash I is located on the north side of Grand River Avenue south of Twelve Mile Road. El Car Wash I requests approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with the project. The SDFMEA is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to properly maintain their privately owned on-site detention basin.

Spalding DeDecker has inspected the on-site stormwater maintenance system. The inspection approval letter dated November 13, 2025, is attached. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, November 19, 2024 and February 5, 2026) and the City Engineering consultant (Spalding DeDecker, October 30, 2024) and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement for El Car Wash I located on the north side of Grand River Avenue south of Twelve Mile Road (parcel 50-22-17-126-006).

EI Car Wash I SDFMEA

Location Map



CITY OF NOVI
cityofnovi.org

Legend

- Major Road
- Tax Parcels
- Subject Parcel



N

Feet

0 30 60 120

Map Author: Kate Purpura
Map Print Date: 11/24/2025

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

November 19, 2024

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

RE: El Car Wash JSP 23-0041 *Storm Drainage Facility Maintenance Easement Agreement*

Dear Mr. Croy:

We have received and reviewed the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage facilities serving the El Car Wash Development. The Storm Drainage Facility Maintenance Easement Agreement is in the City's standard format and is acceptable as provided. Subject to the City's Consulting Engineer's review and approval of the attached exhibits, the Agreement appears to be in order and may be placed on an upcoming City Council Agenda for approval. Once approved and executed by the City, the Agreement should be recorded with Oakland County Records by the City Clerk's Office. We will forward the original to the City Clerk's office upon receipt. The first page of the Agreement should be copied on to 8 ½ by 14 size paper to create a larger top margin for recording purposes.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

Enclosure
CC: (w/Enclosures)

Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Lindsay Bell, Planner
Dan Commer, Planner
Diana Shanahan, Planning Assistant
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Humna Anjum, Project Engineer
Milad Alesmail, Project Engineer
Ben Nelson, Project Engineer
Alyssa Craigie, Administrative Assistant
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Thomas R. Schultz, Esquire

STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this _____day of _____ , 2024, by and between El Car Wash MI Novi, LLC, a Delaware limited liability company, whose address is c/o Alrig USA, 30200 Telegraph Road, Suite 205, Bingham Farms, MI 48025 (hereinafter the "Owner"), and the City of Novi, its successors, assigns, or transferees, whose address is 45175 Ten Mile Road, Novi, MI 48375 (hereinafter the "City").

R E C I T A T I O N S:

A. Owner is the owner and developer of a certain parcel of land situated in Section 17 of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the "Property"). Owner has received final site plan approval for construction of an express tunnel car wash development on the Property.

B. The express tunnel car wash development shall contain certain storm drainage, detention and/or retention facilities, including but not limited to, a detention/sedimentation basin, for the collection, conveyance, storage, treatment and/or discharge of storm water from the Property in accordance with all approved plans, and all applicable ordinances, laws and regulations.

NOW, THEREFORE, the Owner hereby covenants and agrees that the Owner shall, at its own expense, perpetually preserve, maintain, and repair all storm drainage, detention and retention facilities, including all wetlands which are part of the system, to insure that the same continue to function as intended. The Owner shall establish a regular and systematic program of maintenance (the "Schedule of Maintenance") for such facilities and areas to insure that the physical condition and intended function of such areas and facilities shall be preserved and maintained. The Schedule of Maintenance and the annual estimated costs for maintenance and repairs for the first three (3) years are described in the attached Exhibit B.

In the event that the Owner shall at any time fail to carry out the responsibilities specified within this agreement, and/or in the event of a failure to preserve and/or maintain the storm water drainage, detention and retention facilities in reasonable order and condition, the City may serve written notice upon the Owner setting forth the deficiencies in maintenance and/or preservation along with a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place for a hearing before the City for the purpose of allowing Owner an opportunity to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If, following such hearing, the person conducting the hearing shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, as determined by the City in its reasonable discretion, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, or cause its agents or contractors to enter the Property through the

Ingress/Egress Easement Area as described and depicted in **Exhibit C** and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the detention/sedimentation basin within the Detention/Sedimentation Basin Easement Area described and depicted in **Exhibit C**, for the purposes described above. The cost and expense of making and financing such actions by the City, including notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in an amount equivalent to twenty-five (25%) percent of the total of all such costs and expenses incurred, shall be paid by Owner within thirty (30) days of a billing to the Owner. All unpaid amounts may be placed on the delinquent tax roll of the City as to the Property, and shall accrue interest and penalties, and shall be collected as, and deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the Owner, and, in such event, the Owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

The Owner, its agents, representatives, successors, and assigns shall defend, indemnify, and hold harmless the City and the City's, elected officials, agents and employees, from any and all costs, claims, suits, actions, losses, damages, or demands, including court costs and attorneys' fees, relating in any way to or arising out of the design, construction, use, inspection, maintenance, repair, or operation (or omissions in such regard) of the storm drainage system which is the subject of this Agreement.

The parties hereto make this Agreement on behalf of themselves, their heirs, successors, assigns and transferees, and hereby warrant that they have the authority and capacity to execute this Agreement and bind the property as described in the terms and conditions of this agreement.

Invalidation of any of these covenants or conditions by Judgment or Court Order shall in no way affect the validity of any other provision which shall remain in full force and effect.

This agreement shall run with the land and be binding upon all owners, their agents, heirs, successors, assigns and transferees.

IN WITNESS WHEREOF, Owner has executed this Agreement as of the day and year first above set forth.

EL CAR WASH MI NOVI, LLC,
a Delaware limited liability company

OWNER

Justin Landau

By:

Its: CO-CEO

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 3 day of September, 2024 by Justin Landau, as the CO-CEO of El Car Wash MI Novi, LLC.

DIANELYS ZAMBRANO
MY COMMISSION # HH 141919
EXPIRES: June 15, 2025
Bonded Thru Notary Public Underwriters

Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 6/15/2025

CITY OF NOVI
A Municipal Corporation

By:
Its:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this _____day of _____ 201___, by,_____, on behalf of the City of Novi, a Municipal Corporation.

Notary Public
Acting in Oakland County, Michigan
My Commission Expires:_____

Drafted by:	And when recorded return to:
Anthony Shapiro, Esq. Polsinelli PC 150 N Riverside Plaza, 3000 Chicago, IL 60606	Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375

EXHIBIT A

Land situated in the City of Novi, County of Oakland, State of Michigan, described as follows:

PARCEL A:
Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan, described as commencing at the Northwest corner of said Section 17; thence East, along the North line of said Section and centerline of 12 Mile Road, 1703.14 feet; thence South 60.00 feet to the Southerly right of way line of 12 Mile Road for a point of beginning; thence East, along said right of way line, 175.00 feet; thence South 10 degrees 41 minutes 18 seconds West, 209.01 feet; thence North 70 degrees 04 minutes 59 seconds West, 184.62 feet; thence North 25 degrees 08 minutes East, 87.92 feet; thence North 62.90 feet to the point of beginning.

PARCEL B:
Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan, described as commencing at the Northwest corner of said Section 17; thence East, along the North line of said Section and centerline of 12 Mile Road, 1703.14 feet; thence South 122.90 feet; thence South 25 degrees 08 minutes West, 87.92 feet to the point of beginning; thence South 70 degrees 04 minutes 59 seconds East, 184.62 feet; thence South 10 degrees 41 minutes 18 seconds West, 141.25 feet to the Northerly right of way line of Grand River Avenue; thence North 70 degrees 04 minutes 59 seconds West along said right of way line 220.00 feet; thence North 25 degrees 08 minutes East, 140.00 feet to the point of beginning, EXCEPTING THEREFROM: A part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan: More particularly described as commencing at the Northwest corner of said Section 17, thence North 86 degrees 13 minutes 50 seconds East 1703.14 feet along the North line of said Section 17 and the centerline of 12 Mile Road and South 03 degrees 46 minutes 10 seconds East 60.00 feet, to the Southerly line of 12 Mile Road; thence North 86 degrees 13 minutes 50 seconds East 175.00 feet; thence South 06 degrees 55 minutes 08 seconds West 340.13 feet to the Northerly 60 foot Right-of-Way line of Grand River Avenue point of beginning; thence South 06 degrees 55 minutes 08 seconds West 10.13 feet; thence North 73 degrees 51 minutes 09 seconds West 220.00 feet; thence North 21 degrees 21 minutes 50 seconds East 10.04 feet; thence South 73 degrees 51 minutes 09 seconds East 217.46 feet to the point of beginning.

EXHIBIT B

(attached)

EXHIBIT "B" - STORM DRAINAGE FACILITY MAINTENANCE AGREEMENT

A. Physical Limits of the Storm Water Management System

The storm water management system (SWMS) subject to this long-term maintenance plan (Plan) is depicted on Exhibit D to the permit and includes without limitation the storm sewers, trench drain, catch basins, manholes, inlets, manufactured treatment system, above ground detention basin, flow restrictor structure and outlet pipe that conveys flow from the detention system into the 12 Mile Road storm system. For the purposes of this plan, this SWMS and all of its components as shown in Exhibit D is referred to as "El Carwash Novi SWMS".

B. Time Frame for Long-Term Maintenance Responsibility

El Car Wash MI Novi, LLC is responsible for maintaining the EL Carwash Novi SWMS including complying with applicable requirements of the local or Oakland County soil erosion and sedimentation control program until Oakland County releases the construction permit. Long-term maintenance responsibility for the El Carwash Novi SWMS commences when defined by the maintenance permit issued by the County. Long-term maintenance continues in perpetuity.

C. Manner of Insuring Maintenance Responsibility

The City of Novi has assumed responsibility for long-term maintenance of El Carwash Novi SWMS. El Car Wash MI Novi, LLC, through a maintenance agreement with the City of Novi, has agreed to perform the maintenance activities required by this plan. The City of Novi retains the right to enter the property and perform the necessary maintenance of El Carwash Novi SWMS if El Car Wash MI Novi, LLC fails to perform the required maintenance activities.

To ensure that the El Carwash Novi SWMS is maintained in perpetuity, the map of the physical limits of the storm water management system (Exhibit D), this plan (Exhibit B), the ingress/egress easement area (Exhibit C), and the storm drainage facility maintenance easement agreement between the City of Novi and the property owner will be recorded with the Oakland County Register of Deeds. Upon recording, a copy of the recorded documents will be provided to the County.

D. Long-Term Maintenance Plan and Schedule

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance, and remedial actions). Table 1 also identifies site-specific work needed to ensure that the storm water management system functions properly as designed.

TABLE 1

MAINTENANCE ACTIVITIES	SYSTEM COMPONENTS: Storm Collection System (Sewers, Trench Drain, Catch Basins, Manholes)	Inlets to Detention Basin	Above Ground Detention Basin	Flow Restrictor Structure & Outlet Pipe	Pavement Areas	FREQUENCY	Cost per Occurrence
Monitoring / Inspection							
Inspect for Sediment Accumulation/Clogging	X	X	X	X		Annually	$25.00
Inspect for Floatables, Dead Vegetation & Debris	X	X	X	X		Annually & After Major Events	$25.00
Inspect for Erosion And Integrity of System	X	X	X	X		Annually & After Major Events	$25.00
Ensure Maintenance Access Remain Open/Clear	X	X	X	X		Annually	$25.00
Preventative Maintenance							
Remove Accumulated Sediments	X	X	X	X		As Needed (See Note Below)	$50.00
Remove Floatables, Debris, Invasive & Dead Vegetation	X					As Needed	$50.00
Sweeping of Paved Surfaces					X	As Needed	$25.00
Remedial Actions							
Repair/Stabilize Areas of Erosion	X	X	X	X		As Needed	$200.00
Structural Repairs	X	X	X	X		As Needed	$500.00
Make Adjustments/Repairs to Ensure Proper Functioning	X	X	X	X		As Needed	$200.00
**Costs shown are estimated and are to be used for planning and budgeting purposes only.*						**Total Annual Budget**	**$1,125.00**

NOTE: Manufactured treatment system to be cleaned according to the manufacturer's recommendations; at a minimum, whenever sediments accumulate to a depth of 6-12 inches, or if sediment resuspension is observed.

PROJECT:	PROPERTY OWNER:	ENGINEER:	DATE: 09/11/2024
El Carwash Novi 48648 Grand River Ave City of Novi Oakland County, MI 48374	El Car Wash MI Novi, LLC 30200 Telegraph Road, Suite 205 Bingham Farms, MI 48205 Phone: (248) 646-9999	Stonefield Engineering & Design, LLC 555 S. Old Woodward Ave Suite 12L Birmingham, MI 48009 Phone: (248) 247-1115 www.stonefieldeng.com	SHEEET 1 OF 1

EXHIBIT C

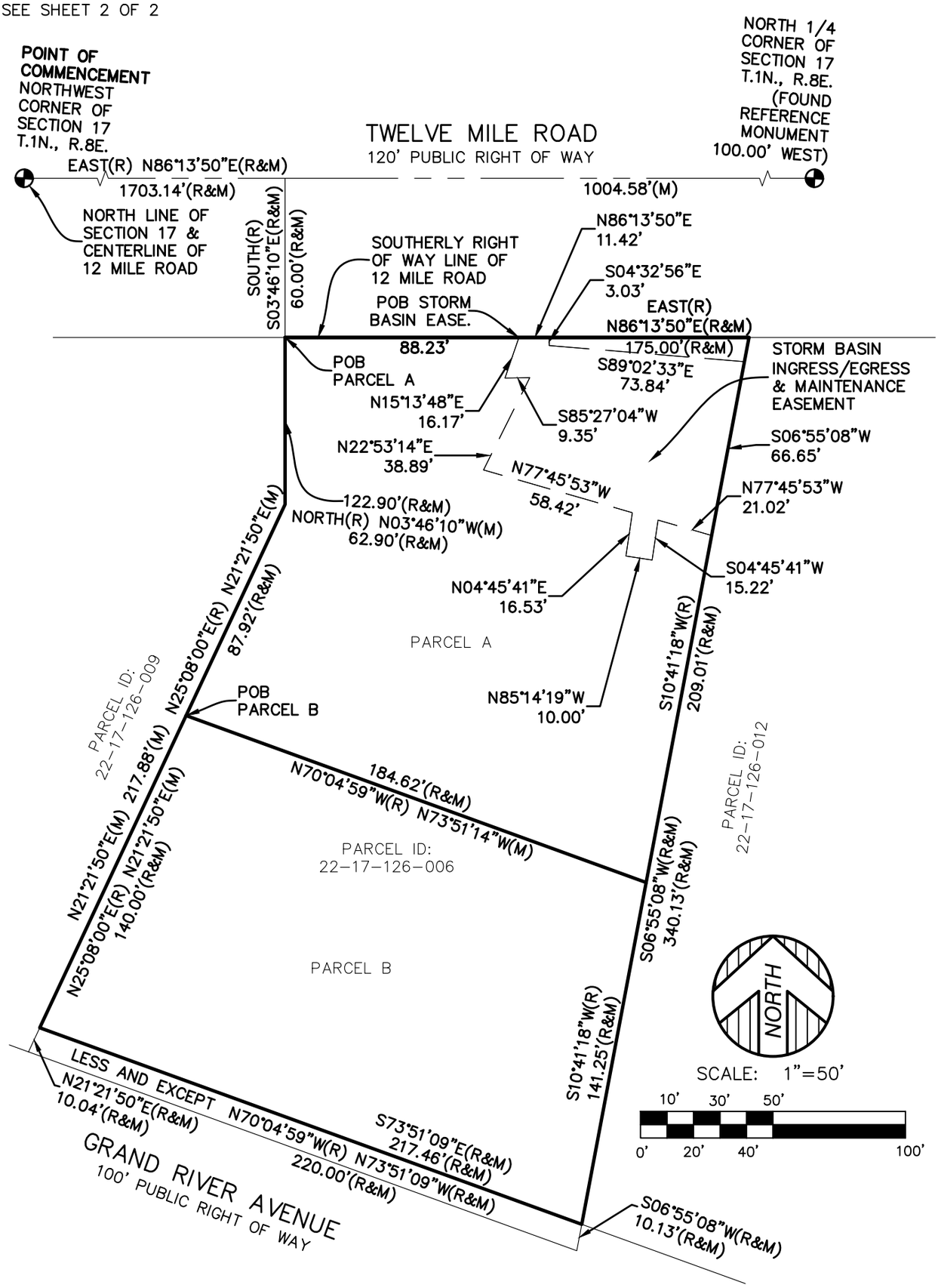
(attached)

EXHIBIT

PROPERTY DESCRIPTION:
SEE SHEET 2 OF 2

STORM BASIN EASEMENT DESCRIPTION:
SEE SHEET 2 OF 2

LEGEND
(M) MEASURED DIMENSION
(R) RECORD DIMENSION



9/10/24 – REVISION PER REVIEW COMMENTS

KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES

Eastpointe	Detroit	Ann Arbor	Grand Blanc
(800) 295.7222	(313) 758.0677	(734) 994.0888	(888) 694.0001
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (810) 694.9955

www.kemtecagroupofcompanies.com

PREPARED TO: STONEFIELD ENGINEERING AND DESIGN	
FIELD SURVEY: N/A	DATE: SEPTEMBER 03, 2024
DRAWN BY: JDM	SHEET: 1 OF 2
SCALE: 1" = 50'	JOB NO.: 23-01737

EXHIBIT

PROPERTY DESCRIPTION:

LAND SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL A:

PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION AND CENTERLINE OF 12 MILE ROAD, 1703.14 FEET; THENCE SOUTH 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 12 MILE ROAD FOR A POINT OF BEGINNING; THENCE EAST, ALONG SAID RIGHT OF WAY LINE, 175.00 FEET; THENCE SOUTH 10 DEGREES 41 MINUTES 18 SECONDS WEST, 209.01 FEET; THENCE NORTH 70 DEGREES 04 MINUTES 59 SECONDS WEST, 184.62 FEET; THENCE NORTH 25 DEGREES 08 MINUTES EAST, 87.92 FEET; THENCE NORTH 62.90 FEET TO THE POINT OF BEGINNING.

PARCEL B:

PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION AND CENTERLINE OF 12 MILE ROAD, 1703.14 FEET; THENCE SOUTH 122.90 FEET; THENCE SOUTH 25 DEGREES 08 MINUTES WEST, 87.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 70 DEGREES 04 MINUTES 59 SECONDS EAST, 184.62 FEET; THENCE SOUTH 10 DEGREES 41 MINUTES 18 SECONDS WEST, 141.25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GRAND RIVER AVENUE; THENCE NORTH 70 DEGREES 04 MINUTES 59 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 220.00 FEET; THENCE NORTH 25 DEGREES 08 MINUTES EAST, 140.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM: A PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN: MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE NORTH 86 DEGREES 13 MINUTES 50 SECONDS EAST 1703.14 FEET ALONG THE NORTH LINE OF SAID SECTION 17 AND THE CENTERLINE OF 12 MILE ROAD AND SOUTH 03 DEGREES 46 MINUTES 10 SECONDS EAST 60.00 FEET, TO THE SOUTHERLY LINE OF 12 MILE ROAD; THENCE NORTH 86 DEGREES 13 MINUTES 50 SECONDS EAST 175.00 FEET; THENCE SOUTH 06 DEGREES 55 MINUTES 08 SECONDS WEST 340.13 FEET TO THE NORTHERLY 60 FOOT RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES 55 MINUTES 08 SECONDS WEST 10.13 FEET; THENCE NORTH 73 DEGREES 51 MINUTES 09 SECONDS WEST 220.00 FEET; THENCE NORTH 21 DEGREES 21 MINUTES 50 SECONDS EAST 10.04 FEET; THENCE SOUTH 73 DEGREES 51 MINUTES 09 SECONDS EAST 217.46 FEET TO THE POINT OF BEGINNING.

STORM BASIN INGRESS/EGRESS & MAINTENANCE EASEMENT DESCRIPTION:

A STORM BASIN EASEMENT SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 86 DEGREES 13 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION AND CENTERLINE OF 12 MILE ROAD, 1703.14 FEET; THENCE SOUTH 03 DEGREES 46 MINUTES 10 SECONDS EAST, 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 12 MILE ROAD; THENCE NORTH 86 DEGREES 13 MINUTES 50 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 88.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 13 MINUTES 50 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 11.42 FEET; THENCE SOUTH 04 DEGREES 32 MINUTES 56 SECONDS EAST, 3.03 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 33 SECONDS EAST, 73.84 FEET; THENCE SOUTH 06 DEGREES 55 MINUTES 08 SECONDS WEST, 66.65 FEET; THENCE NORTH 77 DEGREES 45 MINUTES 53 SECONDS WEST, 21.02 FEET; THENCE SOUTH 04 DEGREES 45 MINUTES 41 SECONDS WEST, 15.22 FEET; THENCE NORTH 85 DEGREES 14 MINUTES 19 SECONDS WEST, 10.00 FEET; THENCE NORTH 04 DEGREES 45 MINUTES 41 SECONDS EAST, 16.53 FEET; THENCE NORTH 77 DEGREES 45 MINUTES 53 SECONDS WEST, 58.42 FEET; THENCE NORTH 22 DEGREES 53 MINUTES 14 SECONDS EAST, 38.89 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 04 SECONDS WEST, 9.35 FEET; THENCE NORTH 15 DEGREES 13 MINUTES 48 SECONDS EAST, 16.17 FEET TO THE POINT OF BEGINNING.

9/10/24 – REVISION PER REVIEW COMMENTS

KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES

Eastpointe	Detroit	Ann Arbor	Grand Blanc
(800) 295.7222	(313) 758.0677	(734) 994.0888	(888) 694.0001
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (810) 694.9955

www.kemtecagroupofcompanies.com

PREPARED TO: STONEFIELD ENGINEERING AND DESIGN	
FIELD SURVEY: N/A	DATE: SEPTEMBER 03, 2024
DRAWN BY: JDM	SHEET: 2 OF 2
SCALE: N/A	JOB NO.: 23-01737

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

February 5, 2026

Humna Anjum, Project Engineer
City of Novi
Department of Public Works
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

Re: El Car Wash JSP23-42
Acceptance Documents

Dear Ms. Anjum:

We have received and reviewed the following revised documents in connection with El Car Wash Project:

- Sanitary Manhole Access Easement (***Not Original***)
- Storm Drainage Facility Maintenance Easement Agreement (***Approved***)

We have the following comments:

We reviewed these documents to confirm that the originals as submitted are consistent with the copies of documents reviewed and approved by our office on November 19, 2024. The Storm Drainage Maintenance Agreement is acceptable, although it appears to be a replacement and not the same document.

The Sanitary Sewer Manhole Access Easement that is enclosed appears to be a copy. An original should be signed and submitted.

All documents, revisions and additional documents should be submitted through the City's Community Development Department.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk
Barb McBeth, Planner
Lindsay Bell, Planner
Dan Commer, Planner
Diana Shanahan, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Kate Purpura, Project Engineer
Sydney Waynick & Ted Meadows, Spalding DeDecker
Alyssa Craigie, Administrative Assistant
Steven Barrett, sbarrett@alrigusa.com
Thomas R. Schultz, Esquire

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

October 30, 2024

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: El Car Wash - Acceptance Documents Review #1
Novi # NV24-216
SDA Job No. JSP23-0041
INITIAL DOCUMENTS - APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on October 25, 2024 against the Final Site Plan (Stamping Set) approved on September 03, 2024. We offer the following comments:

Initial Acceptance Documents:

1. **On-Site Sanitary Sewer Easement**
(executed 09-03-2024: exhibit dated 09-03-2024)
Exhibit A (Parcel Description) Approved
Exhibit B (Easement Description and Sketch) Approved

2. **Storm Drainage Facility / Maintenance Easement Agreement**
(executed 09-03-2024: exhibit dated 09-03-2024)
Exhibit A (Parcel Description) Approved
Exhibit B (Schedule of Maintenance) Approved
Exhibit C (Ingress/Egress Easement Description and Sketch) Approved

Final Acceptance Documents
Upon completion of construction, the above easement descriptions will be reviewed against the as-built plans. Any revisions will be required as necessary. All documents must be completed using blue/black ink as the County will reject them otherwise.

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated 06-14-2024 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER



Holly Demers
Engineer

Cc (via Email): Taylor Reynolds, Spalding DeDecker
Ben Croy, City of Novi
Cortney Hanson, City of Novi
Diana Shanahan, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Rebecca Runkel, City of Novi
Alyssa Craigie, City of Novi
Barb McBeth, City of Novi
Lindsay Bell, City of Novi
Heather Zeigler, City of Novi
Ben Nelson, City of Novi
Milad Alesmail, City of Novi

SPALDING DeDECKER
Engineering & Surveying Excellence since 1954

November 13, 2025

Mrs. Humna Anjum
Project Engineer
Department of Public Services
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

Re: **El Car Wash I**
Storm Water Detention System Inspection
Novi SP No.: JSP23-0041
SDA Job No.: NV24-216

Dear Mrs. Anjum:

This letter serves to officially notify you that we have reviewed the status of the storm water detention systems including the storm sewer piping, detention basins, and outlet control structures for the above-referenced project. As a result of this review, we have determined the storm water detention system to be in general conformance with the approved construction plans and recommend a full release of this financial guarantee.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DeDECKER

Digitally signed by Sydney Waynick
Date: 2025.11.13 16:28:49-05'00'

Sydney Waynick
Construction Engineer

cc: Sarah Marchioni, City of Novi – Building Project Coordinator
Angela Sosnowski, City of Novi – Bond Coordinator
Scott Roselle, City of Novi – Water and Sewer Asset Manager
Patrick Gilson, Alrig USA

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Approval of the final payment to Springline Excavating LLC, for the East Lake Drive Drainage Improvements project, in the amount of $12,568.34, plus interest earned on retainage.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- Replaced and rerouted a failed outlet to Walled Lake previously located on private property.
- Cleaned out and armored the existing ditches along Monticello Street.
- Repaved East Lake Drive from Monticello Street to Lashbrook Street.

FINANCIAL IMPACT

	FY 2025/26
EXPENDITURE REQUIRED	**$ 12,568.34 Retainage**
BUDGET **Drain Fund 211-000.00-211.274**	**$ 12,568.34**
APPROPRIATION REQUIRED	**$ 0**
FUND BALANCE IMPACT	**$ 0**

BACKGROUND INFORMATION:

City engineering consultant, Spalding DeDecker, assisted City staff with the design and construction of the drainage improvements along Monticello Street and East Lake Drive, between Monticello Street and Lashbrook Street. The project addressed a failing storm sewer outlet to Walled Lake and improved local drainage. The failed outlet, which is on private property and for which the City did not have an easement, was plugged and abandoned. Stormwater flow to the failed outlet was redirected to a new outlet on City-owned property at Lashbrook Street and East Lake Drive. An upsized 24-inch storm sewer was constructed along East Lake Drive to collect stormwater from Monticello Street to the new outlet. The existing ditches along

Monticello Street were also cleaned out and armored with turf reinforcement mats. Since the new storm sewer involved the removal of the existing pavement, this stretch of East Lake Drive was also repaved with new asphalt. In order for this project to be completed safely, this segment of East Lake Drive had to be completely closed for approximately six (6) weeks.

The construction contract was awarded at the April 7, 2025, City Council meeting to Springline Excavating LLC, in the amount of $236,115.00. Staff worked with the engineering consultant for this project, Spalding DeDecker, to review and verify the final contract payment amount of $12,568.34 that is due to the contractor. The City Attorney reviewed the final documentation and found it to be in an acceptable form (Beth Saarela, May 11, 2026).

There were two (2) approved change orders issued resulting in an overall increase of $15,251.85 or 6.5% over the amount awarded. The approved change orders resulted in a final contract price of $251,366.85 for the contract.

RECOMMENDED ACTION: Approval of the final payment to Springline Excavating LLC, for the East Lake Drive Drainage Improvements project, in the amount of $12,568.34, plus interest earned on retainage.

East Lake Drive Drainage Improvements
Location Map



Map Author: Runkel
Date: 4-8-25
Version #: 1.0

MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- Stormwater Manhole
- Catch Basin
- Stormwater Gravity Main
- Culvert
- Roadside Ditches
- **Project Area**

City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

0 20 40 80 120
Feet
1 inch = 98 feet

EAST LAKE DRIVE/MONTICELLO STORM DRAINAGE IMPROVEMENTS



Before: East Lake Drive looking west from Lashbrook Street



Before: Lashbrook Street stub to Walled Lake, new location for storm sewer outlet



Before: Monticello Street at East Lake Drive



Before: Monticello Street and ditch line looking north towards East Lake Drive



After: East Lake Drive (drone picture) looking west from Lashbrook Street



After: East Lake Drive (drone picture) looking west at ground level from Lashbrook Street



After: East Lake Drive (drone picture) looking east from Monticello Street



After: Monticello Street (drone picture) looking south towards Paramount Street

CITY OF NOVI

Balance Due This Payment = $ 12,568.34

PURCHASE ORDER NO.
97565

26300 Lee BeGole Dr.
Novi, Michigan 48375
Tel: (248) 347-0454
Fax: (248) 735-5659

APPLICATION FOR FINAL PAYMENT

PROJECT: East Lake Drive Drainage Improvements at Monticello

NOVI PROJECT NO.: 25-3101
CIP NO.: N/A

PAYMENT NO.: FINAL

OWNER: City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

ENGINEER: Spalding DeDecker
905 South Boulevard East
Rochester, Michigan 48037
(248) 844-5400

CONTRACTOR: Springline Excavating, LLC
32945 Folsom Road
Farmington Hills, Michigan 48336
(313) 491-6688

CONTRACT AMOUNT

ORIGINAL: $236,115.00
REVISED: $251,366.85

FINAL COMPLETION DATES

ORIGINAL: October 4, 2025
REVISED:
ACTUAL:

DATES OF ESTIMATE

FROM: October 8, 2025
TO: May 5, 2026

SECTION 1. COST OF COMPLETED WORK TO DATE

Item No.	East Lake Drive Drainage Improve. - Base Contract GL# 211-445.00-975.204 Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
0	Crew Days - Division 1	CD	16.00	$ 800.00	$ 12,800.00	17.50	$ 800.00	$ 14,000.00				17.50	$ 14,000.00	100%
0	Crew Days - Division 2	CD	0.00	$ 800.00		0.00	$ 800.00	$ -				0.00		
0	Crew Days - Division 3	CD	0.00	$ 800.00		0.00	$ 800.00	$ -				0.00		
0	Crew Days - Division 4	CD	0.00	$ 800.00		0.00	$ 800.00	$ -				0.00		
0	Crew Days - Division 5	CD	0.00	$ 800.00		0.00	$ 800.00	$ -				0.00		
	TOTAL CREW DAYS		**16.00**	**$ 800.00**	**$ 12,800.00**	**17.50**	**$ 800.00**	**$ 14,000.00**	**0.00**			**17.50**	**$ 14,000.00**	**100%**
1	Mobilization, Max	LS	1.00	$ 24,000.00	$ 24,000.00	1.00	$ 24,000.00	$ 24,000.00				1.00	$ 24,000.00	100%
2	Preconstruction Audio/Visual	LS	1.00	$ 770.00	$ 770.00	1.00	$ 770.00	$ 770.00				1.00	$ 770.00	100%
3	Dr Structure, Remove	EA	2.00	$ 1,200.00	$ 2,400.00	1.00	$ 1,200.00	$ 1,200.00				1.00	$ 1,200.00	100%
4	Sewer, Rem, Less than 24-inch	LF	68.00	$ 30.00	$ 2,040.00	94.00	$ 30.00	$ 2,820.00				94.00	$ 2,820.00	100%
5	Sewer, Rem, 24-inch to 48-inch	LF	21.00	$ 36.00	$ 756.00	44.00	$ 36.00	$ 1,584.00				44.00	$ 1,584.00	100%
6	Ditch Cleanout, Special	STA	4.00	$ 1,900.00	$ 7,600.00	0.00	$ 1,900.00	$ -				0.00		
7	Embankment, CIP	CY	10.00	$ 75.00	$ 750.00	0.00	$ 75.00	$ -				0.00		
8	Excavation, Earth	CY	144.00	$ 40.00	$ 5,760.00	144.00	$ 40.00	$ 5,760.00				144.00	$ 5,760.00	100%
9	Subgrade Undercutting, Type II	CY	30.00	$ 55.00	$ 1,650.00	0.00	$ 55.00	$ -				0.00		
10	Flowable Fill, Non-Structural	CY	3.00	$ 650.00	$ 1,950.00	5.00	$ 650.00	$ 3,250.00				5.00	$ 3,250.00	100%
11	Erosion Control and Sedimentation	LS	1.00	$ 9,000.00	$ 9,000.00	1.00	$ 9,000.00	$ 9,000.00				1.00	$ 9,000.00	100%
12	Agg Base, 8-inch, Limestone	SY	545.00	$ 16.00	$ 8,720.00	661.00	$ 16.00	$ 10,576.00				661.00	$ 10,576.00	100%
13	Shoulder, Cl II, CIP	CY	7.00	$ 100.00	$ 700.00	0.00	$ 100.00	$ -				0.00		
14	Geotextile, Separator	SY	321.00	$ 2.00	$ 642.00	0.00	$ 2.00	$ -				0.00		
15	Culv End Sect, Conc, 24-inch	EA	1.00	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	$ 2,500.00				1.00	$ 2,500.00	100%
16	Culv End Sect, 24-inch, Grate	EA	1.00	$ 830.00	$ 830.00	1.00	$ 830.00	$ 830.00				1.00	$ 830.00	100%
17	Sewer, Cl E, 12-inch, Tr Det B	LF	47.00	$ 93.00	$ 4,371.00	97.50	$ 93.00	$ 9,067.50				97.50	$ 9,067.50	100%
18	Sewer, Cl E, 15-inch, Tr Det B	LF	25.00	$ 92.00	$ 2,300.00	0.00	$ 92.00	$ -				0.00		
19	Sewer, Cl E, 24-inch, Tr Det B	LF	273.00	$ 120.00	$ 32,760.00	292.50	$ 120.00	$ 35,100.00				292.50	$ 35,100.00	100%
20	Sewer Tap, 24-inch	EA	1.00	$ 1,950.00	$ 1,950.00	1.00	$ 1,950.00	$ 1,950.00				1.00	$ 1,950.00	100%
21	Sewer Bulkhead, 15-inch	EA	2.00	$ 575.00	$ 1,150.00	1.00	$ 575.00	$ 575.00				1.00	$ 575.00	100%
22	Trench Undercut and Backfill	CY	5.00	$ 120.00	$ 600.00	5.00	$ 120.00	$ 600.00				5.00	$ 600.00	100%
23	Dr Structure Lead, Cleaning, 12-inch	LF	234.00	$ 5.50	$ 1,287.00	160.40	$ 5.50	$ 882.20				160.40	$ 882.20	100%
24	Dr Structure Lead, Cleaning, 15-inch	LF	41.00	$ 5.50	$ 225.50	0.00	$ 5.50	$ -				0.00		
	TOTAL THIS SHEET				$ 114,711.50			$ 110,464.70		$ -			$ 110,464.70	100%

CITY OF NOVI

26300 Lee BeGole Dr.
Novi, Michigan 48375
Tel: (248) 347-0454
Fax: (248) 735-5659

APPLICATION FOR FINAL PAYMENT

PROJECT: East Lake Drive Drainage Improvements at Monticello

NOVI PROJECT NO.: 25-3101
CIP NO.: N/A

PAYMENT NO.: FINAL

SECTION 1. COST OF COMPLETED WORK TO DATE

Item No.	East Lake Dr Drainage Improve. - Base Continued GL# 211-445.00-975.204 Description of Item	Unit	CONTRACT ITEMS (Original) Quantity	Cost/Unit	Total Amt	CONTRACT ITEMS (Revised) Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
25	Dr Structure Lead, Cleaning, 24-inch	LF	141.00	$ 6.50	$ 916.50	107.50	$ 6.50	$ 698.75				107.50	$ 698.75	100%
26	Dr Structure, 24-inch Diameter	EA	1.00	$ 1,800.00	$ 1,800.00	1.00	$ 1,800.00	$ 1,800.00				1.00	$ 1,800.00	100%
27	Dr Structure, 48-inch Diameter	EA	1.00	$ 2,700.00	$ 2,700.00	1.00	$ 2,700.00	$ 2,700.00				1.00	$ 2,700.00	100%
28	Dr Structure, 60-inch Diameter	EA	2.00	$ 4,800.00	$ 9,600.00	2.00	$ 4,800.00	$ 9,600.00				2.00	$ 9,600.00	100%
29	Dr Structure, Cleaning	EA	12.00	$ 300.00	$ 3,600.00	12.00	$ 300.00	$ 3,600.00				12.00	$ 3,600.00	100%
30	Dr Structure, Tap, 12-inch	EA	1.00	$ 950.00	$ 950.00	2.00	$ 950.00	$ 1,900.00				2.00	$ 1,900.00	100%
31	Dr Structure, Tap, 15-inch	EA	1.00	$ 975.00	$ 975.00	0.00	$ 975.00					0.00		
32	Str Rehab, Type 2: Cover Adjust	EA	3.00	$ 1,700.00	$ 5,100.00	3.00	$ 1,700.00	$ 5,100.00				3.00	$ 5,100.00	100%
33	Structure Cover, Type B, Modified	EA	2.00	$ 645.00	$ 1,290.00	2.00	$ 645.00	$ 1,290.00				2.00	$ 1,290.00	100%
34	Structure Cover, Type M1, Modified	EA	1.00	$ 625.00	$ 625.00	1.00	$ 625.00	$ 625.00				1.00	$ 625.00	100%
35	Structure Cover, Type 01, Modified	EA	1.00	$ 560.00	$ 560.00	1.00	$ 560.00	$ 560.00				1.00	$ 560.00	100%
36	Structure Cover, Type SAN	EA	2.00	$ 750.00	$ 1,500.00	2.00	$ 750.00	$ 1,500.00				2.00	$ 1,500.00	100%
37	Cold Milling, HMA Surface	SY	53.00	$ 29.00	$ 1,537.00	480.00	$ 29.00	$ 13,920.00				480.00	$ 13,920.00	100%
38	HMA Surface, Remove	SY	545.00	$ 12.00	$ 6,540.00	674.00	$ 12.00	$ 8,088.00				674.00	$ 8,088.00	100%
39	HMA, 3C	TON	75.00	$ 155.00	$ 11,625.00	88.53	$ 155.00	$ 13,722.15				88.53	$ 13,722.15	100%
40	HMA, 4C	TON	68.00	$ 155.00	$ 10,540.00	57.96	$ 155.00	$ 8,983.80				57.96	$ 8,983.80	100%
41	HMA, 5EML	TON	111.00	$ 155.00	$ 17,205.00	143.19	$ 155.00	$ 22,194.45				143.19	$ 22,194.45	100%
42	Mailbox, Erect, Salvage	EA	2.00	$ 250.00	$ 500.00	0.00	$ 250.00					0.00		
43	Sign, Type III, Erect, Salvage	EA	2.00	$ 250.00	$ 500.00	0.00	$ 250.00					0.00		
44	Pavt Mrkg, Ovly C-P, Thru Arrow Sym	EA	1.00	$ 200.00	$ 200.00	0.00	$ 200.00					0.00		
45	Pavt Mrkg, Polyurea, Bike, Sm Sym	EA	1.00	$ 200.00	$ 200.00	0.00	$ 200.00					0.00		
46	Raised Pavt Marker, Remove	EA	16.00	$ 85.00	$ 1,360.00	16.00	$ 85.00	$ 1,360.00				16.00	$ 1,360.00	100%
47	Pavt Mrkg, Spray Thermo, 6", White	LF	866.00	$ 2.50	$ 2,165.00	1070.00	$ 2.50	$ 2,675.00				1070.00	$ 2,675.00	100%
48	Pavt Mrkg, Spray Thermo, 6", Yellow	LF	466.00	$ 2.50	$ 1,165.00	444.00	$ 2.50	$ 1,110.00				444.00	$ 1,110.00	100%
49	Pavt Mrkg, Polyurea, Ded Lane Sym	EA	1.00	$ 350.00	$ 350.00	0.00	$ 350.00					0.00		
50	Temp Traffic Control Devices	LS	1.00	$ 16,000.00	$ 16,000.00	1.00	$ 16,000.00	$ 16,000.00				1.00	$ 16,000.00	100%
51	Rip-Rap, Plain, LM	CY	10.00	$ 190.00	$ 1,900.00	10.00	$ 190.00	$ 1,900.00				10.00	$ 1,900.00	100%
52	Turf Reinforcement Mat	SY	416.00	$ 25.00	$ 10,400.00	0.00	$ 25.00					0.00		
53	Raised Pavt Marker, Crystal, Monodir.	EA	16.00	$ 200.00	$ 3,200.00	0.00	$ 200.00					0.00		
54	Restoration	LS	1.00	$ 6,400.00	$ 6,400.00	1.00	$ 6,400.00	$ 6,400.00				1.00	$ 6,400.00	100%
	TOTAL FROM THIS SHEET				$ 121,403.50			$ 125,727.15		$ -			$ 125,727.15	
	TOTAL FROM OTHER SHEET				$ 114,711.50			$ 110,464.70		$ -			$ 110,464.70	
	SUBTOTAL				$ 236,115.00			$ 236,191.85		$ -			$ 236,191.85	100%

CITY OF NOVI

26300 Lee BeGole Dr.
Novi, Michigan 48375
Tel: (248) 347-0454
Fax: (248) 735-5659

APPLICATION FOR FINAL PAYMENT

PROJECT: East Lake Drive Drainage Improvements at Monticello

NOVI PROJECT NO.: 25-3101
CIP NO.: N/A

PAYMENT NO.: FINAL

NEW CONTRACT ITEMS

SECTION 1.

COST OF COMPLETED WORK TO DATE

Item No.	Description of Item	Unit	Division	GL#	NEW CONTRACT ITEMS Quantity	Cost/Unit	Total Amt	THIS PERIOD Quantity	Amount	%	TOTAL TO DATE Quantity	Amount	%
55	Duct Bank HMA Removal	LS	1	0	1.00	$ 5,325.00	$ 5,325.00				1.00	$ 5,325.00	100%
56	Kayak Launch Install	LS	1	0	1.00	$ 9,850.00	$ 9,850.00				1.00	$ 9,850.00	100%
57			0	0	0.00	$ -	$ -				0.00	$ -	
58			0	0	0.00	$ -	$ -				0.00	$ -	
59			0	0	0.00	$ -	$ -				0.00	$ -	
60			0	0	0.00	$ -	$ -				0.00	$ -	
61			0	0	0.00	$ -	$ -				0.00	$ -	
62			0	0	0.00	$ -	$ -				0.00	$ -	
63			0	0	0.00	$ -	$ -				0.00	$ -	
64			0	0	0.00	$ -	$ -				0.00	$ -	
65			0	0	0.00	$ -	$ -				0.00	$ -	
66			0	0	0.00	$ -	$ -				0.00	$ -	
67			0	0	0.00	$ -	$ -				0.00	$ -	
68			0	0	0.00	$ -	$ -				0.00	$ -	
69			0	0	0.00	$ -	$ -				0.00	$ -	
70			0	0	0.00	$ -	$ -				0.00	$ -	
71			0	0	0.00	$ -	$ -				0.00	$ -	
72			0	0	0.00	$ -	$ -				0.00	$ -	
73			0	0	0.00	$ -	$ -				0.00	$ -	
74			0	0	0.00	$ -	$ -				0.00	$ -	
75			0	0	0.00	$ -	$ -				0.00	$ -	
76			0	0	0.00	$ -	$ -				0.00	$ -	
77			0	0	0.00	$ -	$ -				0.00	$ -	
78			0	0	0.00	$ -	$ -				0.00	$ -	
79			0	0	0.00	$ -	$ -				0.00	$ -	
80			0	0	0.00	$ -	$ -				0.00	$ -	
81			0	0	0.00	$ -	$ -				0.00	$ -	
82			0	0	0.00	$ -	$ -				0.00	$ -	
	TOTAL FROM THIS SHEET						$ 15,175.00		$ -			$ 15,175.00	
	TOTAL FROM OTHER SHEETS			$ 236,115.00			$ 236,191.85		$ -			$ 236,191.85	
	GRAND TOTAL			**$ 236,115.00**			**$ 251,366.85**		**$ -**			**$ 251,366.85**	100%

CITY OF NOVI

PURCHASE ORDER NO.
97565

26300 Lee BeGole Dr.
Novi, Michigan 48375
Tel: (248) 347-0454
Fax: (248) 735-5659

Section 2.

APPLICATION FOR FINAL PAYMENT

PROJECT: East Lake Drive Drainage Improvements at Monticello
NOVI PROJECT NO.: 25-3101
CIP NO.: N/A
PAYMENT NO.: FINAL

Original Contract Amount:			$	236,115.00
Change Orders:			$	15,251.85
Adjusted Contract Amount to Date:			$	251,366.85
Total Cost of Work Performed to Date:			$	251,366.85
MINUS Retainage:		0%	$	-
MINUS Inspection "Crew Days":	To Date	17.50	$	-
	This Pay	0.00		
Net Amt. Earned of Contract and Extra Work to Date:			$	251,366.85
MINUS L.D.'s:	# of days over =		$	-
	$ amount/day =	$800		
Subtotal:			$	251,366.85
ADD Incentive "Crew Days", if under:			$	-
Subtotal:			$	251,366.85
MINUS Amount of Previous Payments:			$	238,798.51
1	$	88,746.30		
2	$	150,052.21		
3	$	-		
4	$	-		
5	$	-		
6	$	-		
7	$	-		
8	$	-		
9	$	-		
10	$	-		
BALANCE DUE THIS PAYMENT:			**$**	**12,568.34**

CHANGE ORDERS

No.	Date		Amount
1	September 18, 2025	$	15,175.00
	September 24, 2025	$	76.85
3			
4			
5			
6			
7			
8			
9			
10			
	TOTAL:	**$**	**15,251.85**

Inspection "Crew Days" Allowed per Contract:	16.00
Additional "Crew Days" per Change Orders:	1.50
Total Inspection "Crew Days" Allowed:	17.50
Inspection "Crew Days" Used to Date:	17.50
Inspection "Crew Days" Remaining:	0.00

CITY OF NOVI

26300 Lee BeGole Dr.
Novi, Michigan 48375
Tel: (248) 347-0454
Fax: (248) 735-5659

Section 3.

APPLICATION FOR FINAL PAYMENT

PROJECT:	East Lake Drive Drainage Improvements at Monticello	**NOVI PROJECT NO.:**	25-3101	**PAYMENT NO.:**	FINAL
		CIP NO.:	N/A		

The undersigned CONTRACTOR certifies that: (1) Any previous progress payments received from OWNER on amount of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment; (2) title to all Work, materials, and equipment incorporated in said Work of otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all leins, claims, security interest, and encumberences (except such as are covered by Bond acceptable to OWNER indemnifying OWNER against any such lein, claim security interest, or encumberence); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective as that term is defined in the Contract Documents.

5-5-26

Springline Excavating, LLC
CONTRACTOR - Electronic Signature Certification

Ted Meadows Digitally signed by Ted Meadows
Date: 2026.05.05 08:57:25 -04'00'

Spalding DeDecker
CONSULTANT - Electronic Signature Certification

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

CITY OF NOVI

Aaron J. Staup, Construction Engineer
Electronic Signature Certification

☐ All Full Unconditional Waivers of lien have been received from each subcontractor and/or supplier, reviewed and approved by the Consultant. Also, attached to this Final Payment is a copy of the Contractor's Sworn Statement, Consent of Surety, and a new Maintenance and Guarantee Bond (if the amount is greater than the final contract price) or a Maintenance Bond Rider covering the difference between the final contract price and the awarded amount.

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

May 11, 2026

Aaron Staup, Construction Engineer
City of Novi
Department of Public Works
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

Re: East Lake Drive Drainage Improvements at Monticello - *Springline Excavating, LLC* - Closing Documents

Dear Mr. Staup:

We have received and reviewed closing documents for the East Lake Drive Drainage Improvements at Monticello Project:

1. Application for Final Payment
2. Contractor's Sworn Statement
3. Bond Rider
4. Waivers of Lien
5. Consent of Surety to Final Payment

The closing documents appear to be in order. The Contractor will be required to provide its Full Unconditional Waiver of Lien at the time of receipt of the final check. Please feel free to contact me with any questions or concerns in regard to this matter

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosure
C: Cortney Hanson, Clerk (w/Enclosure)
Ben Croy, City Engineer (w/Enclosure)
Megan Mikus, Deputy Director of Public Works (w/Enclosure)
Ted Meadows, Spalding DeDecker (w/Enclosure)
Thomas R. Schultz, Esquire (w/Enclosure)

CONSENT OF
SURETY COMPANY
TO FINAL PAYMENT
AIA DOCIMENT G707

OWNER ___
ARCHITECT ___
CONTRACTOR ___
SURETY ___
OTHER ___

Bond: 800171154

TO (OWNER)
(Name and Address)

City of Novi
26300 Lee Begole Dr.
Novi, MI 48375

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE: / /

PROJECT:
(Name and Address)
East Lake Drive Drainage Improvements

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(here insert name and address of Surety Company)

Atlantic Specialty Insurance Company
605 Highway 169 North
Plymouth, MN 55441 , SURETY COMPANY,

on bond of
(here insert name and address of Contractor)

SPRINGLINE EXCAVATING, LLC
32945 Folsom Rd.
Farmington Hills, MI 48336 , CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety Company of any of its obligations to Final Contract $251,366.85
(here insert name and address of Owner)

City of Novi
26300 Lee Begole Dr.
Novi, MI 48375 , OWNER,

as set forth in the said Surety Company's bond.

IN WITNESS WHEREOF,
the Surety Company has hereunto set its hand this January 16, 2026

Attest: Karen Guthrie
Seal

Atlantic Specialty Insurance Company
Surety Company

Signature of Authorized Representative
Michael G. Zervos, Attorney-in-Fact

© THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., NW

intact INSURANCE

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **David C. Lange, Donald W. Burden, Gus E. Zervos, Karen Guthrie, Michael G. Zervos, Stephanie A. Dinco, Stephen M. Zervos**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 16th day of January, 2026

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

_____
Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2030

Please direct bond verifications to surety@intactinsurance.com

[intact] INSURANCE surety

CHANGE RIDER

To be attached to and form a part of East Lake Drive Drainage Improvements

Bond No. 800171154 issued by **ATLANTIC SPECIALTY INSURANCE COMPANY**, 605 Highway 169 North, Suite 800, Plymouth, Minnesota, USA 55441 as Surety on behalf of Springline Excavating LLC

, as Principal in favor of City of Novi with reference to East Lake Drive Drainage Improvements effective the 2nd of April, 2025.

It is hereby understood and agreed that the following item is amended:

The Bond Amount has Increased To: $251,366.85

Signed, sealed and dated this 4th day of May, 2026

Springline Excavating LLC
Principal

BY: Steven Rocker member
Name: Title:

Witness

Atlantic Specialty Insurance Company

BY:
Attorney-In-Fact Michael G. Zervos

Karen Guthrie
Witness Karen Guthrie

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

605 Highway 169 North, Suite 800
Plymouth, Minnesota, USA 55441
Web: intactspecialty.com/surety
E-mail: surety@intactinsurance.com

intact INSURANCE

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **David C. Lange, Donald W. Burden, Gus E. Zervos, Karen Guthrie, Michael G. Zervos, Stephanie A. Dinco, Stephen M. Zervos**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 4th day of May, 2026.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2030

_____
Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

SWORN STATEMENT

25.14

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

Date From 2/12/2026

Application No. 3

Andrew Smith , being duly sworn, deposes and says:
That he makes the Sworn Statement on behalf of SPRINGLINE EXCAVATING who is the (contractor) (subcontractor) for an improvement to the following described real property situated in Oakland County, Michigan, and described as follows; (Insert legal descriotion from Notice of Commencement)

East Lake Drive Drainage, Novi

That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payment of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor) (subcontractor) has (contracted) (sub-contracted) for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date thereof are correctly and fully set forth opposite their names, as follows:

Name of subcontractor, supplier, or laborer	Type of improvement furnished	Total contract price	Amount already paid	Amount currently owing	Balance to complete (optional)
				-	
~~Alexa Trucking~~ SR	~~Trucking~~ SR	0	0	-	NOT USED SR
Core & Main LP	Job Materials	30,627.49	30,627.49	-	
Etna Supply Company	Job Materials	2,870.52	2,870.52	-	
Advanced Underground Ins	Subcontractor	7,580.95	7,580.95	-	
Cutting Edge Concrete	Subcontractor	1,428.75	1,428.75	-	
Detroit Bulk Storage	Trucking and materials	7,320.21	7,320.21	-	
Finishing Touch Video	Subcontractor	770.00	770.00	-	
Mary Ellen's Transport	Trucking	20,490.26	20,490.26	-	
Mierzwa Paving, LLC	Subcontractor	60,020.40	60,020.40	-	
PK Contracting	Subcontractor	6,745.00	6,745.00	-	
Site Solutions	Subcontractor	6,400.00	6,400.00	-	
State Barricades Inc.	Subcontractor	9,022.00	9,022.00	-	
All labor, wages, fringes, taxes and withholdings are paid in full as per the contract.					
TOTALS		153,275.58	153,275.58	-	0.00

(Some columns are not applicable to all persons listed)

That the contractor has not procured material from, or subcontrated with, any person other than those set forth above and owes no money for the improvement other than the sums set forth above. Deponent further says that he or she makes the foregoing statement as the ongoing statement as the (contractor) (subcontractor) or as estimator of the (contractor) (subcontarctor) for the purpose of representing to the owner or lessee of the abvoe-described premises and his or her agents that the above-described premises and his or her agents that the above descriped property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth above and except for claims of construction liens by laborers which may be provided pursuant to section 109 of the construction lien act, Act No. 497 of the Public Acts of 1980, as amended, being Section 570.1109 of the Michigan Compiled Laws.

WARNING TO OWNER: AN OWNER OR LESSEE OF THE ABOVE-DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR THE OWNER OR LESSEE IF THE DEISGNEE IS NOT NAMED OR HAS DIED.

Deponent

WARNING TO DEPONENT: A PERSON, WHO WITH INTENT TO DEFRAUD, GIVES A FALSE SWORN STATEMENT IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, ACT NO. 497 OF THE PUBLIC ACTS OF 1980, AS AMENDED, BEING SECTION 570.2220 OF THE MICHIGAN COMPILED LAWS.

Subscribed and sworn to before me this
12th day of February 2026

Notary Public:
Oakland County, Michigan
My commission expires:

SHAWN RODRIGUEZ
Notary Public, State of Michigan
County of Oakland
My Commission Expires 11-25-2027
Acting in the County of Oakland

FULL UNCONDITIONAL WAIVER

Our contract with SPRINGLINE EXCAVATING LLC, 32945 FOLSOM RD , FARMINGTN HLS, MI 48336 to provide materials (Waterworks, Fire Protection & Geosynthetics Materials) for the improvement to the property described as:

EAST LAKE DRIVE – N OF 13 MILE AND 1/2 MILE OF NOVI ROAD
NOVI, MI 48377

has been fully paid and satisfied. By signing this waiver, all my/our construction lien rights against the described property are waived and released.

If the improvement is provided to property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a notice of furnishing from me/one of us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

S Chad

Ms. Sarah Chadwick – SENIOR CREDIT ASSOCIATE
Core & Main LP
1830 Craig Park Court
Saint Louis, MO 63146
Telephone: (314) 384-5360

on: April 7, 2026

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

Reference No.: 202244(Y663229)

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with **Springline Excavating, LLC** (Prime Contracting Party) to provide **Job Materials** (Type of service) for the improvement of the property described as **East Lake, Novi Michigan** (Project Name) having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to the property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

STATEMENT

1.	Total invoiced amount (as adjusted to date):	$ **2870.52**
2.	Amount paid pursuant to previous waivers:	$ **0**
3.	Amount paid pursuant to this waiver:	$ **2870.52**
4.	Amount remaining unpaid:	$ **0**

Signed on: **04.07.2026**

Elika Haraburda
(Signature of Lien Claimant)

Elika Haraburda
(Printed Name of Lien Claimant)

Credit
(Title of Lien Claimant)

Company Name: **Etna Supply Company**

Address: **PO Box 772107**

City/State/Zip Code: **Detroit, Michigan 48277**

Telephone: 6165145225 **248-232-1695**

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with **Springline Excavating, LLC** (Prime Contracting Party) to provide **Structure Cleaning Subcontractor** (Type of service) for the improvement of the property described as **East Lake, Novi Michigan** (Project Name) having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to the property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

STATEMENT

1. Total invoiced amount (as adjusted to date):	$	7580.95
2. Amount paid pursuant to previous waivers:	$	
3. Amount paid pursuant to this waiver:	$	7580.95
4. Amount remaining unpaid:	$	0

Signed on: 11/11/25

Chrystal Boyd
(Signature of Lien Claimant)

Chrystal Boyd
(Printed Name of Lien Claimant)

Exec. Contracts Admin.
(Title of Lien Claimant)

Company Name: **Advanced Underground Inspection, LLC**

Address: **39101 Webb Drive**

City/State/Zip Code: **Westland, Michigan 48185**

Telephone: **734-721-0081**

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with **Springline Excavating, LLC** (Prime Contracting Party) to provide **Concrete Saw cutting** (Type of service) for the improvement of the property described as **East Lake, Novi Michigan** (Project Name) having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to the property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

STATEMENT

1. Total invoiced amount (as adjusted to date): $ **1428.75**
2. Amount paid pursuant to previous waivers: $ **0**
3. Amount paid pursuant to this waiver: $ **1428.75**
4. Amount remaining unpaid: $ **0**

Signed on: 4/7/26

(Signature of Lien Claimant)

Jason Schulz

(Printed Name of Lien Claimant)

Owner/operato

(Title of Lien Claimant)

Company Name: **Cutting Edge Concrete Cutting**

Address: **8349 Tyre Road**

City/State/Zip Code: **Ubly, Michigan 48475**

Telephone: (810) 705-4649

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with **Springline Excavating, LLC** (Prime Contracting Party) to provide **Job Materials** (Type of service) for the improvement of the property described as **East Lake, Novi Michigan** (Project Name) having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to the property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

STATEMENT

1. Total invoiced amount (as adjusted to date):	$	7320.21
2. Amount paid pursuant to previous waivers:	$	0
3. Amount paid pursuant to this waiver:	$	7320.21
4. Amount remaining unpaid:	$	0

Signed on: 4/9/26

Tammy Yaek
(Signature of Lien Claimant)

Tammy Yaek
(Printed Name of Lien Claimant)

Office Manager
(Title of Lien Claimant)

Company Name: **Detroit Bulk Storage, Inc**

Address: **PO Box 600**

City/State/Zip Code: **Marine City, Michigan 48039**

Telephone: 33 841 7470

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with **Springline Excavating, LLC** (Prime Contracting Party) to provide **Job Materials** (Type of service) for the improvement of the property described as **East Lake, Novi Michigan** (Project Name) having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to the property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

STATEMENT

1.	Total invoiced amount (as adjusted to date):	$ **2870.52**
2.	Amount paid pursuant to previous waivers:	$ **0**
3.	Amount paid pursuant to this waiver:	$ **2870.52**
4.	Amount remaining unpaid:	$ **0**

Signed on: **04.07.2026**

(Signature of Lien Claimant)

Elika Haraburda
(Printed Name of Lien Claimant)

Credit
(Title of Lien Claimant)

Company Name: **Etna Supply Company**

Address: **PO Box 772107**

City/State/Zip Code: **Detroit, Michigan 48277**

Telephone: **586-242-1695**

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with **Springline Excavating, LLC** (Prime Contracting Party) to provide **trucking** (Type of service) for the improvement of the property described as **East Lake, Novi Michigan** (Project Name) having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to the property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

STATEMENT

1.	Total invoiced amount (as adjusted to date):	$ 20490.26
2.	Amount paid pursuant to previous waivers:	$ 0
3.	Amount paid pursuant to this waiver:	$ 20490.26
4.	Amount remaining unpaid:	$ 0

Signed on: 4.7.2026

Shawn Rodriguez
(Signature of Lien Claimant)

Shawn Rodriguez
(Printed Name of Lien Claimant)

president
(Title of Lien Claimant)

Company Name: **Mary Ellen's Transport, LLC**

Address: **32945 Folsom Road**

City/State/Zip Code: **Farmington Hills, MI 48336**

Telephone: 248 830-0405

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with **Springline Excavating, LLC** (Prime Contracting Party) to provide **Asphalt Subcontractor** (Type of service) for the improvement of the property described as **East Lake, Novi Michigan** (Project Name) having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to the property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

STATEMENT

1. Total invoiced amount (as adjusted to date):	$	60020.40
2. Amount paid pursuant to previous waivers:	$	57019.38
3. Amount paid pursuant to this waiver:	$	3001.02
4. Amount remaining unpaid:	$	0

Signed on: 11/3/2025

(Signature of Lien ~~Claimant~~)

Charlie Mierzwa

(Printed Name of Lien Claimant)

COO

(Title of Lien Claimant)

Company Name: Mierzwa Paving LLC

Address: 1001 Cesar E Chavez Ave

City/State/Zip Code: Pontiac MI 48340

Telephone: 248-877-0941

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with Springline Excavating, LLC (Prime Contracting Party) to provide Stripping Subcontractor (Type of service) for the improvement of the property described as East Lake, Novi Michigan (Project Name) having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to the property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

STATEMENT

1. Total invoiced amount (as adjusted to date): $ 6745.00
2. Amount paid pursuant to previous waivers: $ 6407.50
3. Amount paid pursuant to this waiver: $ 337.50
4. Amount remaining unpaid: $ 0

Signed on: 12.2.25

(Signature of Lien Claimant)

(Printed Name of Lien Claimant)

PK Contracting
1965 Barrett Dr.
Troy, MI 48084
Kimberly A. Tomatti
Agent

(Title of Lien Claimant)

Company Name: PK Contracting, Inc

Address: 1965 Barrett

City/State/Zip Code: Troy, Michigan 48084

Telephone: 248-362-2130 X

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

cityofnovi.org

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with **Springline Excavating, LLC** (Prime Contracting Party) to provide **Restoration Subcontractor** (Type of service) for the improvement of the property described as **East Lake, Novi Michigan** (Project Name) having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to the property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

STATEMENT

1. Total invoiced amount (as adjusted to date):	$	6400.00
2. Amount paid pursuant to previous waivers:	$	6080.00
3. Amount paid pursuant to this waiver:	$	320.00
4. Amount remaining unpaid:	$	0

Signed on: 11/10/25

(Signature of Lien Claimant)

Bradley Holmes
(Printed Name of Lien Claimant)

President
(Title of Lien Claimant)

Company Name: **Site Solutions, LLC**

Address: **4337 E. Grand River Ste 234**

City/State/Zip Code: **Howell , Michigan 48843**

Telephone: 810.923.0555

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

FULL UNCONDITIONAL WAIVER OF LIEN

My/our contract with **Springline Excavating, LLC** (Prime Contracting Party) to provide **Traffic Control Subcontractor** (Type of service) for the improvement of the property described as **East Lake, Novi Michigan** (Project Name) having been fully paid and satisfied, by signing this waiver, all my/our construction lien rights against such property are hereby waived and released.

If the improvement is provided to the property that is a residential structure and if the owner or lessee of the property or the owner's or lessee's designee has received a Notice of Furnishing from me/one or us or if I/we are not required to provide one, and the owner, lessee, or designee has not received this waiver directly from me/one of us, the owner, lessee, or designee may not rely upon it without contacting me/one of us, either in writing, by telephone, or personally, to verify that it is authentic.

STATEMENT

1. Total invoiced amount (as adjusted to date):	$	9021.99
2. Amount paid pursuant to previous waivers:	$	8570.90
3. Amount paid pursuant to this waiver:	$	451.09
4. Amount remaining unpaid:	$	0

Signed on: 11-5-2025

Courtnie Bouchard
(Signature of Lien Claimant)

Courtnie Bouchard
(Printed Name of Lien Claimant)

Secretary
(Title of Lien Claimant)

Company Name: **State Barricades, Inc**

Address: **24907 Schoenherr Road**

City/State/Zip Code: **Warren , Michigan 48089**

Telephone: 586-756-8282

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Approval to award a contract to American Generator Sales for the Hudson District Lift Station Generator project in the amount of $95,818.39.

SUBMITTING DEPARTMENT: Department of Public Works, Water & Sewer Division

KEY HIGHLIGHTS:

- The Hudson District Lift Station generator is 33 years old, and in need of repairs.
- The project includes replacing the generator and the automatic transfer switch.
- Installation is expected to start this fall, contingent upon the anticipated 25-week equipment lead time.

FINANCIAL IMPACT

	FY 2025/26
EXPENDITURE REQUIRED	**$ 95,818.39**
BUDGET **Water & Sewer Fund 592-536.00-976.195**	**$ 105,410.00**
APPROPRIATION REQUIRED	**$ 0**
FUND BALANCE IMPACT	**$ 0**
Contingency costs of 10% are budgeted.	

BACKGROUND INFORMATION:

The Hudson District Lift Station generator was identified as needing to be replaced based on its age and recurring maintenance needs. This project will include the complete removal and replacement of the existing 33-year-old generator with a Bluestar 120/208V 3-phase generator, along with the automatic transfer switch, which

automatically switches power from DTE to the generator in the event of a power failure.

The project was advertised for public bids on May 4, 2026. Six (6) bids were received and opened on May 27, 2026, following the solicitation period. American Generator Sales is recommended in the best interest of the City as it is responsive and complies with all the requirements of the bidding instructions. The table below summarizes the bids submitted:

Contractor	**Total Bid**
American Generator Sales	$ 95,818.39
Midwest Power System dba Lee Contracting	$ 104,051.00
Corby Energy Services	$ 117,975.00
DES Electric	$ 145,575.00
J. Ranck Electric	$ 157,866.00
Clearwater Construction Svcs	$ 229,300.00

Installation is expected to start this fall, contingent on the anticipated 25-week equipment lead time for the purchase and acquisition of the generator and automatic transfer switch.

RECOMMENDED ACTION: Approval to award a contract to American Generator Sales for the Hudson District Lift Station Generator project in the amount of $95,818.39

Hudson Lift Station

Location Map



CITY OF NOVI
cityofnovi.org

SanitaryLiftStation_BC

N

Feet
0 350 700 1,400

Map Author: Croy
Map Print Date: 5/22/2026

CITY OF NOVI
Hudson Lift Station Generator
Bid Tab "As Read"
5/27/26 11am

This tabulation reflects submittal data by the following companies which have not been evaluated for accuracy of information. Final decision for award will be determined once the evaluation has been completed.

Company	Lump Sum Bid	Make/Model	Delivery Date	Warranty	Bid Bond
American Generator Sales	$ 95,818.39	Blue Star/ JD150-01	Approximately 25 wks	2 yrs/2000 hr limited	Y
Midwest Power System dba Lee Contracting	$ 104,051.00	Cummins C150D6D	20 wks	2yrs	Y
Corby Energy Services	$ 117,975.00	Cummins-C150D6D 150KW Diesel ASCO-600A-ATS	21 wks	2 yrs	Y
DES Electric	$ 145,575.00	Kohler/Rehlko Model: KD150	35-38 wks	2 yrs	Y
J. Ranck Electric	$ 157,866.00	Blue Star/ JD150-01	20+ wks	2 yrs limited warranty	Y
Clearwater Consruction Svcs*	$ 229,300.00	Cummins 150KW 120/208V 3	Approx 30 wks	2 yrs comprehensive	Y

*Requires additional information about pricing

NOTICE - CITY OF NOVI
INVITATION TO BID

HUDSON DISTRICT LIFT STATION GENERATOR

The City of Novi will receive sealed bids for the **HUDSON DISTRICT LIFT STATION GENERATOR** according to the specifications of the City of Novi.

Sealed bids will be received until **11:00 A.M.** prevailing Eastern Time, **Wednesday, May 27, 2026** at which time bids will be opened and read. Bids shall be addressed as follows and delivered to:

CITY OF NOVI
FINANCE DEPARTMENT
45175 W. Ten Mile Rd.
Novi, MI 48375-3024

All bids must be signed by a legally authorized agent of the bidding firm. OUTSIDE OF MAILING ENVELOPES/PACKAGES MUST BE PLAINLY MARKED "**HUDSON DISTRICT LIFT STATION GENERATOR BID**" AND MUST BEAR THE NAME OF THE BIDDER.

The City reserves the right to accept any or all alternative bids and award a contract to other than the lowest bidder, to waive any irregularities or informalities or both; to reject any or all bids; to subdivide the award, and in general to make the award of the contract in any manner deemed by the City, in its sole discretion, to be in the best interest of the City of Novi.

Tracey Marzonie
Purchasing Accountant

Notice Dated: May 4, 2026

NOTICE TO BIDDERS:
The City of Novi officially distributes bid documents through the Michigan Intergovernmental Trade Network (MITN). **Copies of bid documents obtained from any other source are not considered official copies.** The City of Novi cannot guarantee the accuracy of any information not obtained from the MITN website and is not responsible for any errors contained by any information received from alternate sources. Only those vendors who obtain bid documents from the MITN system are guaranteed access to receive addendum information, if such information is issued. If you obtained this document from a source other than the source indicated, it is recommended that you register on the MITN site, www.mitn.info and obtain an official copy.

CITY OF NOVI

LIFT STATION GENERATOR

INSTRUCTIONS TO BIDDERS

This bid is issued by the Purchasing Office of the City of Novi.

IMPORTANT DATES

Bid Issue Date	**May, 4, 2026**
Pre-Bid Meeting Recommended	**May 13, 2026 @ 10:00am** **26670 Meadowbrook Rd** **Novi, Mi, 48375**
Last Date for Questions	**Wednesday, May 20, 2026** by 12:00 P.M. Please submit all questions via email to: Scott Roselle Water & Sewer Manager sroselle@cityofnovi.org
Response Due Date	**May 27, 2026 by 11:00 A.M.**
Anticipated Award Date	June, 8, 2026

QUESTIONS

Please email all questions to the staff member listed above. Please write the name of the bid in the subject line. If you write anything else in the subject line, your email may be deleted as spam. Vendors/contractors are specifically directed not to contact any other City staff. Unauthorized contact of any City department employee may result in rejection of submittal.

TYPE OF CONTRACT

If a contract is executed as a result of the bid, it stipulates a fixed price for products/ services.

BID SUBMITTALS

Provide **one (1)** unbound signed copy of your bid. Bid may be clipped but should not be stapled or bound. No other distribution of the bids will be made by the Contractor. Bids must be signed by an official authorized to bind the Contractor to its provisions. FAILURE TO SUBMIT PRICING ON THE BID FORM PROVIDED BY THE CITY OF NOVI MAY CAUSE THE BID TO BE CONSIDERED NON-RESPONSIVE AND INELIGIBLE FOR AWARD.

CHANGES TO THE BID/ADDENDUM

Should any prospective Bidder be in doubt as to the true meaning of any portion of the ITB, or should the Bidder find any patent ambiguity, inconsistency, or omission therein, the Bidder shall make a written request (via email) for official interpretation or

correction. Such request shall be submitted to the staff member indicated above. The individual making the request shall be held responsible for its prompt delivery.

Such interpretation or correction, as well as any additional Bid provisions that the City may decide to include, will be made as an addendum, which will be posted on the MITN website at www.mitn.info . Any addendum issued by the City shall become part of the ITB and subsequent contract and shall be taken into account by each bidder in preparing its bid. Only written addenda is binding. It is the Bidder's responsibility to be sure they have obtained all addenda. Receipt of all addenda must be acknowledged on bid form.

SUBMISSION OF BID

To be considered, bids must be submitted as specified in the Notice page, on or before the specified time and date. There will be no exceptions to this requirement. Faxed, emailed, or telephone bids are not acceptable.

Bids must be signed by an Authorized Representative of the submitting company on the enclosed form when one is provided. Bids must show unit and total prices when requested. In case of mistakes in price extension, unit pricing shall govern. *ANY CHANGES MADE ON THE BID FORM MUST BE INITIALED OR YOUR BID MAY BE CONSIDERED NON-RESPONSIVE.*

A bid may be withdrawn by giving written notice to the Purchasing Manager before the stated due date/closing time. After the stated closing time, the bid may not be withdrawn or canceled for a period of One Hundred and Twenty (120) days from closing time.

Bidders are expected to examine all specifications and instructions. Failure to do so will be at the bidder's risk.

No bid will be accepted from, or contract awarded to any person, firm, or corporation that is in arrears or is in default to the City Novi upon any debt or contract, or that is in default as surety or otherwise, or failed to perform faithfully any previous contract with the City.

USE OF THE CITY LOGO IN YOUR BID OR IN ANY OTHER MANNER IS PROHIBITED.

INELIGIBILITY OF IRAN LINKED BUSINESS

Under 2012 PA 517, an Iran Linked Business, as defined therein, is not eligible to contract with the City and shall not submit a bid.

CONSIDERATION OF BIDS

In cases where items are requested by a manufacturer's name, trade name, catalog number or reference, it is understood that the bidder/proposer intends to furnish the item so identified or an item of "equal" quality and value as determined by the City of Novi.

Reference to any of the above is intended to be descriptive, but not restrictive, and only indicates articles that will be satisfactory. Bids of "equal" quality and value will be considered, provided that the bidder states in his/her bid what he/she proposed to

furnish, including literature, or other descriptive matter which will clearly indicate the character of the item covered by such bid.

The Purchasing Manager hereby reserves the right to approve as an "equal", any item proposed which contains minor or major variations from specification requirements, but which may comply substantially therewith.

RESPONSIVE BIDS

All pages and the information requested herein shall be furnished completely in compliance with instructions. The manner and format of submission is essential to permit prompt evaluation of all bids on a fair and uniform basis. Unit prices shall be submitted if space is provided on bid form. In cases of mistakes in extension, the unit price shall govern. Accordingly, the City reserves the right to declare as non-responsive, and reject an incomplete bid if material information requested is not furnished, or where indirect or incomplete answers or information is not provided. Any exceptions to the specifications must be noted on the bid form.

EXCEPTIONS

The City will not accept changes or exceptions to the bid documents/specifications unless Contractor indicates the change or exception in the "Exceptions" section of the bid form. If Contractor neglects to make the notation on the bid form but writes it somewhere else within the bid documents and is awarded the contract, the change or exception will not be included as part of the contract. The original terms, conditions and specifications of the bid documents will be applicable during the term of the contract.

CONTRACT AWARD

The contract will be awarded to that responsible, responsive bidder whose bid, conforming to this solicitation, will be most advantageous to the City of Novi. Qualifications, experience, references, comparable projects, price, previous experience with vendor/contractor, delivery, and other factors will be considered in the evaluation process and award of contract. The City reserves the right to accept any or all alternative bids and award the contract to other than the lowest bidder, to waive any irregularities or informalities or both; to reject any or all bids; and in general to make the award of the contract in any manner deemed by the City, in its sole discretion, to be in the best interest of the City of Novi.

After contract award, a summary of total price information for all submissions may be posted on the MITN website at www.mitn.info .

BID BOND

A Bid must be accompanied by Bid security made payable to OWNER (City of Novi) in an amount of 5% of Bidder's maximum Bid price. The required security must be in the form of a certified or bank cashier's check made payable to the City of Novi or a Bid bond by a surety licensed to conduct business in the State of Michigan and named in the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Department. Attorneys-in-fact who execute the Bid Security or Bid Bond on behalf of the Surety shall affix to the bond a certified copy of the power of attorney. The Bid security of the successful Bidder will be retained until the Agreement has been executed and the

successful bidder has furnished the required Contract security, whereupon Bid Security will be returned. If Bidder fails to execute and deliver the Agreement and furnish the required Contract security within ten days of receipt of the Notice of Award, Owner may annul the Notice of Award and the Bid security of that Bidder will be forfeited. The Bid Security of any bidder whom owner believes to have a reasonable chance of receiving the Award may be retained by the OWNER until the earlier of the seven (7) days after the effective date of the Agreement or 90 days after the bid opening. Bid Security of other Bidders will be returned within seven (7) days of the Bid Award.

VENDOR DISQUALIFICATION

The City maintains the right to disqualify vendors under the following conditions:

1. In addition to any other remedies authorized by law, a vendor may be disqualified from bidding on any City contracts for up to three (3) years if it has been determined that the vendor, after award of the contract:
   (a) Failed to provide the service or supplies required;
   (b) Provided the service or supplies in an untimely manner causing delays and interference;
   (c) Lacked financial resources and the ability to satisfactorily perform the contract or provide the services or supplies;
   (d) Exhibited poor quality of performance in delivering the service;
   (e) Delivered poor quality of goods;
   (f) Failed to comply with laws and ordinances relating to the contract performance;
   (g) Defaulted on its quotations;
   (h) Such other action what leads the City to believe that the contractor's duties will not comport or comply with the bid requirements.
2. Vendors who are listed on the Excluded Parties List System at www.sam.gov

GENERAL CONDITIONS

INSURANCE

A certificate of insurance naming the City of Novi as an additional insured must be provided by the successful bidder prior to commencement of work. A current certificate of insurance meeting the requirements in Attachment A is to be provided to the City and remain in force during the entire contract period.

PERMITS

Where required by code, permits and all required inspections must be obtained by the Contractor. Fees for permits and inspections obtained from the City of Novi will be waived by the City for work on City buildings. Upon completion, all work will be subject to the State Laws and City Ordinance Codes.

CLEAN UP

The contractor shall keep the work area and surrounding area reasonable free from rubbish at all times and shall remove debris from the site from time to time or when directed to do so by the City's designated representative(s). Before final inspection and acceptance of the work, the Contractor shall clean his portion of the work area. All materials removed/replaced shall be the responsibility of the contractor to properly dispose of.

SAFETY REQUIREMENTS

The Contractor shall be solely responsible for the entire work site and provide all necessary protections as required by laws or ordinances governing such conditions and as required by the Owner. He shall be responsible for any damage to the Owner's property or that of others on the job, by himself, his personnel or his subcontractors, and shall make good such damages. He shall be responsible for and pay for any claims against the owner arising from such damages.

The Contractor shall provide all necessary safety measures for the protection of all persons on the work, and shall fully comply with all state laws or regulations and Michigan State building code requirements to prevent accident or injury to persons on or about the location of the work. He shall clearly mark or post signs warning of hazards existing, and shall barricade excavations and similar hazards. He shall protect against damage or injury resulting from falling materials and he shall maintain all necessary protective devices and signs throughout the progress of the work.

NO EXCLUSIVE CONTRACT

Contractor agrees and understands that the contract shall not be construed as an exclusive agreement and further agrees that the City may, at any time, secure similar or identical products/services at its sole option. The Contractor will not be reimbursed for any anticipatory profits should the City exercise this option.

TAX EXEMPTION

It is understood that the City of Novi is a governmental unit, and as such, is exempt from the payment of all Michigan State Sales and Federal Excise taxes. Do not include such taxes in the bid prices. The City will furnish the successful bidder with tax exemption certificates when requested. The City's tax-exempt number is 38-6032551.

The following exception shall apply to installation projects: When sales tax is charged to the successful bidder for materials to be installed during the project, that cost shall be included in the "Complete for the sum of" bid price and not charged as a separate line item. The City is not tax exempt in this case and cannot issue an exemption certificate.

FREIGHT CHARGES/SHIPPING/HANDLING
All bid pricing is to be quoted as F.O. B. destination.

DOWN-PAYMENTS OR PRE-PAYMENTS
Any bid submitted which requires a down payment or prepayment prior to delivery and full acceptance, as being in conformance with specifications, will not be considered for award. No payments will be made until work is performed/goods are received to the satisfaction of the authorized City representative.

INVOICING
Invoice must be mailed to: City of Novi, Attn: Finance Department, 45175 W. Ten Mile Road, Novi, MI 48375, OR emailed to: invoices@cityofnovi.org. *This email is to be used for invoices and statements only and not for any other type of communication or sales. We are unable to respond to any inquiries from this email.*

CONTRACT TERMINATION
The City may terminate and/or cancel this contract (or any part thereof) at any time during the term, any renewal, or any extension of this contract, upon thirty days (30) days written notice to the Contractor, for any reason, including convenience without incurring obligation or penalty of any kind. The effective date for termination or cancellation shall be clearly stated in the written notice.

TRANSFER OF CONTRACT/SUBCONTRACTING
The successful bidder will be prohibited from assigning, transferring, converting or otherwise disposing of the contract agreement to any other person, company or corporation without the expressed written consent of the City of Novi. Such approval shall not constitute a basis for privity between the City and any subcontractor. Any subcontractor, so approved, shall be bound by the terms and conditions of the contract. The contractor shall be fully liable for all acts and omissions of its subcontractor(s) and shall indemnify the City of Novi for such acts or omissions.

NON-DISCRIMINATION
In the hiring of employees for the performance of work described in this ITB and subsequent contract, neither the contractor, subcontractor, nor any person acting in their behalf shall by reason of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status discriminate against any person qualified to perform the work required in the execution of the contract.

ACCEPTANCE OF BID CONTENT
Should a contract ensue, the contents of the bid of the successful Bidder may become contractual obligations. Failure of a contractor to accept these obligations may result in cancellation of the award.

DISCLOSURE
All documents, specifications, and correspondence submitted to the City of Novi become the property of the City of Novi and are subject to disclosure under the provisions of Public Act No. 442 of 1976 known as the "Freedom of Information Act". This Act also provides for the complete disclosure of contracts and attachments hereto. This means that any informational material submitted as part of this ITB is available without redaction to any individual or organization upon request.

ECONOMY OF PREPARATION
Bids should be prepared simply and economically, providing a straightforward and concise description of the bidder's ability to meet the requirements of the bid. Emphasis should be on completeness and clarity of content. Included in the response must be a point by point response to the Requirements and other sections of the bid.

The City of Novi is not liable for any costs incurred by bidders prior to issuance of a contract.

ROAD WEIGHT RESTRICTIONS
The City of Novi has several Restricted Commercial Vehicle Routes. These sections of roadway are closed to commercial thru traffic. You may drive on these sections of road only if you are providing the contracted service within that particular section. At no time will the contractor drive more than a one (1) mile distance on a restricted road. For a poster-sized map with additional details, contractors can check our Map Gallery: **https://cityofnovi.org/media/xpijgbuk/roadwayweightclassificationsmap.pdf**

INDEPENDENT PRICE DETERMINATION
By submission of a proposal, the offerer certifies, and in case of a joint proposal, each party hereto certifies as to its own organization, that in connection with the bid:

a. The prices in the proposal have been arrived at independently without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Competitor; and
b. No attempt has been made or will be made by the offerer to induce any other person or firm to submit or not submit a proposal for the purpose of restricting competition.

Each person signing the proposal certifies that:

c. He is the person in the offerer's organization responsible within that organization for the decision as to prices being offered in the proposal and that he has not participated an will not participate in any action contrary to (a) and (b) above; or

d. He is not the person in the offerer's organization responsible within that organization for the decision as to prices being offered in the proposal but that he has been authorized in writing to act as agent for the persons responsible for such decisions in verifying that such persons have not participated, and will not participate, in any action contrary to (a) and (b)

above , and that as their agent, does hereby so certify; and that he has not participated, and will not participate in any action contrary to (a) and (b) above.

A proposal will not be considered for award if the sense of the statements required in the proposal has been altered so as to delete or modify the above.

NON-DISCRIMINATION

The Contractor shall not discriminate against any employee or applicant for employment with respect to hire, tenure, terms, condition or privileges of employment on a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, or marital status pursuant to the Elliot Larsen Civil Rights Act, 1976, P.A. 453. The Agency and the Municipality shall also comply with the provisions of the Michigan Handicappers Civil Rights Act, 1976, P.A. 220 and the Federal Rehabilitation Act of 1973, P.A. 93-112, 87 Stat. 394, which require that no employee or client or otherwise qualified handicapped individual shall, solely by reason of his/her handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal Assistance. No person shall, on the grounds of race, creed, color, sex, age, national origin, height, weight, handicap, or marital status be excluded from participation in, be denied the proceeds of, or be subject to discrimination in the performance of this contract. The Consultant further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA

CITY OF NOVI

LIFT STATION GENERATOR

SPECIFICATIONS

Summary:

The City of Novi is accepting bids for the removal and replacement of the generator at the Hudson District Lift Station, 26670 Meadowbrook Rd, Novi MI, 48375.

SCOPE of WORK:

- Remove existing generator and deliver to 26300 Lee Begole Dr
- Installation of new 150KW Diesel Generator with 24 hr (375 Gallon Tank) (Bluestar, Cummins, Kohler, or approved equal).
- 120/208V 3Ø
- Digital AVR w/ PMG
- Battery Charger
- Coolant Heater
- Remote Annunciator (surface mounted)
- Open Unit
- Freight/Delivery
- No Sales Tax
- Crane service
- Reconnect existing conduits underground to the generator location.
- Installation of the wiring from the new ATS to the generator; with a 200-amp feed and generator control wiring.
- Install circuits for the battery charger and heaters to the generator, through the existing conduit
- Permit Fees
- Contractor is to supply the generator, ATS, annunciator, and generator associated accessories.

CITY OF NOVI

INSURANCE REQUIREMENTS
ATTACHMENT A

1. The Contractor shall maintain at its expense during the term of this Contract, the following insurance:

   a. **Worker's Compensation** insurance with the Michigan statutory limits and Employer's Liability insurance with minimum limits of **$100,000** (One Hundred Thousand Dollars) each accident.

   b. **Commercial General Liability Insurance –** The Contractor shall procure and maintain during the life of this contract, Commercial General Liability Insurance, Personal Injury, Bodily Injury and Property Damage on an "Occurrence Basis" with limits of liability not less than **$1,000,000** (One Million Dollars) per occurrence combined single limit.

   c. **Automobile Liability** insurance covering all owned, hired and non-owned vehicles with Personal Protection insurance to comply with the provisions of the Michigan No Fault Insurance Law including Residual Liability insurance with minimum bodily injury limits of **$1,000,000** (One Million Dollars) each person and **$1,000,000** (One Million Dollars) each occurrence and minimum property damage limits of **$1,000,000** (One Million Dollars) each occurrence.

2. All policies shall name the Contractor as the insured and shall be accompanied by a commitment from the insurer that such policies shall not be canceled or reduced without at least thirty (30) days prior notice date to the City; alternately, contractor may agree to provide notice of such cancellation or reduction.

3. The City of Novi shall be named as Additional Insured for General Liability and Auto Liability. Certificates of Insurance evidencing such coverage shall be submitted to City of Novi, Purchasing Department, 45175 West Ten Mile Road, Novi, Michigan 48375-3024 prior to commencement of performance under this Contract and at least fifteen (15) days prior to the expiration dates of expiring policies. A current certificate of insurance must be on file with the City for the duration of the contract. Said coverage shall be primary coverage rather than any policies and insurance self-insurance retention owned or maintained by the City. Policies shall be issued by insurers who endorse the policies to reflect that, in the event of payment of any loss or damages, subrogation rights under those contract documents will be waived by the insurer with respect to claims against the City

4. The Contractor shall be responsible for payment of all deductibles contained in any insurance required hereunder.

5. If, during the term of this Contract, changed conditions or other pertinent factors should in the reasonable judgment of the City render inadequate insurance limits, the Contractor will furnish on demand such additional coverage as may

reasonably be required under the circumstances. All such insurance shall be effected at the Contractor's expense, under valid and enforceable policies, issued by the insurers of recognized responsibility which are well-rated by national rating organizations and are acceptable to the City.

6. If any work is sublet in connection with this Contract, the Contractor shall require each subcontractor to effect and maintain at least the same types and limits of insurance as fixed for the Contractor.

7. The provisions requiring the Contractor to carry said insurance shall not be construed in any manner as waiving or restricting the liability of the Contractor under this contract.

8. The City has the authority to vary from the specified limits as deemed necessary.

ADDITIONAL REQUIREMENTS

HOLD HARMLESS/INDEMNITY

1. The Contractor agrees to fully defend, indemnify and hold harmless the City, its City Council, its officers, employees, agents, volunteers and contractors from any claims, demands, losses, obligations, costs, expenses, verdicts, and settlements (including but not limited to attorney fees and interest) resulting from:

A. Acts or omissions by the Contractor, its agents, employees, servants and contractors in furtherance of execution of this Agreement, unless resulting from the sole negligence and tort of the City, its officers, employees, agents and contractors.

B. Violations of state or federal law involving whether administrative or judicial, arising from the nature and extent of this Agreement.

C. The Contractor agrees to defend the City from and against any and all actions or causes of action, claims, demands or whatsoever kind or nature arising from the operations of the Contractor and due to the acts or omissions of the Contractor or its agents, including, but not limited to, acts of omissions alleged to be in the nature of gross negligence or willful misconduct. The Contractor agrees to reimburse the City for reasonable attorney fees and court costs incurred in the defense of any actions, suits, claims or demands arising from the operations of the Contractor under this Agreement due to the above-referenced acts or omissions.

2. The Contractor agrees that it is its responsibility and not the responsibility of the City to safeguard the property and materials used in performing this Contract. Further the Contractor agrees to hold the City harmless for any loss of such property and materials used in pursuant to the Contractor's performance under this Contract.

3. The Contractor shall not discriminate against any employee, or applicant for employment because of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status. The Contractor further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this contract.

CITY OF NOVI
BID FORM

LIFT STATION GENERATOR

We the undersigned, as bidder, propose to furnish to the City of Novi, according to the terms, conditions, and instructions attached hereto and made a part thereof:

Lift Station Generator and transfer switch $_____ Lump Sum

Make/Model _____

Delivery date _____

Warranty: _____

REFERENCES: Please provide at least three client (3) references for projects of similar scope done in the last 3 years.

Company _____
Address _____
Phone _____ Contact name _____

Company _____
Address _____
Phone _____ Contact name _____

Company _____
Address _____
Phone _____ Contact name _____

EXCEPTIONS TO SPECIFICATIONS (all exceptions must be indicated here):

_____

_____

_____

_____

COMMENTS: _____

_____

_____

_____

We acknowledge receipt of the following Addenda: _____
(please indicate numbers)

THIS BID SUBMITTED BY:

Company (Legal Registration) _____

Address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____

Representative's Name (please print) _____

Representative's Title _____

Representative's Signature _____

E-mail _____

Date _____

CITY OF NOVI
LIFT STATION GENERATOR

Please return this page with your bid form

If your company is awarded the item(s) referenced in the bid proposal, other governmental entities may wish to use this contract and will issue a purchase order or contract for the item(s) awarded in the bid proposal following minimum order/contract requirements set forth in the bid documents. Each entity will provide their own purchase order and delivery location(s) and must be invoiced separately to the address indicated on their purchase order.

1. EXTENSION OF AWARD TO THE MITN (MICHIGAN INTER-GOVERNMENTAL TRADE NETWORK) PURCHASING COOPERATIVE: ***OPTIONAL***

Numerous Counties, Cities, Townships, and Authorities of the State of Michigan are members of the MITN (Michigan Inter-governmental Trade Network) Purchasing Cooperative. Other associate entities are also members of the Cooperative in the Tri-County area. Please visit www.mitn.info website to view the entire list of participating agencies.

( ) If an award is made to _____, it is agreed that the contract will be extended to other MITN Purchasing Cooperative members and associate entities under the same prices, terms, and conditions.

( ) Our company is **NOT** interested in extending the contract to those MITN members listed on the website.

Contractor Signature: _____

Company Name: _____

Date: _____

CONTRACT FOR _____

This Agreement shall be considered as made and entered into as of the date of the last signature ("Effective Date"), and is between the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Client"), and _____, whose address is _____, (hereinafter referred to as "Contractor").

THE CLIENT AND CONTRACTOR AGREE AS FOLLOWS:

Article I. Statement and Performance of Work.

For payment by the Client as provided under this Contract, Contractor shall provide the materials and perform the services described on and in Schedule A (the "Work"), which is attached hereto and made a part of this Contract by this reference, in a competent, accurate, efficient, timely, good, professional, thorough, complete and responsible manner, and in compliance with the terms and conditions set forth below.

Article II. Timing of Performance.

Performance of this Contract shall commence on _____, delivery of the materials and performance of the work shall be completed according to the timing set forth as part of Schedule A. The completion date for all services and delivery of all materials as described in Schedule A shall be _____, provided, however, that if delays in construction of the building delay Contractor's performance, the completion date shall be extended for a period equal to the period of delay. The timing for performance of any such work may also be extended, if allowed in writing by the Client in its sole discretion.

Article III. Contract Price and Payment.

Subject to the terms and conditions of this Contract, the Client agrees to pay Contractor an amount not to exceed $_____ for services and materials as specifically set forth in the completed Proposal attached which are part of the attached Schedule A. Such payments are in exchange for and consideration of the timely and satisfactory performance and completion of the work required under and pursuant to this Contract. The Client agrees to pay Contractor amounts due within thirty (30) days of receipt of an itemized billing/invoice from Contractor detailing all materials provided and work performed in connection with the billing and the hours and charges applicable to each such item. Such itemized billings shall be submitted and shall be paid only upon satisfactory completion of the work itemized in the billing.

All costs and expenses incurred by Contractor under this Contract are deemed to be included in the amounts set forth in Schedule A, unless specifically identified in Schedule A as reimbursable expenses and such expenses have been approved by the Client or its designee. Contractor will obtain written approval of the Client prior to proceeding with any work that is not stated on Schedule A; otherwise, the Client will not be billed for such extra/additional work.

SAMPLE AGREEMENT

Payments shall be made upon verification of invoices received by the Client. All payments to Contractor shall be submitted by mail at Contractor's address first listed above, unless Contractor provides written notice of a change in the address to which such payments are to be sent.

Article IV: Termination.

A. 1. For cause: In the event that either party shall breach the terms and conditions of this Contract, the aggrieved party may notify the other party, in writing via certified mail, of such breach and demand that the same be remedied within ten (10) days. If the defaulting party fails to remedy the breach as demanded, the aggrieved party shall then have the right to terminate by giving the defaulting party thirty (30) days written notice. In addition, if at any time a voluntary petition in bankruptcy shall be filed against either party and shall not be dismissed within thirty (30) days, or if either party shall take advantage of any insolvency law, or if a receiver or trustee of any of a party's property shall be appointed and such appointments shall not be vacated within thirty (30) days, the other party shall have the right, in addition to any other rights of whatsoever nature that it may have at law or in equity, to terminate by giving thirty (30) days notice in writing of such termination.

2. For convenience: The Client may terminate the agreement, in whole or in part, without showing cause upon giving thirty (30) days written notice to the Contractor. The Client shall pay all reasonable costs incurred by the Client up to the date of notice of termination. The Contractor will not be reimbursed for any anticipatory profits that have not been earned up to the date of notice of termination.

B. In the event this Contract is terminated before completion, the Client shall not be responsible to make any further payments for work performed after the effective date of such termination, and shall pay Contractor for such materials as have been delivered and for such work as has been completed and is eligible for payment under the terms of this Contract through the date of such termination. In all events, the Client shall only be responsible to make the payments described in the preceding sentence if, at the Client's request, Contractor continues to fully perform its duties and obligations in full compliance with the terms of this Contract through the effective date of the termination.

SAMPLE AGREEMENT

Article V: Independent Contractor/Vendor Relationship.

A. In the performance of this Contract, the relationship of Contractor to the Client shall be that of an independent contractor and/or vendor and not that of an employee or agent of Client. Contractor is and shall perform under this Contract as an independent contractor and/or vendor, and no liability or responsibility with respect to benefits of any kind, including without limitation, medical benefits, worker's compensation, pension rights, or other rights or liabilities arising out of or related to a contract for hire or employer/employee relationship shall arise or accrue to either party as a result of the performance of this Contract.

Contractor, as an independent contractor and/or vendor, is not authorized to enter into or sign any agreements on behalf of the Client or to make any representations to third parties that are binding upon the Client.

B. Contractor represents that it will dedicate sufficient resources and provide all necessary personnel required to perform the work described in Schedule A in accordance with the terms and conditions of this Contract. Except as may be specifically stated and agreed to in Schedule A, Contractor shall perform all of the work under this Contract and no other person or entity shall be assigned or sub-contracted to perform the work, or any part thereof, unless approved by the Client in advance.

Article VI: Liability and Insurance.

A. Contractor agrees to indemnify and hold harmless the Client, its elected and appointed officials and employees, from and against any and all claims, demands, suits, losses and settlements, including actual attorney fees incurred and all costs connected therewith, for any damages which may be asserted, claimed or recovered against the Client by reason of (i) personal injury, death and/or property damages which arises out of or is in any way connected or associated with the actions or inactions of Contractor in performing or failing to perform the work; or (ii) civil damages which arise out of any dispute between Contractor and its subcontractors, affiliates, employees or other private third parties in connection with this Contract. Contractor specifically agrees that it is Contractor's responsibility, and not the responsibility of the Client, to safeguard the property and materials used in performing this Contract. Contractor agrees to hold the City harmless from any loss of or damage to such property and materials used in connection with Contractor's performance of this Contract.

B. Contractor shall provide evidence of adequate insurance coverage in the types and amounts set forth on Schedule B, which is attached hereto and incorporated herein by this reference. Such insurance shall be maintained at the specified level of coverage throughout the term of this Contract, including any extension of such term, and will cover all work, acts and omissions by and on behalf of Contractor in connection with this Contract, with the Client as named additional insureds, but with such coverage being primary and non-contributory as described in the attached Schedule B.

Article VII: Information.

It is expressly acknowledged and agreed that all reports, opinions, compilations, research work, studies, data, materials, artifacts, samples, documents, plans, drawings, specifications, correspondence, ledgers, permits, manuals, applications, contracts, accountings, schedules, maps, logs, invoices, billings, photographs, videotapes and all other materials generated by and/or coming into the possession of Contractor during the term of this Contract, and any extension thereof, that in any way relate to the performance of work by Contractor under this Contract or that are otherwise related or

SAMPLE AGREEMENT

relevant to the work, belong exclusively to the Client and shall be promptly delivered to the Client upon the termination of this Contract or, at any time, upon the Client's request.

Article VIII: General Provisions.

A. *Entire Agreement*. This instrument, together with the attached Schedules, contains the entire Contract between the Client and Contractor. No verbal agreement, conversation, or representation by or between any officer, agent, or employee of the parties hereto, either before or after the execution of this Contract, shall affect or modify any of the terms or obligations herein contained.

B. *Compliance with Laws*. This Contract and all of Contractor's work and practices shall be subject to all applicable state, federal and local laws, ordinances, rules or regulations, including without limitation, those which apply because Client is a public governmental agency or body. Contractor represents that it is in compliance with all such laws and eligible and qualified to enter into this Contract.

C. *Governing Law*. This Contract shall be governed by the laws of the State of Michigan.

D. *Assignment*. Contractor shall not assign this Contract or any part thereof without the written consent of the Client. This Contract shall be binding on the parties, their successors, assigns and legal representatives.

E. *Third Parties*. It is the intention of the parties hereto that this Agreement is not made for the benefit of any private third party. It is acknowledged that Client may receive a portion of the funding for the payments under this Contract from one or more private sources, and it is understood by Contractor that it is hired by Client to work exclusively for Client and Contractor agrees that no private party or parties will be allowed to hold sway or influence, in any way, over Contractor's performance of the work.

F. *Notices*. Written notices under this Contract shall be given to the parties at their addresses contained in this Contract by personal or registered mail delivery to the attention of the following persons:

Client: City Manager Victor Cardenas and City Clerk Cortney Hanson
Contractor:

G. *Changes*. Any changes in the provisions of this Contract must be in writing and signed by the Client and Contractor.

H. *Waivers*. No waiver of any term or condition of this Contract shall be binding and effective unless in writing and signed by all parties, with any such waiver being limited to that circumstance only and not applicable to subsequent actions or events.

I. *Jurisdiction and Venue of Contract*. This Contract shall be considered for all purposes, including the establishment of jurisdiction and venue in any court action between the

SAMPLE AGREEMENT

parties, as having been entered into and consummated in the City of Novi, Oakland County, Michigan.

J. *Conflict*. In the event of any conflict or inconsistency between the above provisions of this Contract and either or both of the attached Schedules, the provisions in the above text shall govern.

K. *Anti-Discrimination*. The Contractor shall not discriminate against any employee, or applicant for employment because of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status. The Contractor further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this contract.

IN WITNESS WHEREOF, the Client and the Contractor have executed this Contract in Oakland County, Michigan, as of the date first listed above.

WITNESS:

_____

Date: _____

_____

Date: _____

CITY OF NOVI

_____

By: Justin Fischer
Its: Mayor

_____

By: Cortney Hanson
Its: Clerk

CONTRACTOR

_____

By:
Its:

SAMPLE AGREEMENT

Date: _____

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Enter Executive Session immediately following the regular meeting of June 8, 2026, in the Council Annex for the purpose of discussing union negotiations.

SUBMITTING DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

RECOMMENDED ACTION: Enter Executive Session immediately following the regular meeting of June 8, 2026, in the Council Annex for the purpose of discussing union negotiations.

CITY OF NOVI CITY COUNCIL
JUNE 8, 2026

SUBJECT: Approval of claims and warrants – Warrant 1203

SUBMITTING DEPARTMENT: Finance

BACKGROUND INFORMATION:

Per Section 8.10 of the City's charter all funds drawn by the treasury department must be approved by City Council. This approval occurs through a warrant system and appears on all City Council's agenda. The most recent Warrant #1203 comes before City council for approval.

RECOMMENDED ACTION: Approval of claims and warrants – Warrant 1203

CITY OF NOVI
Warrant 1203
Monday, June 8, 2026

Check	Vendor Name	Description	Amount
203875	ARROW OFFICE SUPPLY CO	INVOICE 432672	364.32
203876	CASTRO, WILLIAM	TRAVEL REIMBURSEMENT	277.50
203877	COMCAST BUSINESS	ACCOUNT 8529 10 084 0122736	273.75
203878	CTS/UNITEL, INC.	INVOICE CW129654	11.50
203879	GREEN, STEVEN	MARCH 2026 VEHICLE ALLOWANCE	500.00
203880	OAKLAND COUNTY TREASURERS	INVOICE CI074986	1,096.75
203881	PITNEY BOWES GLOBAL FINANCIAL SVCS	INVOICE 3322405661	65.97
203882	CARAHSOFT TECHNOLOGY CORPORATION	OUTSIDE DATA PROCESSING	847.32
203883 - 203942	DTE ENERGY	ELECTRICITY	69,892.63
203943	MILLER CANFIELD PADDOCK AND	BOND COSTS	49,644.45
203944	PFM FINANCIAL ADVISORS LLC	BOND COSTS	50,831.17
203945	STATE OF MICHIGAN	BOND COSTS	1,000.00
203946	AMAZON.COM SERVICES LLC	INVOICE 2616951849	92.38
203947	ARROW OFFICE SUPPLY CO	INVOICE 432835	601.45
203948	AT&T	ACCOUNT 248 356-6512 512 6	192.93
203949	BAY AREA NARCOTICS ENFORCEMENT TEAM	MSP OFFICERS DECEMBER 2025	6,040.05
203950	CHARTER TOWNSHIP OF VAN BUREN	OVERTIME MNET DET AMY SMITH FEBRUARY 202	2,504.16
203951	CITY OF WYANDOTTE	OVERTIME MNET DET ADAM GROAT FEBRUARY 20	2,473.59
203952	COMCAST BUSINESS	ACCOUNT 8529 10 249 0033015	433.30
203953	LAWNET-MICHIGAN DEPT OF STATE	HIDTA REIMB OVERTIME JANUARY 2026	4,594.52
203954	MONTROSE CHARTER TOWNSHIP	OVERTIME MSP FANG OFFICERS NOVEMBER 2025	3,704.28
203955	OAKLAND COUNTY NARCOTIC ENFORCEMENT	2025 NET OT DET QUINCY CURTIS	6,550.00
203956	SOUTHWEST ENFORCEMENT TEAM	OVERTIME MARCH 2026 DET CARTER MORSE	730.02
203957	STATE OF MICHIGAN	INVOICE 551-672025	12,453.03
203958	WEST MICHIGAN ENFORCEMENT TEAM	HIDTA OVERTIME MARCH 2026	5,682.76
203959	STATE OF MICHIGAN	SALES TAX APRIL 2026	24.00
203960	1ST AYD CORPORATION	OPERATING SUPPLIES	812.91
203961	A AND R PLUMBING LLC	CONTRACTUAL SERVICES	5,894.14
203962	ACCUFORM PRINTING & GRAPHICS INC	SUPPLIES	673.50
203963	AECOM GREAT LAKES, INC	PROFESSIONAL SERVICES	52,286.55
203964	ALLIANCE HEALTH AND LIFE	EMPLOYEE INSURANCE	15,520.00
203965	ALLIE BROTHERS INC	SUPPLIES UNIFORMS	2,379.80
203966	ALTECH DOORS LLC	CONTRACTUAL SERVICES	4,369.17
203967	AMAZON	LIBRARY PROGRAMMING	3,801.68
203968	AMERICAN GENERATORS SALES AND	BUILDING MAINTENANCE	10,937.83
203969	APPLICANTPRO	PROFESSIONAL SERVICES	473.00
203970	APPLIED INNOVATION	PROFESSIONAL SERVICES	279.74
203971	ATLAS FUEL SERVICES LLC	BUILDING MAINTENANCE	1,443.18
203972	B & B LANDSCAPING	WATER LINE MAINTENANCE	1,325.00
203973	BELLE TIRE	VEHICLE MAINTENANCE	990.74
203974	BERTIN, KENNETH M.	ADULT SOFTBALL	243.75
203975	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE INSURANCE	74,330.93
203976	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE INSURANCE	41,019.21
203977	BOULARD, CHARLES	REIMBURSEMENT	40.00
203978	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	104.56
203979	BRIGHTSOURCE LIGHTING SOLUTIONS LLC	BUILDING MAINTENANCE	75.98
203980	BRODART CO.	LIBRARY BOOKS	11,430.21
203981	BUSINESS ORIENTED SOFTWARE	INTERNAL TECHNOLOGY	10,295.52
203982	CAMFIL USA, INC.	INDOOR GUN RANGE	1,636.80
203983	CANTARITOS FIESTA RESTAURANT	BLDG. BOND REFUND (ESCROW)	2,400.00
203984	CARLISLE WORTMAN ASSOCIATES, INC.	BUILDING, TRADE, & PLAN REVIEW SERVICES	7,117.50
203985	CASH SOD FARM	WATER LINE MAINTENANCE	162.00
203986	CAVANAUGH, JACK	CDL LICENSE PURCHASE	42.00
203987	CAVANAUGH, JACK	REIMBURSEMENT	25.00
203988	CDW GOVERNMENT LLC	INTERNAL TECHNOLOGY	6,192.06
203989	CGS INC.	CONFERENCE	3,645.00
203990	CHET'S RENT-ALL INC.	EQUIPMENT MAINTENANCE	65.18
203991	CINTAS CORP	SUPPLIES UNIFORMS	1,289.52
203992 - 204017	CONSUMERS ENERGY	HEAT	9,699.63
204018	COUGAR SALES & RENTAL INC	EQUIPMENT MAINTENANCE	92.89
204019	CRANDALL-WORTHINGTON INC	CUSTODIAL SUPPLIES	2,605.90

204020	CRITTER CONTROL OF S.W. OAKLAND CTY	PARK BUILDING MAINTENANCE	99.00
204021	DELL MARKETING L.P.	INTERNAL TECHNOLOGY	10,083.97
204022	DK AGENCIES (P) LTD	COLLECTIONS/MATERIALS EXPENSE	4,900.00
204023	DORNBOS SIGN & SAFETY INC	ROUTINE MAINTENANCE	1,828.63
204024	DTE ENERGY ELECTRIC	BLDG. BOND REFUND (ESCROW)	1,000.00
204025	EARTH CO CONSTRUCTION SERV	BLDG. BOND REFUND (ESCROW)	1,500.00
204026	EJ USA, INC.	WATER MAIN VALVE MAINT PROGRAM	3,204.20
204027	ELSEN, ADAM	REIMBURSEMENT	16.46
204028	EMPIRE PRINTING, LLC	THEATRE PROGRAMS	6.08
204029	ETNA SUPPLY	WATER LINE MAINTENANCE	162.00
204030	EVERON LLC	CONTRACTUAL SERVICES	2,144.00
204031	FELDMAN CHEVROLET OF NOVI	VEHICLE MAINTENANCE	2,555.97
204032	FLEETPRIDE INC.	VEHICLE MAINTENANCE	164.37
204033	FLINT NEW HOLLAND INC.	LAWN MOWER MAINTENANCE	1,068.95
204034	FREEMAN, LAURIE	ART PROGRAMS	760.00
204035	G2 CONSULTING GROUP, LLC.	GEOTECH: MEADOWBROOK ROAD RESURFACING (9	13,241.61
204036	GALE/CENGAGE LEARNING	LIBRARY BOOKS	284.80
204037	GARY'S CATERING INC	SUPPLIES PRISONER MEALS/LINEN	225.00
204038	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204039	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204040	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204041	GDI SERVICES INC	JANITORIAL CONTRACTS	29,932.00
204042	GOREE, DANIEL G.	LIBRARY PROGRAMMING	300.00
204043	GRAINGER INC, W W	VEHICLE MAINTENANCE	527.68
204044	GRAPH-X SIGNS, DISPLAY & EXHIBITS	BUILDING/GROUNDS/FURNITURE EXPENSE	70.00
204045	GREAT LAKES ACE	OPERATING SUPPLIES	51.04
204046	GRIFOR, SUE	REIMBURSEMENT	158.95
204047	GRONLUND-FOX, TIA	CONFERENCE REIMBURSEMENT	185.00
204048	GURUMURTHY, PRIYA	REIMBURSEMENT	244.86
204049	HARRELL'S, LLC	GROUNDS MAINTENANCE	1,169.26
204050	HARTFORD, THE	EMPLOYEE INSURANCE	9,972.48
204051	HOLBROOK'S ROOFING CO., INC.	PARK BUILDING MAINTENANCE	545.00
204052	HOME DEPOT CREDIT SERVICES	VEHICLE MAINTENANCE	916.57
204053	IMAGE 360-PLYMOUTH	BUILDING MAINTENANCE	883.06
204054	IMAGE 360-SOUTHFIELD	COMMUNITY PROMOTION	216.00
204055	IMAGEMASTER LLC	PUBLIC SAFETY BUILDING	1,750.00
204056	INCH MEMORIALS	COMMEMORATIVE TREE PROGRAM	400.00
204057	INTERNATIONAL CONTROLS	INDOOR GUN RANGE	4,465.00
204058	JOE'S TRAILER MFG INC	VEHICLE MAINTENANCE	1,694.74
204059	JOHN'S SANITATION SERVICE	YOUTH SOCCER	3,282.50
204060	KBK LANDSCAPING, INC.	GROUNDS MAINTENANCE	32,025.00
204061	KIMBALL MIDWEST	WATER METERS	764.67
204062	KNIGHT WATCH INC	COMPUTER SUPPLIES	210.00
204063	LAFONTAINE FORD OF LANSING	VEHICLE MAINTENANCE	1,517.35
204064	LAKESHORE LEARNING MATERIALS	LIBRARY BOOKS	172.47
204065	LANGUAGE LINE SERVICES	EMERGENCY COMMUNICATION SERVICE	229.76
204066	LEISURE UNLIMITED LLC	SPORTS CAMPS	594.00
204067	LENNY'S HOME SERVICES	HCD	12,701.00
204068	LIBRARY MARKET	COMPUTER SUPPLIES	2,500.00
204069	LILIENTHAL, DAVID	ADULT SOFTBALL	328.00
204070	LIMB WALKERS TREE & SNOW	FORESTRY MAINTENANCE	3,800.63
204071	LOSSOS, TREVOR	PER DIEM OTOA TACTICAL OPERATIONS	320.00
204072	LYON MECHANICAL CONTRACTORS, INC.	BUILDING MAINTENANCE	13,776.34
204073	M-2 AUTO PARTS, INC.	VEHICLE MAINTENANCE	1,007.83
204074	MASSEY, NICKOLAS	PER DIEM OTOA CONFERENCE	320.00
204075	MATRIX CONSULTING GROUP LTD	PROFESSIONAL SERVICES	1,100.00
204076	MERJENT, INC	PROFESSIONAL SERVICES	4,890.00
204077	MERRITT CIESLAK DESIGN, PLC	MAIN ENTRANCE DESIGN	1,426.25
204078	METRO ENGINEERING SOLUTIONS LLC	BLDG. BOND REFUND (ESCROW)	1,500.00
204079	MICHIGAN CAT	VEHICLE MAINTENANCE	245.95
204080	MIDWEST TAPE, LLC	AUDIO VISUAL MATERIALS	2,553.79
204081	MISSION COMMUNICATIONS, LLC	WATER LINE MAINTENANCE	522.00
204082	MOMINEE, SARAH	TUITION REIMBURSEMENT	3,487.67
204083	MR ROOF ANN ARBOR LLC	HCD	3,645.00
204084	NOVI RETAIL MANAGEMENT II LLC	BLDG. BOND REFUND (ESCROW)	1,500.00
204085	NOVI YOUTH ASSISTANCE	HCD	3,075.00
204086	O'REILLY AUTO PARTS	VEHICLE MAINTENANCE	549.78
204087	OAKLAND COUNTY PLANNING	UNDISTRIBUTED TAX COLLECTION	10,751.03
204088	OAKLAND COUNTY TREASURERS	OUTSIDE DATA PROCESSING	903,648.33

204089	ODP BUSINESS SOLUTIONS, LLC	INTERNAL TECHNOLOGY POLICE	515.71
204090	ORKIN	BUILDING MAINTENANCE	1,268.72
204091	OSCAR W. LARSON CO.	GASOLINE AND OIL	325.00
204092	OVERDRIVE, INC.	ELECTRONIC MEDIA	1,381.69
204093	PEOPLE DRIVEN TECHNOLOGY, INC	INTERNAL TECHNOLOGY	103,812.72
204094	PEOPLE'S EXPRESS	OLDER ADULTS TRANSPORTATION	6,642.00
204095	PLANTE & MORAN REALPOINT, LLC	PUBLIC SAFETY BUILDING	33,302.81
204096	PLAYAWAY PRODUCTS LLC	AUDIO VISUAL MATERIALS	129.98
204097	PRECISE MRM LLC	INTERNAL TECHNOLOGY PARKS	46.00
204098	PRIORITY WASTE LLC	RUBBISH MONTHLY	189,234.72
204099	PROSCREENING, LLC	RECRUITMENT	39.00
204100	RESOURCE RECOVERY AND RECYCLING	RRRASOC TIP FEES	33,330.50
204101	RHINO SEED & LANDSCAPE	WATER LINE MAINTENANCE	414.00
204102	RKA PETROLEUM COS., INC	GASOLINE AND OIL	39,074.86
204103	ROAD COMMISSION FOR OAKLAND COUNTY	TRAFFIC SERVICES	3,210.55
204104	ROSATI, SCHULTZ, JOPPICH	LEGAL FEES	1,241.00
204105	ROSEN PUBLISHING	LIBRARY BOOKS	2,801.54
204106	ROSS, MICHAEL	ADULT SOFTBALL	229.00
204107	SALTY JAKES LLC	VEHICLE MAINTENANCE	3,256.25
204108	SAM'S CLUB DIRECT	LIBRARY PROGRAMMING	67.14
204109	SECREST,WARDLE,LYNCH,HAMPTON,	WALLED LAKE BOARD	128.00
204110	SHIFMAN FOURNIER, PLC	LEGAL FEES	2,812.00
204111	SIGNARAMA TROY	OFFICE SUPPLIES	119.60
204112	SITEONE LANDSCAPE SUPPLY, LLC	GROUNDS MAINTENANCE	138.14
204113	SMART BUSINESS SOURCE LLC	SUPPLIES	1,418.95
204114	SOVEL'S SERVICE CENTER	VEHICLE MAINTENANCE	563.99
204115	SPALDING DE DECKER	PROFESSIONAL SERVICES	15,954.54
204116	SQUEAKY SHINE CAR WASH	VEHICLE MAINTENANCE	600.00
204117	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	75.98
204118	STATE OF MICHIGAN	COST SHARE: TAFT ROAD REHAB (10 MILE TO	533,220.10
204119	STATE OF MICHIGAN	FY2025 QUALIFIED HEAVY EQUIPMENT RENTAL	237,027.51
204120	STATE OF MICHIGAN	UNDISTRIBUTED TAX COLLECTION	501,345.67
204121	SUBURBAN LANDSCAPE SUPPLY	WATER LINE MAINTENANCE	387.80
204122	T-MOBILE USA, INC	TELEPHONE	1,573.72
204123	THOMSON REUTERS - WEST	OUTSIDE DATA PROCESSING	747.80
204124	TILLMAN, BRIAN	REIMBURSEMENT	106.00
204125	TRAVELERS PROPERTY CASUALTY	PROPERTY & LIABILITY INSURANCE	27.00
204126	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204127	TRUCK & TRAILER SPECIALTIES, INC.	VEHICLE MAINTENANCE	959.36
204128	TRUE BLUE INVESTGATIONS LLC	RECRUITMENT	850.00
204129	ULLIANCE, INC.	EMPLOYEE ASSISTANCE PROGRAM	435.54
204130	USA BLUEBOOK	WATER METERS	3,003.03
204131	VARIPRO	FLEXIBLE SPENDING	7,134.76
204132	WATERFORD TOWNSHIP PUBLIC LIBRARY	LIBRARY BOOK FINES	29.99
204133	WEINGARTZ SUPPLY CO INC	VEHICLE MAINTENANCE	1,099.86
204134	WITMER PUBLIC SAFETY GROUP INC	UNIFORMS NEW RECRUITS	182.90
204135	WOODHILL GROUP LLC, THE	PROFESSIONAL SERVICES	25,470.83
204136	WOODS, RACHEL	MILEAGE REIMBURSEMENT	30.45
204137	WROBEL, DEBBIE	REIMBURSEMENT	154.38
204138	BORIEO, SANDRA	PROFESSIONAL SERVICES	2,340.00
204139	KERR, ROBERT	REIMBURSE TRAVEL EXPENSES	173.50
204140	AT&T MOBILITY	INVOICE 830154504X05102026	315.99
204141	COMCAST BUSINESS	ACCOUNT 8529 10 205 0785285	776.38
204142	ENTERPRISE FM TRUST	INVOICE FBN4400535-B	16,293.32
204143	FORTIS GROUP, LLC	INVOICE 3301	750.00
204144	GHANNAM, LULU	REIMBURSE TRAVEL EXPENSES	309.76
204145	LAWNET-MICHIGAN DEPT OF STATE	PAYROLL EXPENSES 2025	1,665.07
204146	LEAVENS, JASON	REIMBURSE TRAVEL EXPENSES	431.28
204147	LEECH, MICHAEL	REIMBURSE TRAVEL EXPENSES	419.52
204148	OLSZEWSKI, JOSHUA	REIMBURSE TRAVEL EXPENSES	419.52
204149	OWENS, JERAD	REIMBURSE TRAVEL EXPENSES	419.52
204150	POPPEMA, TODD	REIMBURSE TRAVEL EXPENSES	419.52
204151	ROBE, JOHN	REIMBURSE TRAVEL EXPENSES	419.52
204152	SOUTHWEST ENFORCEMENT TEAM	SWET SOUTH OFFICE RENTAL ARPIL-MAY 2026	10,366.66
204153	TRANSUNION RISK AND ALTERNATIVE	INVOICE 2556421-202604-1	1,084.00
204154	VERIZON WIRELESS	ACCOUNT 942421817-00001	1,818.76
204155	WEST MICHIGAN ENFORCEMENT TEAM	ADMIN ADDISTANT PAYROLL APRIL-MAY 2, 202	4,308.42
204156	WEX BANK	INVOICE 112443488	85.00
204157	WEX BANK	INVOICE 112221989	275.08

204158	WILSON, BRIAN	REIMBURSE TRAVEL EXPENSES	419.52	
204159	CONSUMERS ENERGY	HEAT	202.64	
204160	CONSUMERS ENERGY	HEAT	226.15	
204161	DTE ENERGY	STREET LIGHTING	23,249.36	
204162 - 204212	DTE ENERGY	ELECTRICITY	53,890.33	
204213	A AND R PLUMBING LLC	INDOOR GUN RANGE	28,080.31	
204214	ACCUCUT, LLC	LIBRARY PROGRAMMING	876.00	
204215	ACCUFORM PRINTING & GRAPHICS INC	PRINTING AND PUBLISHING	11,238.90	
204216	ADVANCED TURF SOLUTIONS, INC.	GROUNDS MAINTENANCE	355.60	
204217	ADVENTURE WINDOW CLEANING	BUILDING MAINTENANCE	2,100.00	
204218	AECOM GREAT LAKES, INC	PROFESSIONAL SERVICES	73,575.00	
204219	ALADTEC, INC	OUTSIDE DATA PROCESSING	9,385.52	
204220	ALLEGION ACCESS TECHNOLOGIES, LLC	BUILDING MAINTENANCE	3,829.12	
204221	ALLIANCE HEALTH AND LIFE	EMPLOYEE INSURANCE	3,040.00	
204222	ALLIANCE OF ROUGE COMMUNITIES	ALLIANCE OF ROUGE COMMUNITIES	25,667.00	
204223	ALLIED BUILDING SERVICE COMPANY	BUILDING MAINTENANCE	373.00	
204224	ALTECH DOORS LLC	BUILDING MAINTENANCE	558.48	
204225	AMAZON	LIBRARY BOOKS	4,983.08	
204226	VOID		-	V
204227	AMERICAN GENERATORS SALES AND	BUILDING MAINTENANCE	322.25	
204228	AMERICAN HEART ASSOCIATION INC.	CONFERENCE	666.26	
204229	ANAGO OF METRO DETROIT	BUILDING MAINTENANCE	440.00	
204230	ANYWHERE LOMBARDO LLC (110H)	BLDG. BOND REFUND (ESCROW)	5,000.00	
204231	APEX CONCRETE SERVICES	BLDG. BOND REFUND (ESCROW)	500.00	
204232	APPLIED INNOVATION	INTERNAL TECHNOLOGY COMM RELATION	48.01	
204233	ARAMARK REFRESHMENT SERVICES	OPERATING SUPPLIES	373.13	
204234	ARC	OPERATING SUPPLIES	2,253.09	
204235	ARGENT INSTITUTIONAL TRUST COMPANY	INTEREST EXPENSE	500.00	
204236	ARROWHEAD FORENSICS	OPERATING SUPPLIES	366.19	
204237	ATA NATIONAL TITLE GROUP, LLC	LEE BEGOLE ROAD	400.00	
204238	BALDRIDGE, TRENDA	CHORALAIRES	900.00	
204239	BATTERIES PLUS BULBS	OPERATING SUPPLIES	77.70	
204240	BELL, LINDSAY	REIMBURSE CONFERENCE EXPENSES	842.19	
204241	BERTIN, KENNETH M.	ADULT SOFTBALL	150.00	
204242	BEYER, TODD A.	TENNIS LESSONS	6,111.00	
204243	BIG BORE SIGNS, LLC	MAILBOX REPAIRS	3,440.00	
204244	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1,697.65	
204245	BRIGHTSOURCE LIGHTING SOLUTIONS LLC	BUILDING MAINTENANCE	449.10	
204246	BRODART CO.	LIBRARY BOOKS LENDING	18,077.90	
204247	BUSBY, RACHEL	BLDG. BOND REFUND (ESCROW)	1,500.00	
204248	CALM.COM, INC	EMPLOYEE WELLNESS	5,853.96	
204249	CAMFIL USA, INC.	INDOOR GUN RANGE	1,511.04	
204250	CANON FINANCIAL SERVICES INC	PRINTING GRAPHIC DESIGN AND PUBLISHING	1,625.31	
204251	CARDENAS, VICTOR	REIMBURSEMENT	320.91	
204252	CARLISLE WORTMAN ASSOCIATES, INC.	BUILDING, TRADE, & PLAN REVIEW SERVICES	10,290.00	
204253	CASH SOD FARM	WATER LINE MAINTENANCE	123.00	
204254	CATALIS PUBLIC WORKS & CITIZEN	INTERNAL TECHNOLOGY	357.30	
204255	CDW GOVERNMENT LLC	INTERNAL TECHNOLOGY POLICE	35,875.85	
204256	CENTER POINT LARGE PRINT	LIBRARY BOOKS	176.79	
204257	CHEN, HUIPING	ART EXHIBITS	420.00	
204258	CHET'S RENT-ALL INC.	OPERATING SUPPLIES	97.04	
204259	CINTAS CORP	SUPPLIES UNIFORMS	1,263.34	
204260	CORRIGAN RECORD STORAGE LLC	RECORDS STORAGE	2,220.94	
204261	COSTAR REALTY INFORMATION INC	INTERNAL TECHNOLOGY ASSESSING	2,101.90	
204262	COUGAR SALES & RENTAL INC	EQUIPMENT MAINTENANCE	23.94	
204263	COUNTRY CLUB LAWN LLC	GROUNDS MAINTENANCE	4,001.00	
204264	CRANDALL-WORTHINGTON INC	CUSTODIAL SUPPLIES	3,219.76	
204265	CRITTER CONTROL OF S.W. OAKLAND CTY	PARK BUILDING MAINTENANCE	99.00	
204266	DALTON COMMERCIAL CLEANING CORP	BUILDING MAINTENANCE	2,750.00	
204267	DANIELE MANNARINO	BLDG. BOND REFUND (ESCROW)	500.00	
204268	DECENSO, EMANUELA	MILEAGE REIMBURSEMENT	61.55	
204269	DIGICERT, INC	INTERNAL TECHNOLOGY	7,113.25	
204270	DISCOUNT SCHOOL SUPPLY	LIBRARY PROGRAMMING	63.23	
204271	DORNBOS SIGN & SAFETY INC	TRAFFIC CONTROL SIGN REPLACEMENT	856.63	
204272	DPT SPORTS PERFORMANCE	SPORTS CAMPS	648.00	
204273	DTE ELECTRIC	BLDG. BOND REFUND (ESCROW)	1,500.00	
204274	DTE ELECTRIC	BLDG. BOND REFUND (ESCROW)	1,500.00	
204275	ELLSWORTH INDUSTRIES INC.	DETENTION BASIN MAINTENANCE	1,376.65	
204276	EMPIRE PRINTING, LLC	SPORTS CAMPS	3,333.94	

204277	ERICKSON, CHELSEA	DANCE PROGRAMS	218.40
204278	ESRI INC	INTERNAL TECHNOLOGY	31,165.00
204279	ETNA SUPPLY	STORM SEWER MAINTENANCE	29.00
204280	EVERBRIDGE, INC.	INTERNAL TECHNOLOGY	6,365.40
204281	EVERON LLC	VILLA BARR PROPERTY	321.57
204282	FARKAS, JULIE	PETTY CASH	73.26
204283	FIRE SYSTEMS OF MICHIGAN	VEHICLE MAINTENANCE	339.15
204284	FUN EXPRESS LLC	INTERNAL TECHNOLOGY	2,342.26
204285	G2 CONSULTING GROUP, LLC.	MATERIAL TESTING: ITC TRAIL TO BOSCO FIELDS	102,647.50
204286	GADGIL, ADITI AMIT	ART PROGRAMS	332.50
204287	GALE/CENGAGE LEARNING	LIBRARY BOOKS	131.20
204288	GARY'S CATERING INC	SUPPLIES PRISONER MEALS	162.50
204289	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204290	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204291	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204292	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204293	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204294	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204295	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204296	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204297	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204298	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204299	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204300	GATEWAY VILLAGE OF NOVI, LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
204301	GORDON FOOD SERVICE PAYMENT PROC.	YOUTH SOCCER	689.67
204302	GRAINGER INC, W W	OPERATING SUPPLIES	121.31
204303	GRAPH-X SIGNS, DISPLAY & EXHIBITS	BUILDINGS/GROUND/FURNITURE EXPENSE	71.90
204304	GREAT AMERICA FINANCIAL SERVICES	OPERATING SUPPLIES	102.00
204305	GREAT LAKES ACE	OPERATING SUPPLIES	18.99
204306	GREAT LAKES WATER AUTHORITY	IWC CHARGES	850,624.54
204307	HAMLETT ENVIRONMENTAL TECHNOLOGIES	DETENTION BASIN MAINTENANCE	1,389.00
204308	HANSON RENAISSANCE COURT REPORTERS	PROFESSIONAL SERVICES	1,350.00
204309	HAWAIIAN DANCERS LLC	DANCE PROGRAMS	11,419.20
204310	HEALEY FIRE PROTECTION INC.	PARK BUILDING MAINTENANCE	1,750.00
204311	HEALTH ALLIANCE PLAN	EMPLOYEE INSURANCE	28,599.26
204312	HENRY FORD EMPLOYER SOLUTIONS	MEDICAL SERVICES	910.00
204313	HOME DEPOT	GROUNDS MAINTENANCE	284.43
204314	HOME DEPOT CREDIT SERVICES	OPERATING SUPPLIES	4,452.13
204315	HP INC	COMPUTER SUPPLIES	1,056.00
204316	HTH COMMUNICATIONS LLC	BLDG. BOND REFUND (ESCROW)	1,500.00
204317	HTH COMMUNICATIONS LLC	BLDG. BOND REFUND (ESCROW)	1,500.00
204318	HYDROMAX USA LLC	VALVE EXERCISING, CONDITION ASSESSMENT	15,135.00
204319	IMAGAMERICA	COMMUNITY PROMOTION	3,835.47
204320	IMPERIAL BAG & PAPER CO. LLC	BUILDING MAINTENANCE	1,314.35
204321	IMS INFRASTRUCTURE MGMT SERVICES	ROAD CONDITION SURVEY	40,800.00
204322	INTRADO LIFE & SAFETY, INC	TELEPHONE MAINTENANCE	440.19
204323	JACK DOHENY SUPPLIES INC	OPERATING SUPPLIES	783.60
204324	JANWAY COMPANY USA INC	COMMUNITY PROMOTION	1,027.00
204325	JAPAN BUSINESS SOCIETY OF DETROIT	MEMBERSHIPS	75.00
204326	JOHN'S SANITATION SERVICE	SPORTS CAMPS	3,050.00
204327	KENNEDY INDUSTRIES INC	LIFT STATION MAINTENANCE	540.50
204328	KNIGHT TECHNOLOGY GROUP, INC	COMPUTER SUPPLIES	700.00
204329	KOMARAGIRI, SRI RAVALI	PROFESSIONAL SERVICES	5,100.00
204330	KREUCHER, BEN	WITNESS	17.60
204331	LIBRARY IDEAS LLC	AUDIO VIISUAL MATERIALS	1,403.71
204332	LILIENTHAL, DAVID	ADULT SOFTBALL	574.00
204333	LIQUID CALCIUM CHLORIDE SALES INC.	ROUTINE MAINTENANCE	6,249.12
204334	LIVINGSTON COUNTY ASSESSORS ASSOC	MEMBERSHIPS	20.00
204335	LIVINGSTON COUNTY ASSESSORS ASSOC	MEMBERSHIPS	20.00
204336	LOOMIS	ARMORED CAR SERVICE	780.36
204337	LYON MECHANICAL CONTRACTORS, INC.	TOWNSHIP HALL OPERATING COSTS	6,752.36
204338	MACQUEEN EMERGENCY	SUPPLIES UNIFORMS	538.02
204339	MAGIC BUS BAND	LIBRARY PROGRAMMING	1,100.00
204340	MAHONEY, DANIELLE	REIMBURSE CONFERENCE TRAVEL EXPENSES	1,836.17
204341	MALINOWSKI, JUDITH M.	MEDICAL EXPENSE	1,500.00
204342	MARSH POWER TOOLS	OPERATING SUPPLIES	25.00
204343	MCKENNA ASSOCIATES INC	BUILDING, TRADE, & PLAN REVIEW SERVICES	2,858.25
204344	MEDLINE INDUSTRIES, LP	MEDICAL SUPPLIES	2,208.21
204345	MEDSTAR INC	OPERATING SUPPLIES	300.00

204346	MERJENT, INC	PROFESSIONAL SERVICES	9,452.00	
204347	VOID		-	V
204348	METRO SEWER CLEANERS INC	BUILDING MAINTENANCE	1,845.00	
204349	MICHIGAN AMMO CO INC	SUPPLIES TRAINING AMMO	7,091.55	
204350	MICHIGAN GRAPHICS & AWARDS	EMPLOYEE RECOGNITION	180.00	
204351	MICHIGAN LINEN SERVICE, INC.	CONTRACTUAL SERVICES	2,343.75	
204352	MICHIGAN OVERHEAD DOOR & LOADING	PARK BUILDING MAINTENANCE	1,732.00	
204353	MICHIGAN RUNNING FOUNDATION	SPORTS CAMPS	1,071.00	
204354	MICHIGAN.COM	PRINTING AND PUBLISHING	44.61	
204355	MIDWEST COLLABORATIVE FOR LIBRARY	CONFERENCE	60.00	
204356	MIDWEST TAPE, LLC	AUDIO VISUAL MATERIALS	17,706.55	
204357	VOID		-	V
204358	MONOPRICE, INC	COMPUTER SUPPLIES	94.37	
204359	MORRIS, MELISSA	PER DIEM MICHIGAN CLERKS CONFERENCE	80.00	
204360	MOTOROLA SOLUTIONS INC	RADIO MAINTENANCE	7,480.32	
204361	MPARKS	ADULT SOFTBALL	2,574.00	
204362	MPARKS	ADULT SOFTBALL	273.00	
204363	MUNICIPAL WEB SERVICES, INC	WEB PAGE MAINTENANCE	16,233.40	
204364	NADLAN 56 LLC	BLDG. BOND REFUND (ESCROW)	2,400.00	
204365	NICE, KIM	REIMBURSEMENT	95.90	
204366	NORTHSTAR MAT SERVICE	BUILDING MAINTENANCE	322.45	
204367	NORTHVILLE LOCKSMITH INC., THE	OPERATING SUPPLIES	150.00	
204368	NOVI COMMMUNITY SCHOOL DISTRICT	CHORALAIRES	725.00	
204369	NOVI, CITY OF	CITY'S SHARE OF FEES COLLECTED	1,600.00	
204370	O'REILLY AUTO PARTS	VEHICLE MAINTENANCE	59.76	
204371	OAKLAND COMMUNITY COLLEGE	RECRUITMENT TRAINING	2,214.95	
204372	OAKLAND COUNTY ANIMAL CONTROL	DOG LICENSES	2,124.50	
204373	OAKLAND COUNTY PLANNING &	UNDISTRIBUTED TAX COLLECTION	453,179.89	
204374	OAKLAND COUNTY REGISTER OF DEEDS	CULVERS OFFSITE SAN SSE	30.00	
204375	OAKLAND COUNTY REGISTER OF DEEDS	SAKURA WAST EMERGENCY ACCESS EASEMENT	30.00	
204376	OAKLAND COUNTY TREASURER	TRAILER TAX JANUARY - MARCH 2026	13,940.00	
204377	OAKLAND COUNTY TREASURER	PROPERTY TAX REVENUE	14,381.33	
204378	OAKLAND COUNTY TREASURERS	SEWAGE TREATMENT COSTS	901,448.33	
204379	OCCUPATIONAL HEALTH CENTERS OF	MEDICAL COSTS	154.00	
204380	OOMA INC	TELEPHONE	109.96	
204381	ORCHARD, HILTZ & MC CLIMENT	PROFESSIONAL SERVICES	183,557.77	
204382	ORKIN	BUILDING MAINTENANCE	773.96	
204383	OTIS ELEVATOR COMPANY	CONTRACTUAL SERVICES	475.00	
204384	OVERWATCH EMERGENCY	VEHICLE MAINTENANCE	694.77	
204385	PARK, YOUNG MAE	REIMBURSE CONFERENCE REGISTRATION	150.00	
204386	PARNELL, DAMON	PER DIEM GSM CONFERENCE	124.00	
204387	PEOPLE DRIVEN TECHNOLOGY, INC	PROFESSIONAL SERVICES	77,643.09	
204388	PERFECT CLEANERS OF DETROIT, INC	2025-26 UNIFORM CLEANING	1,110.15	
204389	PETTY, ROBERT	REIMBURSE CONFERENCE TRAVEL EXPENSES	2,264.63	
204390	PK CONTRACTING INC.	ROUTINE MAINTENANCE	74,337.33	
204391	POWERDMS, INC.	INTERNAL TECHNOLOGY	23,921.78	
204392	PRECISE MRM LLC	INTERNAL TECHNOLOGY ASSESSING	3,588.00	
204393	PRIORITY ONE EMERGENCY	SUPPLIES UNIFORMS	364.92	
204394	PRIORITY WASTE LLC	RUBBISH	570.00	
204395	PROSCREENING, LLC	MEDICAL SERVICE	78.00	
204396	QUICK SILVER MARKETING SOLUTIONS	SPORTS CAMPS	352.00	
204397	QUILL CORPORATION	OPERATING SUPPLIES	2,317.23	
204398	R.S. THOMAS & ASSOCIATES, INC.	WATER MAIN LOOP CONN	3,100.00	
204399	REASON CONSULTING CORPORATION	PERSONAL PROPERTY AUDITOR	3,333.00	
204400	RED WING SHOE STORE	SUPPLIES UNIFORMS	293.24	
204401	RESOURCE RECOVERY AND RECYCLING	RECYCLING CENTER	17,484.00	
204402	RICKEL, AIDAN	CHORALAIRES	2,480.00	
204403	RM DISTRIBUTORS	CONFERENCE	6,250.00	
204404	RON TURLEY ASSOCIATES, INC.	INTERNAL TECHNOLOGY DPS	12,720.00	
204405	ROSATI, SCHULTZ, JOPPICH	LEGAL FEES	18,226.70	
204406	VOID		-	V
204407	ROSEN PUBLISHING	LIBRARY BOOKS	36.40	
204408	ROSS, MICHAEL	ADULT SOFTBALL	364.00	
204409	RYL FLEXIBILTY THERAPIES LLC	OLDER ADULTS MASSAGE	872.00	
204410	SAFE SOFTWARE INC	INTERNAL TECHNOLOGY	2,375.00	
204411	SAM'S CLUB DIRECT	OPERATING SUPPLIES	612.62	
204412	SAXON INC	OPERATING SUPPLIES	615.23	
204413	SCA OF MI, LLC	ROUTINE MAINTENANCE	9,255.00	
204414	SCHAFER, KATHLEEN M.	SUPPLIES UNIFORMS	290.73	

204415	SCHOLASTIC INC.	LIBRARY PROGRAMMING	705.95
204416	SECREST,WARDLE,LYNCH,HAMPTON,	WALLED LAKE BOARD	32.00
204417	SHAIEB, ELIZABETH A.	OLDER ADULTS FITNESS	2,059.20
204418	SHARRON, MATTHEW	WITNESS	36.45
204419	SITEONE LANDSCAPE SUPPLY, LLC	OPERATING SUPPLIES	2,356.91
204420	SKRELJA, MARK	REFUND PARKS	830.00
204421	SMART BUSINESS SOURCE LLC	OFFICE SUPPLIES	33.75
204422	SMITH, JEFF	REIMBURSE MILEAGE	44.95
204423	SMITH, JEFF	REIMBURSE MILEAGE	42.05
204424 - 204430	SPALDING DE DECKER	PROFESSIONAL SERVICES	51,483.80
204431	SPRAY-PATCH ROAD REPAIR, LLC	ROUTINE MAINTENANCE	211,503.60
204432	SPRINGLINE EXCAVATING, LLC	EAST LAKE DRIVE DRAINAGE IMPROVEMENTS	12,908.36
204433	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	306.77
204434	STATE OF MICHIGAN	COST SHARE: NINE MILE REHABILITATION ROA	72,578.86
204435	STATE OF MICHIGAN	SALES TAX MAY 2026	6.00
204436	STEMPIEN, JEREMY	TUITION REIMBURSEMENT	761.00
204437	STOUDT, JOHN	REIMBURSE MAY MEETING	50.00
204438	SUBURBAN LANDSCAPE SUPPLY	BIKE TRAILS AND SIDEWALKS	486.00
204439	TELNET WORLDWIDE INC.	TELEPHONE	964.30
204440	TRAVELERS	INSURANCE DEDUCTIBLES	216.00
204441	TRIANGLE DEVELOPMENT CO INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204442	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204443	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204444	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204445	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204446	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204447	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204448	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204449	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204450	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204451	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204452	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204453	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204454	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204455	TRIANGLE DEVELOPMENT CO. INC	BLDG. BOND REFUND (ESCROW)	1,000.00
204456	TWELVE MILE CROSSING LLC	BLDG. BOND REFUND (ESCROW)	4,520.00
204457	TYLER TECHNOLOGIES, INC.	OUTSIDE DATA PROCESSING	4,090.28
204458	USA TODAY MEDIA CORP	PRINTING AND PUBLISHING	941.23
204459	VARIPRO	FLEXIBLE SPENDING	5,631.96
204460	VERIZON WIRELESS	TELEPHONE	508.12
204461	VIPIN KAPOOR	26270 BECK RD HIGHWAY / DRAINAGE EASEMENT	22,428.60
204462	WALSH, SHERYL	PER DIEM GSMC CONFERENCE	190.00
204463	WEINGARTZ SUPPLY CO INC	EQUIPMENT MAINTENANCE	99.92
204464	WESTPHAL, JUSTIN	TUITION REIMBURSEMENT	1,000.00
204465	WITMER PUBLIC SAFETY GROUP INC	UNIFORMS NEW RECRUITS	284.96
204466	WLS INVESTMENTS LLC	BLDG. BOND REFUND (ESCROW)	760.00
204467	WOODHILL GROUP LLC, THE	PROFESSIONAL SERVICES	16,807.31
204468	WORLDVIEW TECHNOLOGIES GROUP	INTERNAL TECHNOLOGY FM PARKS	650.00
204469	ZAYTI & ASSOCIATES	REFUND APPEAL OF DENIAL	200.00
EFT	FIFTH THIRD BANK P-CARD	APRIL PURCHASES	108,837.84
	HILTON	DPW: APWA Lodging - Matties	351.33
	JAPAN AMERICA SOCIETY	CC: JAS Annual Dinner	2,800.00
	NOV PUBLIC LIBRARY	LIB: Computer supplies	0.40
	TEXT.EMAIL	LIB: Computer Software License	20.00
	AMAZON.COM	DPW: OS	(39.99)
	AMAZON MKTPL BJ14G5ZL1	DPW: VM	37.98
	AMAZON MKTPL BS2EI4QL0	IS: Hardware	16.99
	HILTON	DPW: APWA Lodging M.W.	351.33
	SPEEDWAY 45342	DPW: APWA Transportation Fuel	25.00
	SQ HOTH TESTING INC	DPW: Workshop	175.00
	WWW.VOLGISTICS.COM	IS: Man - Software Renewal	253.00
	DLT SOLUTIONS- LLC	DPW: GIS Software	672.88
	DLT SOLUTIONS- LLC	CD: GIS Software	672.88
	USPS.COM CLICKNSHIP	CLK: Postage	9.57
	HARBOR FREIGHT TOOLS 6	W&S: operating supplies	42.98
	AMAZON MARK BJ95O2JA1	PD: Supplies	9.92
	MICHIGAN ASSOCIATION O	PD: Dues	100.00
	MICHIGAN ASSOCIATION O	PD: Dues	115.00
	AMAZON MARK BJ1M19JG1	PD: Supplies	188.96

BLOOMBERG B24293107	MGR: Publication Subscription	299.00
MARATHON 106617	PD: Fuel	24.92
PANERA BREAD #600667 O	CR: catering	316.33
BP#2625300MY STOP BQPS	PD: Fuel	23.60
PANERA BREAD #600667 O	PD: meetings	142.00
SAMS CLUB.COM	PRCS: Supplies	55.84
TALOGY, LLC	PD: Licensing exam	84.00
MARATHON 106617	PD: Fuel	22.87
MEIJER STORE #122	CC: Novi 2050 Community Wksp	14.82
OAKLAND COUNTY MI	W&S: mandatory water testing	156.00
AMAZON.COM BV9A76442	PRCS: sizzling summer supplies	17.99
HILTON	DPW: APWA Lodging M.W.	505.26
HILTON	DPW: APWA Lodging Matties	505.26
AMAZON MKTPLACE PMTS	FM: Return credit	(62.69)
CUMMINS-ALLISON CORP	TREAS: equipment maint	1,178.90
FEDEX OFFICE 0475 DEOK	CLK: Postage	39.90
USPS.COM CLICKNSHIP	CLK: Postage	19.14
MS CAREERS	HR: Planner Job Ad	150.00
G2GCHARGE COM SERVICE	W&S: Mandatory water testing	5.46
SAMSCLUB #6657	CC: Novi 2050 Community Wksp	91.20
ATT CONS PHONE PMT	FACILITES - Utilities - Telephone	3,943.07
APPLE.COM/US	IS: Hardware	999.00
AMAZON.COM BS06Q5UO1	IS: Hardware	199.99
MARATHON 106617	PD: Fuel	20.74
CHOPPED OLIVE	CC: Food for Council Committee	89.28
BEEGONEJUNKREMOVAL.COM	DPW: Building Maintenance	195.00
USPS.COM CLICKNSHIP	CLK: Postage	19.14
WHITMORE LAKE AREA HUM	CR: shuttle	310.70
FORDS GARAGE - NOVI	CC: 2050 Meeting	113.83
GROUPMAP TECHNOLOGY	IT: Software Subscription	8.00
BP#2991200GD & F LLQPS	PD: Fuel	55.22
AMAZON MKTPL BJ59C9782	PRCS: Program supplies	89.25
MARATHON 106617	PD: Fuel	13.24
AMAZON MKTPL BS1UM9FM0	PD:VM	51.00
CCI CONSTANT-CONTACT	CR: email marketing	455.00
USPS.COM CLICKNSHIP	CLK: Postage	17.70
APPLE.COM/US	IS: Hardware	999.00
AMAZON.COM BS2X618A1	FIN: Office Supplies	83.37
MICHIGAN ASSOCIATION O	PD: Dues	100.00
METRO AIRPORT PARKING	CR: Mayors Exchange	98.54
AMAZON MKTPL BS7K35AY1	IS: Hardware	21.99
AMAZON.COM BS9Y218R1	HR: Office Supplies	6.49
FEDEX520675726	PD: FedEx	20.11
STAMPS.COM	LIB: Postage	100.00
TST THE YARD	CR: Leaders Exchange	418.67
AMERICAN LIBRARY ASSOC	LIB: Conferences	236.95
AMAZON MARK BS1EB4L51	DPW: Operating Supplies	62.94
TRACTOR SUPPLY #1500	DPW: Operating supplies	(61.42)
AMAZON.COM BJ68781T2	PRCS: Program Expenses	78.99
COURSERA.ORG	HIDTA	35.40
OPENAI CHATGPT SUBSCR	HIDTA	43.24
USPS.COM CLICKNSHIP	CLK: Postage	17.70
PRI MANAGEMENT GROUP	PD: Training	99.00
BP#3028600FLEX PETRQPS	PD: Fuel	50.00
USPS.COM CLICKNSHIP	CLK: Postage	17.70
APPLE.COM/BILL	CR: iCloud storage	2.99
AMAZON RETA BJ5QE3JJ2	PD: Supplies	67.32
WESTIN	CM: conferences/workshops	(270.59)
VSI OAKLAND CO PARKS2	PRCS: Program Expense	50.00
RICKS CHOPHOUSE	CR: Leaders Exchange	1,857.80
4IMPRINT, INC	PD: Operating Epense	5,000.00
4IMPRINT, INC	PD: Operating Epense	1,118.98
SAMSCLUB #6657	CC: novi 2050	17.98
AMAZON RETA BS52I5491	DPW: Operating supplies	140.40
TRACTOR SUPPLY #1500	DPW: Operating supplies	61.42
TRACTOR SUPPLY #1500	DPW: Operating Supplies	57.94
AMAZON MKTPL BY8KZ6MG0	FM: Phone case	29.99
AMAZON.COM BY8IU6140	FIN: Office Supplies	64.69
WESTIN	HR: Annual Labor Conference	860.91

AMAZON MKTPL BY48V9W81	DPW: OS	73.63
EXXON WESTLAND CASTLE	PD: Fuel	66.20
AMAZON MKTPL BY9335KI1	DPW: OS	151.98
AMAZON RETA BY96G4AZ0	OAS: Volunteer Program Supplies	14.89
AMAZON MKTPL BJ2TP2OQ2	DPW: OS	11.99
AMAZON MARK BY8TA0IR1	OAS: Volunteer Program Supplies	14.97
AMAZON.COM BY2IZ9U81	FIN: Office Supplies	48.22
AMAZON.COM BY5J52U11	FM: Operating Supplies	53.98
USPS.COM CLICKNSHIP	CLK: Postage	8.85
AMAZON MARK BS3GE7YQ2	PD: Supplies	39.99
AMAZON MARK BY6OO1JV0	PD: Supplies	49.86
AMAZON MARK BY8QP89M1	PD: Dispatch	49.90
AMAZON MKTPL BY96Y29T1	PD: Supplies	32.82
STAMPS.COM	LIB: Postage	20.99
WESTIN	CM: conferences/workshops	270.59
AMAZON RETA B71XO8DQ1	CD: Returned items	(63.28)
OLGASKITCHEN	CR: catering	80.27
AMAZON RETA BY6AR3E00	CD: Office Supplies	9.49
USPS.COM CLICKNSHIP	CLK: Postage	8.85
GMIS	IS: Membership	250.00
WEB NETWORKSOLUTIONS	IS: Domain Renewal	91.17
SHERWIN-WILLIAMS727807	CR: paint	592.95
WHITMORE LAKE AREA HUM	CR: shuttle	265.91
USPS.COM CLICKNSHIP	CLK: Postage	17.70
AMAZON.COM BS1784PC2	TREAS: Office supples	45.64
AMAZON RETA BY20O5121	OAS: Volunteer Program Supplies	141.87
SPECTRUM	FACILITES - Utilities - Telephone	9,051.28
AMAZON MARK BS6IY5QS2	OAS: Volunteer Program Supplies	5.99
MEDLINE INDUSTRIES, LP	OAS: Loan Closet Supplies	50.30
AMAZON MARK B72S06650	PD: Supplies	245.55
USPS.COM CLICKNSHIP	CLK: Postage	8.85
SVSU ONLINE PMNTS	HR: Police Officer Career Fair	154.42
AMAZON MKTPL BS8I02XL2	PD: Plaques	252.50
MICHIGAN ASSOCIATION O	PD: Conference	330.00
USPS.COM CLICKNSHIP	CLK: Postage	8.85
AMAZON.COM B76YP4YI0	DPW: OS	98.12
GRACIE GLOBAL LLC	PD: Training	3,750.00
AMAZON MKTPL BY9QT7ZW1	HIDTA	47.20
FUELCLOUD	DPW-G&O	152.50
AMAZON RETA B71XN2YV0	CD: Training Resources	84.56
AMAZON.COM BY4XH65D1	HIDTA	27.85
BENITO S CAFE	OAS: program supplies	315.88
WAL-MART #5893	OAS: program supplies	32.02
MEIJER STORE #122	OAS: program supplies	130.00
SHELL OIL 10011839007	PD: Fuel	59.91
SHERATON	CR: supplies	162.68
CRAINS DETROIT BUS	MGR: Publication Subscription	627.00
CRAINS DETROIT BUS	MGR: Publication Subscription	985.00
SQ PRESTIGE TAXI	HR: Annual Labor Conference	35.00
SAMS CLUB.COM	OAS: program supplies	131.89
MEIJER STORE #122	PRCS: Program Expenses	85.00
MI PERMIT LIC PLAN REV	CD: License	150.00
SAMS CLUB.COM	OAS: program supplies	47.10
WWW.STICKERYOU.COM	HR: Onboarding materials	112.98
ACDELCO TDS	PD: VM	168.00
MICHIGAN STATE PREMIER	PRCS: Program Expenses	50.00
FEDEX520020061	FD: FedEx	271.18
USPS.COM CLICKNSHIP	CLK: Postage	17.70
SAMS CLUB.COM	OAS: program supplies	7.96
GOVERNMENT FINANCE OFF	HR: Finance Director Job Ad	200.00
G2GCHARGE COM SERVICE	PRCS: Operating Supplies	17.76
G2GCHARGE COM SERVICE	PRCS: Operating Supplies	17.75
ASFPM	CD: Training	700.00
ACDELCO TDS	PD: VM	254.00
AMAZON.COM B761619X1	W&S: C&W	86.50
PP AMERICAN PUBLIC WOR	DPW: APWA Monthly	30.00
APPRAISAL INSTITUTE	ASSES: Continuing Education	200.00
PWC REAL E PWC REAL E	ASSES: Data subscription	849.00
WALLGUARD.COM	FM: Operating Supplies	114.93

USPS.COM CLICKNSHIP	CLK: Postage	8.85
IN OHIO TACTICAL OFFI	PD: Training	927.00
AMAZON MARK B73EG0XG0	PD: Supplies	53.96
OAKLAND COUNTY MI	PRCS: Operating Supplies	338.20
OAKLAND COUNTY MI	PRCS: Operating Supplies	338.20
OAKLAND COUNTY MI	PRCS: Operating Supplies	338.20
G2GCHARGE COM SERVICE	PRCS: Service fee	3.01
OAKLAND COUNTY MI	PRCS: Pool Inspection Fee	86.00
USPS.COM CLICKNSHIP	CLK: Postage	17.70
123.NET, INC.	FACILITES - Utilities - Telephone	3,960.38
WALLGUARD.COM	PM: chair rail	247.04
SAVANCE LLC	IS: Software Renewal	1,133.00
SP SAMPLIZE	ASSES: accidental purchase	45.80
GRIMCO INC	DPW: Parks Signs	151.83
PLURALSIGHT	IS: Software Renewal	298.94
AMAZON RETA BS7C62ON2	CD: Office supplies	13.29
MICPA	FIN: conference KM	210.00
AMAZON MKTPL B73LT40A0	FM: Operating Supplies	8.99
AMAZON RETA B745I3JG0	PD: Supplies	79.88
AMAZON MARK B733513I0	PD: Supplies	189.91
BENITO S CAFE	PRCS: pizza for cast party	254.79
AMAZON RETA B71XO8DQ1	CD: Office Supplies	98.57
SP AMERICAN BUTTON M	LIB: Coumputer Supplies	293.81
NOVI TUBBY'S	CC: Council Committee	56.06
SAVANCE LLC	IS: Software Renewal	1,033.00
AMAZON MARK B74SE7HJ1	PD: Supplies	139.62
ICMA ONLINE	HR: Finance Director Job Ad	225.00
DISPLAYS2GO	CC: 2050 banner	104.94
LUNAPOP PA (1 OF 1 PA	CR: backdrop	556.00
AMAZON MKTPL BY1MR6UU2	DPW: OS	52.14
NCEES.ORG	DPW: Training	63.55
B&H PHOTO 800-606-6969	CR: Gaff Tape	61.86
KROGER #632	CC: meeting	31.98
USPS.COM CLICKNSHIP	CLK: Postage	8.85
MS CAREERS	HR: Finance Director Job Ad	225.00
AMAZON.COM B70V49N60	IS: Supplies	49.49
SP UNIVERSAL STANDAR	ASSES: accidental purchase	91.58
VZWRLSS APOCC VISB	FACILITES - Utilities - Telephone	9,121.76
AMAZON MARK BY7SW4G52	PRCS: OAS Social Supplies	211.09
USPS.COM CLICKNSHIP	CLK: Postage	17.70
LYFT RIDE FRI 11AM	FM: Lyft to SFO	49.16
DELTA	FM: Bag Check IFMA	35.00
WM SUPERCENTER #5893	LIB: Programs	14.74
GOOGLE GOOGLE ONE	CR: Google Storage	99.99
AMAZON.COM B77CY3NP1	IS: Hardware	440.99
AMAZON.COM BC60X1UB0	IS: Supplies	39.99
SP MOOVKART	OAS: LC Tax Refund	(2.28)
AMAZON MARK B78EQ1F61	DPW: Operating Supplies	35.88
LS YUGO TROY LLC	LIB: Programming	14.85
HILTON	FM: IFMA lodging.	985.11
KROGER #632	PD: Employee Recognition	267.80
WESTIN	MGR: Conference Accomodations	6.68
168 ASIAN MART	LIB: Program	45.76
TECHSOUP	LIB: Computer software/Licensing	93.60
SP SAMPLIZE	ASSES: accidental purchase	23.69
USPS.COM CLICKNSHIP	CLK: Postage	17.70
AMAZON.COM BY6V14JK2	FIN: Office Supplies	44.98
AMAZON MKTPL BY4Q49NA2	CR: vases	267.18
AMERICAN LIBRARY ASSOC	LIB: Conferences	(48.75)
SAWGRASS TECHNOLOGIES	LIB: Computer Software licensing	129.95
CODE OFFICIALS CONFERE	CD: Membership	45.00
CODE OFFICIALS CONFERE	CD: Training	240.00
DELTA	W&S: conferences, workshops	1,046.80
AMAZON RETA BY8741N92	CLK: supplies	37.78
AMAZON MKTPL BY2QI2N72	FIN: supplies	11.49
AMAZON MARK BY5IQ8T82	FIN: supplies	6.95
GETSLING.COM	PRCS: Scheduling Software	73.50
OHD, LLLP	FD: SCBA Equipment Maint	860.00
NATIONAL FIRE PROTECTI	FD: Certification Renewal	225.00

MARATHON 247692	PD: Fuel	62.44
BIG TOMMYS PARTHENON	CD: Meeting	73.41
KROGER #981	PD: Recruitment	12.84
SQ OAKLAND COUNTY TRE	TREAS: Membership OCTA	20.00
USPS.COM CLICKNSHIP	CLK: Postage	17.70
IN SIGNATURE IMAGEWEA	CD: uniform	258.00
OPENAI CHATGPT SUBSCR	IS: Software Subscription	20.00
TST LADYBIRD CAFE	PD: Per Diem	14.96
HILTON GARDEN INN	PD: Lodging	205.85
AMAZON MARK BC8US27N1	PD: Supplies	35.99
SEC OF STATE ESERVICES	CLK: supplies	10.17
ABPA	W&S: conferences,workshops	895.00
ABPA	W&S: membership,dues	105.00
AMAZON MKTPL BC5SY0Z80	FM: Phone Case	62.69
D J WSJ	MGR: digital WSJ	44.99
USPS.COM CLICKNSHIP	CLK: Postage	17.70
SAMS CLUB #6657	CR: catering	48.26
STAMPS.COM	LIB: Postage	100.00
ALLIANZ TRAVEL INS	HR: Travel insurance	61.39
DELTA	HR: Annual Labor Conference	846.80
AMAZON.COM BC9EC3JE0	DPW: OS	39.99
LYFT RIDE TUE 11AM	PM: Lyft in, IFMA	48.22
DON RIGO	PD: Per Diem	25.71
SQ FERAL FLORA	PRCS: Villa Barr	107.25
AMAZON MKTPL BC4C70LJ0	IS: Supplies	35.05
HARBOR FREIGHT TOOLS 6	DPW: Equipment Repair Tool	34.99
DELTA	PM: Luggage fee	35.00
CENTURYLINK LUMEN	FACILITIES - Utilities - Cable	169.26
USPS.COM CLICKNSHIP	CLK: Postage	17.70
AMAZON.COM B79FV36S2	FIN: Coffee	35.99
U S PARK	PM: Airport parking	57.00
AMAZON.COM BC4VQ4V31	FIN: Coffee	128.31
BEAT BY BEAT PRESS	PRCS: theatre scripts	395.00
CHICAGO BOOKS & JOURNA	LIB: Programming	174.56
AMAZON MKTPL B79S457Y2	IS: Supplies	29.05
AMAZON MKTPL BG35I3I91	FD: Operating supplies	14.99
AMAZON MKTPL B73EN4BH2	HIDTA	38.15
AMAZON.COM B721Q5BZ2	PD: VM	75.51
HYATT HOTELS	LIB: Conference	706.62
AMAZON MKTPL BG4LE3QV0	FD: Operating Expense	256.40
TST THE NICOLLET DINE	LIB: Conference	61.19
AMAZON MKTPL B793818L2	CR: paper	23.99
BARRIO	LIB: Conferences	88.00
THE NEWS ROOM INC	LIB: Conferences	184.00
FEDEX OFFICE 5570 MICK	LIB: Conferences	79.97
UBER TRIP	LIB: Conferences	34.15
HYATT HOTELS	LIB: Conferences	706.62
HYATT REG MNNEAPOLIS F	LIB: Conference	75.73
AMAZON MARK B721M8TU2	FIN: supplies	32.30
AMAZON MKTPL BC3PS8A21	FIN: Office Supplies	149.18
MLB DETROIT TIGERS I	HR: Employee Engagement	210.00
SP NOTARYSTAMP.COM	PD: Operating expense	29.30
SANGDOE	LIB: Program	11.97
VANI FOODS	LIB: Program	11.97
ANN ARBOR HANDS-ON MUS	PRCS: Camp Field Trip	150.00
BIG TOMMYS PARTHENON	ED: CLAIR	250.00
USPS.COM CLICKNSHIP	CLK: Postage	26.55
HOBBY-LOBBY #645	LIB: Computer Supplies	43.43
ABPA	W&S: memberships, dues	105.00
AMAZON WEB SERVICES	IS: Hosting Fee	0.16
AMAZON MKTPL BG2YX8KE1	FIN: supplies	20.59
WAYNE STATE U	HR: PD Career Fair	150.00
WP NOVI-ABWA.ORG	LIB: Memberships	(20.00)
SUNOCO 0380418400 QPS	PD: Fuel	59.01
NSPE 888-285-6773	DPW: Membership	299.00
USPS.COM CLICKNSHIP	CLK: Postage	8.85
OAKLAND COUNTY CLERKS	CLK: supplies	10.00
INDIANA STATE UNI.	HR: PD Career Fair	15.00
US.STORE.BAMBULAB.COM	LIB: Computer Supplies	193.90

MICHIGAN E INV-7433	HR: MEDA membership	75.00
USAT MEDIA CO	MGR: Newspaper Subscription	19.99
TST DRIFTWOOD BAR	CR: catering	269.53
S&S PRECISION	HIDTA	2,950.32
OHIO TURNPIKE PLAZA	PD: K9	4.25
AMAZON MARK BG81O23H0	PD: Supplies	237.20
MILEAP LICENSING	PRCS: Program Expense	100.00
TST BRITS	LIB: Conferences	31.00
UBER TRIP	LIB: Conferences	14.08
SUNOCO 0137317400 QPS	PD: Fuel	79.00
SUNOCO 0813639200 QPS	PD: Fuel	78.00
OHIO TURNPIKE PLAZA	PD: K9	15.75
HILTON GARDEN INN	PD: Lodging	122.10
TRACTOR SUPPLY #2173	PD: K9	187.98
AMAZON MKTPL BG5AM13F0	PM: digital calipers	31.99
UBER TRIP	LIB: Conferences	45.54
MICHIGAN ROAD SCHOLAR	DPW: MRSP - Tom Constantine	779.00
WHITLOCK BUSINESS SYST	ASSES: Print Notices	2,102.94
WHITLOCK BUSINESS SYST	ASSES: Postage	12,382.20
WHITLOCK BUSINESS SYST	TREAS: Print utility bills	703.96
WHITLOCK BUSINESS SYST	TREAS: Postage for utility bills	2,271.73
GOV OC REG OF DEEDS	TREAS: Recording fees	30.00
GDP ASADETROIT.ORG	ASSES: Continuing Education	100.00
USPS.COM CLICKNSHIP	CLK: Postage	26.55
AMAZON MARK BG38K7XL1	PD: Supplies	120.54
MILEAP LICENSING	PRCS: Program Expense	100.00
USPS.COM CLICKNSHIP	CLK: Postage	26.55
OHIO TURNPIKE PLAZA	PD: K9	15.75
BP#9248170LAPEER BPQPS	PD: Fuel	82.00
MI STATE POLICE PMTS	FD: Conference	400.00
AMAZON.COM BC2JY2892	PD: Operating Expense	94.33
AMAZON MKTPL BC5A468D2	FD; Operating Expense	20.99
AMAZON.COM BC41C5DA2	PD: Operting Expense	26.98
AMAZON RETA BG1B15FP0	PD: Operating supplies	42.99
AMAZON MARK BC4172DH2	PD; Operating supplies	60.97
WP NOVI-ABWA.ORG	LIB: Membership	25.00
GRAND FLOWERS AND GIFT	LIB: Undesignated Misc.	85.00
MICHIGAN LIBRARY ASSOC	LIB: Conferences	25.00
AMAZON.COM BG8W96TP1	PD: VM	146.04
AMAZON.COM BG1J00O50	IS: Hardware	112.95
WWW.VOLGISTICS.COM	IS: Man - Software Renewal	253.00
	GRAND TOTAL	**$ 7,394,378.88**

GENERAL FUND	101	1,422,836.10
MAJOR STREET FUND	202	1,047,261.55
LOCAL STREET FUND	203	150,758.43
MUNICIPAL STREET FUND	204	58,557.92
PARKS, REC & CULTURAL SVCS FUND	208	72,931.14
DRAIN FUND	211	95,115.94
TREE FUND	213	3,858.16
RUBBISH COLLECTION FUND	226	189,234.72
LIBRARY FUND	271	127,561.13
LIBRARY CONTRIBUTION FUND	272	8,917.26
COMMUNITY DVLPMNT BLOCK GRANT FUND	274	21,022.25
STREET LIGHTING 204109 - WEST OAKS ST	281	428.78
STREET LIGHTING 204 81 - WEST LAKE DRIVE	286	263.11
STREET LIGHTING 204108 - TOWN CENTER ST	287	1,747.49
2008 LIBRARY CONSTRUCTION DEBT FUND	371	500.00
PUBLIC SAFETY BUILDING FUND	464	224,344.10
SENIOR HOUSING FUND	574	1,448.60
WATER AND SEWER FUND	592	2,759,949.26
SELF INSURANCE - HEALTH CARE FUND	677	18,560.00
AGENCY FUND	701	128,511.59
CURRENT TAX COLLECTION FUND	703	965,276.59
MI HIDTA	725	95,294.76
	GRAND TOTAL	**$ 7,394,378.88**