CITY COUNCIL AGENDA

CITY OF NOVI
Regular City Council Meeting
October 12, 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

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 approval of assessment payment to Oakland County for the Randolph Street Drain Enclosure Rehabilitation project at Center Street in the amount of $112,558.

2. Consideration of Change Order No. 1 to CSM Mechanical regarding the Bellagio Pump Station Improvements project in the amount of $122,415.

3. Consideration of awarding the Main Street Streetscape project contract to OCG Companies, the qualified low bidder, in the amount of $1,356,476.

4. Consideration of a revised agreement with The Christman Company in the total amount of $9,830,309 for sitework and certain structural components for Fire Stations #2 and #3, subject to final form and approval by the City Manager's and City Attorney's offices.

5. Discussion regarding potential electric bicycle (e-bike) ordinance

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. Ordinance Review Committee - Mayor Fischer

2. Environmental Sustainability Committee - Councilmember Smith

3. Finance and Administration Committee - Mayor Fischer

MAYOR AND COUNCIL ISSUES

COMMUNICATIONS

CONSENT AGENDA

A. Approve Minutes of:
September 28, 2026 - Regular Meeting

B. Approval of shared parking use agreement with 25460 Trans X Rd, Novi 48375

C. Approval of Resolution to Amend the Lakeshore Lodge Rental Rates and approve the updated Novi Facility Use Policy.

D. Approval to authorize vote for the 2026 Michigan Municipal League Liability & Property Pool Board of Directors Election Ballot.

E. Approval of a warranty deed to dedicate 60 feet of half-width right-of-way along the south side of Grand River Avenue from Johnson Property #1, LLC as part of Gatsby's (parcel 50-22-16-451-047).

F. Approval of the 2026-2027 Winter Maintenance Agreement between the City of Novi and the Road Commission for Oakland County for snow and ice control on

selected county roads in Novi; and adoption of resolution authorizing Novi to provide winter maintenance of selected county roads.

G. Approval of a Storm Drainage Facility Maintenance Easement Agreement from Sakura Novi Residential, LLC for the Sakura East development located on the south side of 11 Mile Road west of Meadowbrook Road (parcel 50-22-23-226-046).

H. Approval of a Warranty Deed to dedicate 35 feet of half-width right-of-way along the south side of Eleven Mile Road and acceptance of a Sidewalk Easement from Sakura Novi Residential, LLC as part of the Sakura East development (parcel 50-22-23-226-046).

I. Approval of claims and warrants – Warrant 1211

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.

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Consideration of approval of assessment payment to Oakland County for the Randolph Street Drain Enclosure Rehabilitation project at Center Street in the amount of $112,558.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- Project consisted of replacing 56 feet of 54-inch diameter pipe and providing joint repairs on the remaining segments of the south enclosure of the Randolph Street Drain beneath Center Street in Northville.
- The Randolph Street Drain is an Intercounty Drainage District (Chapter 21).
- The City of Novi is responsible for $112,558.32 of the $317K project's total costs.
- The Oakland County Water Resources Commissioner's Office (OCWRC) is managing the project.

FINANCIAL IMPACT

	FY 2026/27
EXPENDITURE REQUIRED	**$ 112,558.32**
BUDGET **Drain Fund 211-445.00-936.150**	**$ 250,000.00**
APPROPRIATION REQUIRED	**$ 0**
FUND BALANCE IMPACT	**$ 0**

BACKGROUND INFORMATION:

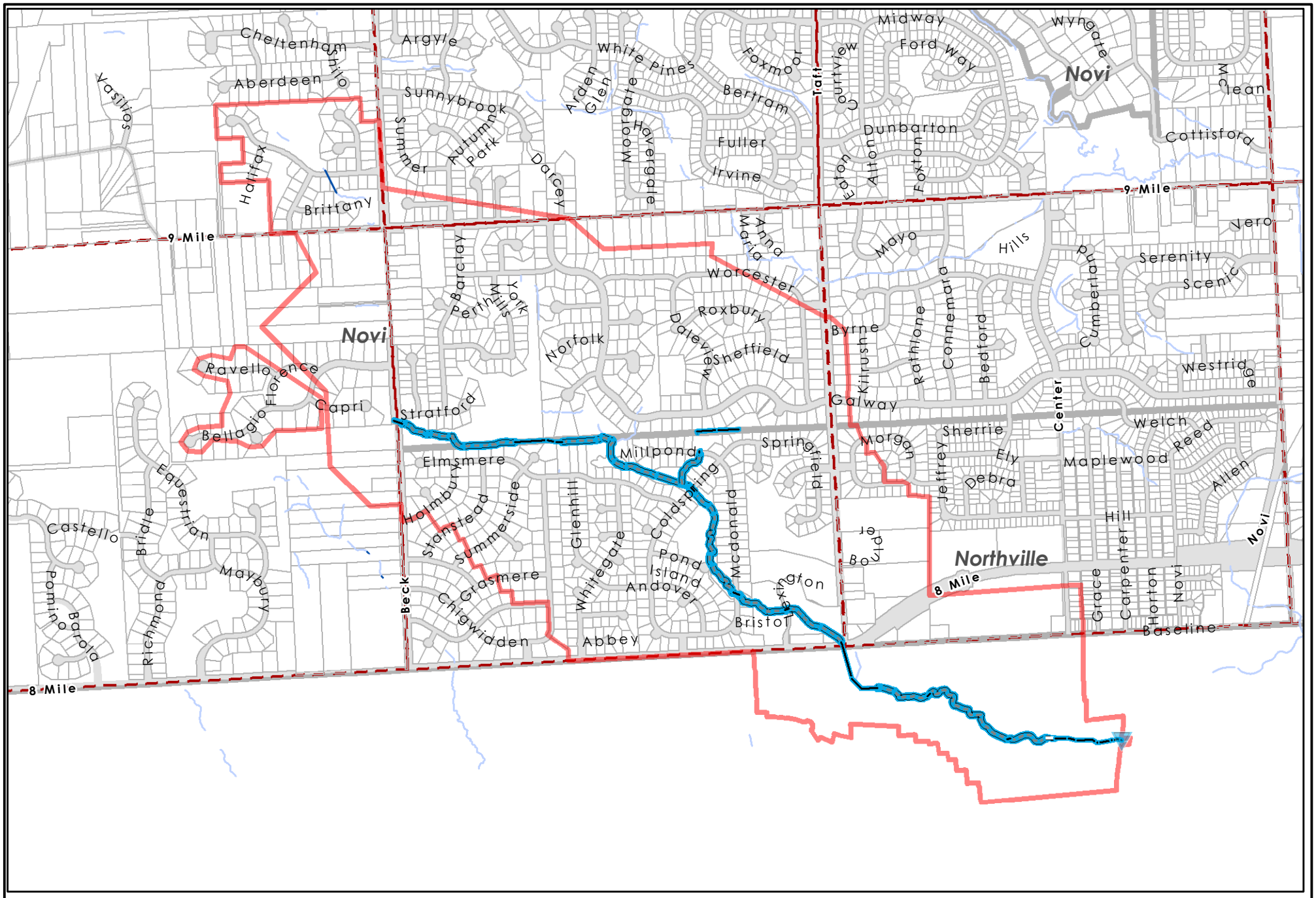
The Randolph Street Drain is an Intercounty Drainage District formed in the 1970s. Maintenance and construction projects related to stormwater management in this drainage district are funded through assessments that are apportioned amongst the following public entities:

Public Corporation	*Percentage of Apportionment
City of Northville	62.19039%
City of Novi	35.40427%
Road Commission for County of Oakland on account of drainage to county highways	2.07760%
County of Wayne	0.32774%

The assessment payment is for the west phase of the Center Street South Enclosure Rehabilitation project. Work of replacing 56 feet of 54-inch diameter pipe and providing joint repairs on the remaining segments of the south enclosure of the Randolph Street Drain beneath Center Street is substantially complete. The WRC coordinated with the City regarding these costs, and they are budgeted.

A second (east) phase of this project was approved for design at the September 10 Drainage Board meeting. The east phase will involve replacing approximately 94 feet of pipe, as well as making joint repairs in adjacent pipe segments. The City of Northville has been awarded state funding in Fiscal Year 2028 to rehabilitate the pavement along this section of Center Street, and that request includes partial funding for the Randolph Street Drain work. The WRC will coordinate with the City on the timing and upcoming assessment amounts for the east phase of the project.

RECOMMENDED ACTION: Approval of assessment payment to Oakland County for the Randolph Street Drain Enclosure Rehabilitation project at Center Street in the amount of $112,558.32.



Legend

- Lower Terminus
- Storm Pipe / Culvert
- Private / Maintained by Others
- NON WRC Culvert
- Siphon
- Force Main
- Private / Maintained by Others
- Channel
- Railway
- Stream / River
- Swamp / Marsh
- Drain Detention / Retention Pond
- Lake / Pond or Stream / River / Channel
- Assessment District
- Tax Parcel
- Section Lines
- Municipal District

RANDOLPH STREET DRAIN
DRAIN ASSESSMENT DISTRICT
CITY OF NORTHVILLE
CITY OF NOVI

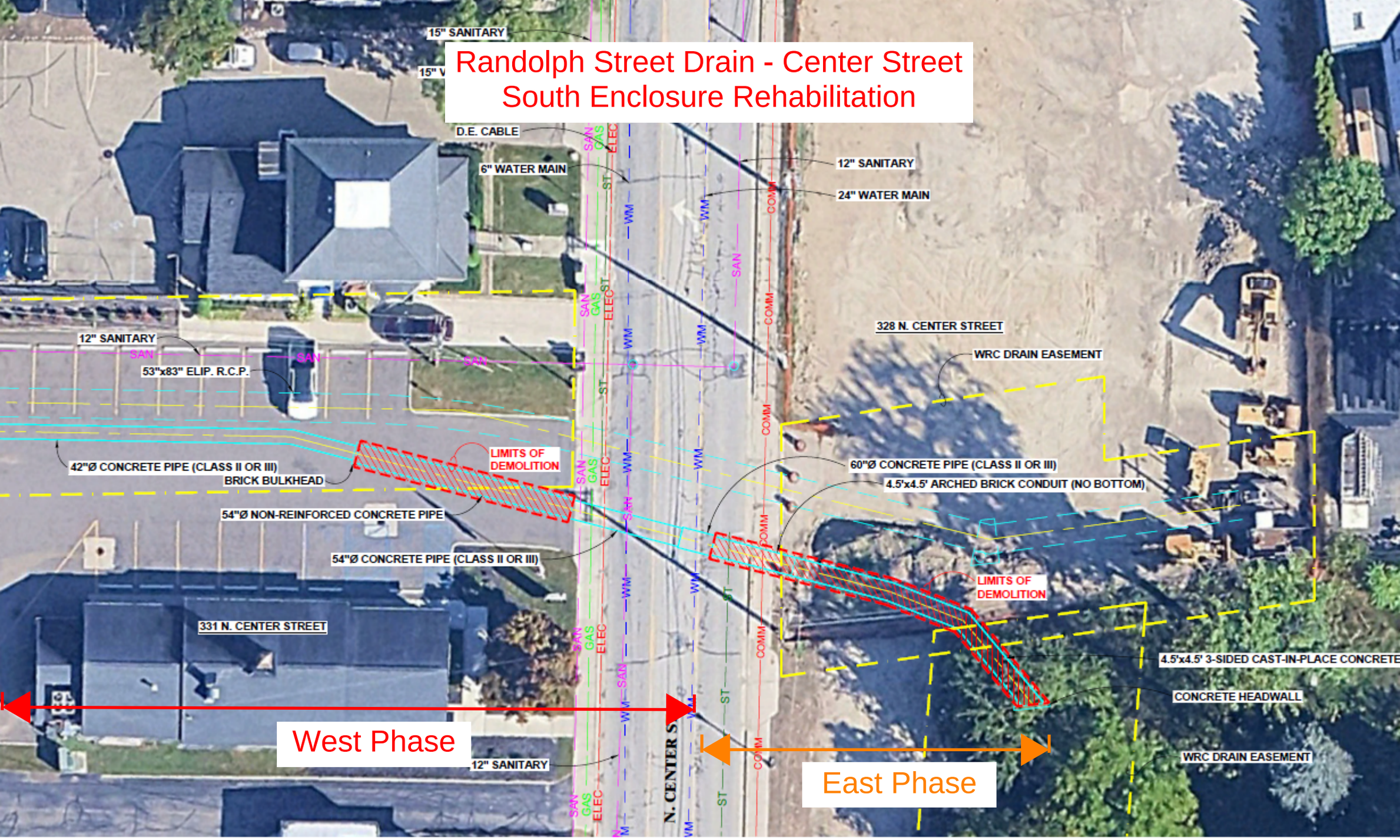
1,500 750 0 1,500 Feet

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WRC
WATER RESOURCES COMMISSIONER

Disclaimer: The information provided in this system has been compiled from recorded deeds, plats, tax maps, surveys and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information.

Map Printed June 27, 2011
J:\Drain\Mapping\Unit\DRAINS\Randolph Street\20110627 Randolph Street Drain for Apportionment 8\Art Ti District Map.mxd



PLAN

SCALE: 1" = 20'

N

WRC
WATER RESOURCES COMMISSIONER
Jim Nash

NORTHVILLE, MICHIGAN

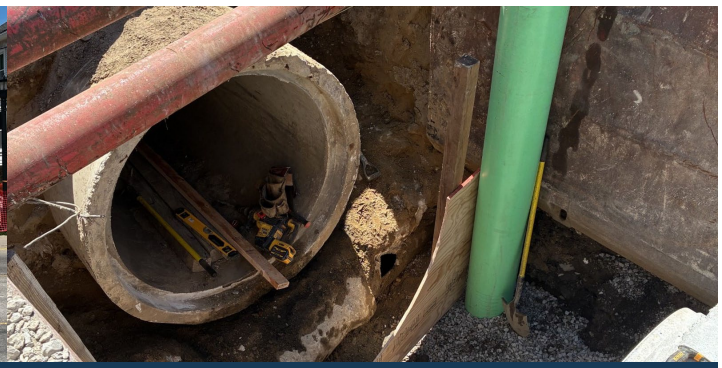
Randolph Street Drain

Center Street South Enclosure Rehab Project | West Phase

TOTAL PROJECT COST	CONSTRUCTION DURATION	REHABILITATION TECHNIQUE
$317,923	**Approximately three weeks**	**Pipe Replacement and Grouting**



CENTER STREET WORKSITE
Construction equipment and traffic controls near 324 N. Center Street



PIPE REPLACEMENT
Concrete enclosed storm drain pipe within the excavation

PROJECT OVERVIEW

The west phase rehabilitated the Randolph Street Drain south enclosure at Center Street in Northville. Trojan Development Company, Inc. installed 57 feet of new 54-inch concrete pipe and two transition collars, with drain flow maintained during construction. Joints were rehabilitated in adjacent pipe segments.

REHABILITATION APPROACH

Work included pipe removal and replacement, joint grouting in segments 1, 3 and 4, and asphalt, sidewalk and landscape restoration. Field conditions required removal of approximately 45 feet of a buried concrete wall and a discovered catch basin.

PROJECT BENEFITS

- Replaces a portion of the enclosed drain with new concrete pipe.
- Rehabilitates joints in adjoining pipe segments.
- Improves system hydraulics by correcting an offset joint.

PROJECT COST AND COMPLETION

Construction lasted approximately three weeks. Total project cost was $317,923, including construction, consulting engineering, right of way and county services. Consulting engineering totaled $62,000 and included design, soils engineering, vibration and crack monitoring, and construction support.

QUESTIONS

Contact our office at 248-858-0958.

One Public Works Drive • Building 95 West • Waterford, MI 48328-1907
Phone: 248.858.0958 • Fax: 248.858.1066 • www.oakgov.com/water

Randolph Street Drain - Center St South Enclosure Rehab
Total Project Costs (West Phase)
REVISED: 9/2/2026
PRJ-17892

		Project Costs
1)	**Facility Acquisition**	
a	Construction Cost (as-built)	$ 156,152
	Subtotal Facility Acquisition	**$ 156,152**
2)	**Engineering Consultants**	
a	Prelim. Engineering (Study) and Design Phase Services	$ 14,000
b	Construction Phase Services Incl. Materials Testing	$ 32,000
c	Geotechnical Monitoring	$ 16,000
d	Additional Special Services	$ -
	Subtotal Engineering Consultants	**$ 62,000**
3)	**Project Financing & Legal**	
a	Project Insurance	**$ -**
b	Bond Issuance (Legal)	**$ -**
c	Bond Issuance (Financial Consultant)	**$ -**
d	Wetland Mitigation	**$ -**
	Subtotal Project Financing & Legal	**$ -**
3)	**Right of Way**	
a	Easement Fees	$ 23,172
b	Legal Fees	$ 750
c	Permits	$ -
d	County Services	$ 20,832
	Subtotal Right of Way	**$ 44,754**
4)	**Exclusive County Services**	
a	Administration	$ 10,462
b	Engineering	$ 24,771
c	Inspection	$ 14,784
d	Survey	$ 3,000
e	O&M Startup	$ 2,000
	Subtotal Exclusive County Services	**$ 55,017**
8)	**Project Subtotal**	**$ 317,923**
9)	**Project Contingency (0%)**	
10)	**Total Project Cost**	**$ 317,923**

OAKLAND COUNTY WATER RESOURCES COMMISSIONER
PROJECT ASSESSMENT RECOMMENDATION FOR THE
RANDOLPH STREET DRAIN

PROJECT:		Randolph Street Drain - Center Street S Enclosure Project (PRJ-17892)
CURRENT FUND BALANCE: *Construction fund FND84906*	$	(109,397.91)
TOTAL ESTIMATED PROJECT AMOUNT:	$	317,923.00
TOTAL AMOUNT TO BE ASSESSED:	$	317,923.00

Public Corporation	***Percentage of Apportionment**		**Total Amount to be Assessed**
City of Northville	62.19039%	$	197,717.55
City of Novi	35.40427%	$	112,558.32
County of Oakland on account of drainage to county highways	2.07760%	$	6,605.17
County of Wayne	0.32774%	$	1,041.96
Total	**100.0000%**	**$**	**317,923.00**

*Apportionment based on Final Order of Apportionment dated 06/10/1975.

Assessment Payment Due Date: 10/31/2026

I hereby certify that the forgoing Special Assessment Roll was prepared in accordance with the directions of the Drainage Board for the Randolph Street Drain and the statutory provisions applicable thereto.

Jim Nash
Chairman of the Drainage Board for the Randolph Street Drain

The foregoing Special Assessment Roll was approved for the Randolph Street Drain on 09.10.2026 MT

Jim Nash
Chairman of the Drainage Board for the Randolph Street Drain

INVOICE

Oakland County
WRC Special Assessments
1200 N Telegraph
Pontiac, MI 48341

Customer ID: CU000477
Invoice Number: CI083469
Invoice Date: 09/11/2026
Due Date: 10/31/2026
Amount Due: USD 112,558.32

Bill To:

CITY OF NOVI
ACCOUNTS PAYABLE
45175 W 10 MILE RD
NOVI, MI 48375-3024

For billing questions, please call: Kimberly E Smith at 248-858-1541
Email: smithke@oakgov.com
Payments made easy. Visit https://mi.oakgov.com/form/general-billing to pay your Oakland County invoice

Description - Goods and Services	Quantity	UOM	Unit Price	Amount
RANDOLPH STREET DRAIN - CENTER STREET S ENCLOSURE PROJECT (PRJ-17892) ASSESSMENT DRAIN BOARD APPROVAL ON 09/10/26	1	Each	112,558.32	112,558.32

Sub Total	**112,558.32**
Tax	**0.00**
Invoice Total	**112,558.32**

PLEASE INCLUDE YOUR INVOICE NUMBER WHEN SUBMITTING PAYMENT.

Please Remit Payments to:

Oakland County
Treasurers-Cash Acctg Bldg 12 E
1200 N Telegraph
Pontiac, MI 48341
United States of America

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Consideration of Change Order No. 1 to CSM Mechanical regarding the Bellagio Pump Station Improvements project in the amount of $122,415.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- Scope includes removal and replacement of the Island Lake/ Napier Pump Station electrical control panel with temporary bypass pumping and 24-hour pump overwatch.

FINANCIAL IMPACT

	FY 2026/27
EXPENDITURE REQUIRED	**$ 122,415.00 Construction** **$ 8,263.01 Engineering Services** **$ 130,678.01 TOTAL**
BUDGET **Water & Sewer Fund 592-536.00-976.262**	 **$ 145,000.00**
APPROPRIATION REQUIRED	**$ 0**
FUND BALANCE IMPACT	**$ 0**
Budget includes current estimated total project costs for construction (construction engineering and contingency), which is $143K.	

BACKGROUND INFORMATION:

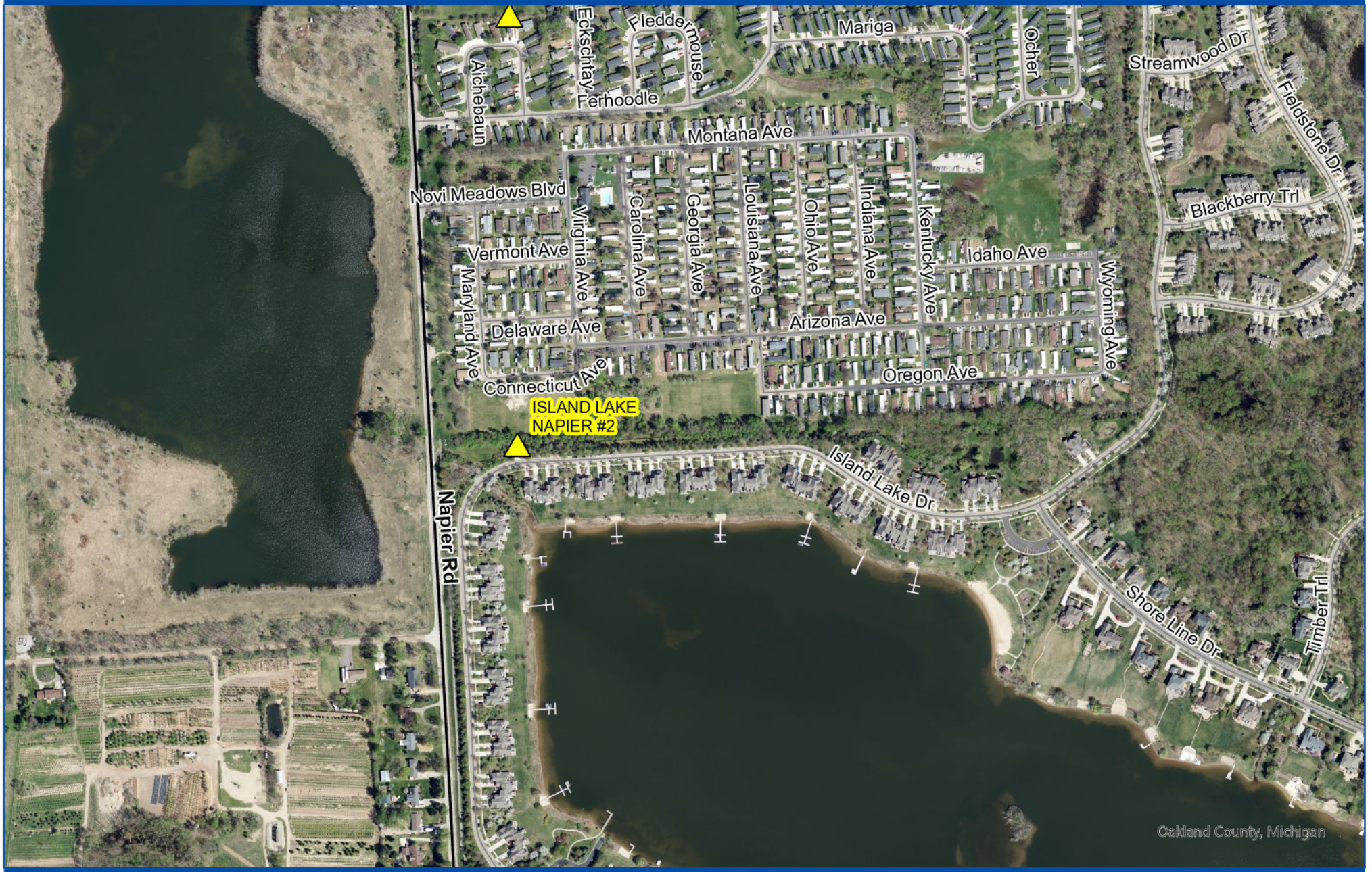
The electrical panel at the Island Lake/Napier sanitary lift station is malfunctioning. The City awarded a construction contract to CSM Mechanical, LLC for a Bellagio Sanitary Lift Station Improvements project at the May 4, 2026, City Council meeting. CSM Mechanical provided a quote to remove and replace the electrical panel at the Island Lake/Napier lift station as a change order to the original contract. City engineering consultant, OHM, will provide construction administration, and City Water and Sewer staff will provide inspections.

OHM	Contract Administration	6.75% of the construction award	$ 8,263.01

Procurement and installation of the new panel is expected to start immediately following approval of the change order.

RECOMMENDED ACTION: Approval of Change Order No. 1 to CSM Mechanical, LLC to the Bellagio Pump Station Improvements project to replace the Island Lake/ Napier Pump Station electrical control panel, in the amount of $122,415.

Island Lake/Napier Lift Station Improvements



Map Author: Runkel
Date: 9-30-26
Project: Island Lake LS
Version #:1.0

Feet
0 150 300 600
1 inch = 487.4 feet

City of Novi
Geospatial Resources Division
Integrated Solutions Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

"Relentlessly Helping Our Customers Achieve Success by Being an Integral, Caring and Innovative Mechanical Solutions Provider."

Sep 13, 2026

City of Novi
45175 W. Ten Mile Road
Attn: Purchasing Department
Novi, MI 48375

ATTENTION: Aaron Staup

Quotation No.: CSM 4728

SUBJECT: Island Lake PS: PS Electrical Panel Replacement

CSM Mechanical, LLC is pleased to provide a proposal for City of Novi in Novi, MI.

OUR PROPOSAL INCLUDES:

Island Lake Panel Replacement

-Provide skilled labor, material, equipment, and consumables necessary for the replacement of the existing electrical pump station control panel in Novi, Michigan, including jobsite mobilization, supervision and demobilization.
-(Electrical) Removal of existing control panel
-(Electrical) Provide one (1) new pump station control panel, including the procurements, placements, and installation of the low-voltage wiring/controls and the primary power routing/terminations
-(Mechanical) Install one (1) temporary 25 KVA generator and submersible bypass pumping system, including fuel, pick-up, set-up and return delivery
-(Mechanical) Provide confined space equipment deployment, entry and competent person supervision for bypass pump and float placements
-(M&E) Provide check, test, and start-up.
-(M&E) Provide Sky-Track deployment, pickup, and delivery for panel replacement/placement rigging services
-(M&E) Provide jobsite clean-up and removal of debris

Material Total	$86,755.00
Labor Total	$14,000.00

VOLUNTARY ADD

Provide 24 hou0r pump overwatch for a five (5) day duration

Material Description	Qty	Unit Price	Subtotal
Subcontract - Mersino pump overwatch per day	5	$4,176.00	$20,880.00
		Material Total	$20,880.00
Labor	**Qty**	**Unit Price**	**Subtotal**
PM Supervision	4	$195.00	$780.00
		Labor Total	$780.00

OUR PROPOSAL TO PROVIDE THE ABOVE SERVICES IS: **$122,415.00**

QUALIFICATIONS:

- State and/or Federal taxes have been included in this proposal
- Mechanical insulation of any sort has been excluded from this proposal
- Mechanical permits, licensing fees and/or inspections have been excluded from this proposal

This proposal is based on LUMP SUM billing practices with payment terms of Net (30) days per occurrence and straight time working hours, Monday through Friday, 7:00 am until 3:30 pm.

This quotation is valid for Fifteen (15) days. The proposed work will begin upon receipt of signed proposal. The prices listed in this quote are based on current tariff rates, duties, government charges, and trade regulations as of the date of issuance. If any new tariffs, taxes, duties, or similar charges are introduced, or if existing ones are increased or modified by any government or regulatory authority (collectively referred to as "Tariff Changes"), resulting in higher costs for the quoted goods or services, CSM Mechanical reserves the right to adjust pricing accordingly. CSM Mechanical will not be obligated to proceed with the delivery of goods and/or services until both parties agree to the revised pricing reflecting these increased costs.

If you have any further questions regarding the above proposal, please do not hesitate to contact our office at your earliest convenience.

Respectfully,

Craig Mortz
CSM Mechanical, LLC
1235 Holden Ave, Milford , MI 48381
O: (248) 302-2078 F: (248) 529-6765

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Consideration of awarding the Main Street Streetscape project contract to OCG Companies, the qualified low bidder, in the amount of $1,356,476.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- Scope includes road rehabilitation, sidewalk repair and replacement, tree replacement, and planter box removal and replacement with tree grates.
- City will be reimbursed ~$996K by Main Street stakeholders for their costs of the project (including streetlighting) through a Special Assessment District.
- City's total costs are ~$1M including road rehabilitation (~$580K).

FINANCIAL IMPACT

	FY 2026/27
EXPENDITURE REQUIRED	**$ 1,356,476.00 Construction** **$ 197,335.17 Engineering Services** **$ 1,553,811.17 TOTAL** **$ 909,497.32 TOTAL-City Share** **$ 644,313.81 TOTAL-Property Owners' Share**
BUDGET **Major Street Fund 202-449.20-975.275**	**$ 1,844,252**
APPROPRIATION REQUIRED	**$ 0**
FUND BALANCE IMPACT	**$ 0**
Budget includes current estimated total project costs for construction (construction engineering, crew days, material testing, contingency, etc.), which is $1.7M.	

BACKGROUND INFORMATION:

This project consists of the milling and resurfacing of Main Street from Novi Road to Grand River Avenue, along with streetscape improvements including: the spot repair of deflected or deteriorated sidewalk panels, removal and replacement of trees, resetting or replacing tree grates with salvaged brick border, removal of planter boxes and replacement with tree grates, removal of all stamped concrete and brick paver sidewalk and replacement with concrete sidewalk.

Following the Special Assessment District (SAD) process, three property owners in the Main Street area will be paying for their portions of the streetscape and streetlighting improvements through an SAD agreement. The other affected property owner will reimburse the City for their costs through an agreement. Attached are out-the-door cost breakdowns for the City and stakeholders for the whole project (~$2.04M including streetlighting). Resolution No. 4 of the SAD is also on this City Council Agenda for consideration and pending approval, the fifth and final Resolution will be on a future agenda.

City engineering consultant, AECOM, assisted City staff with design of the Main Street Streetscape project. The project was advertised for public bids on August 25, 2026. Four (4) bids were received and opened on September 22, 2026, following the solicitation period.

Contractor	**Total Bid***
OCG Companies, LLC	$ 1,436,476.00
Al's Asphalt Paving Co.	$ 1,520,416.55
Anglin Civil	$ 1,594,589.81
Fonson Company, Inc.	$ 1,843,505.15

***Crew Days are included to compare bids but not included in the award. See bid tabulation for all bids received.**

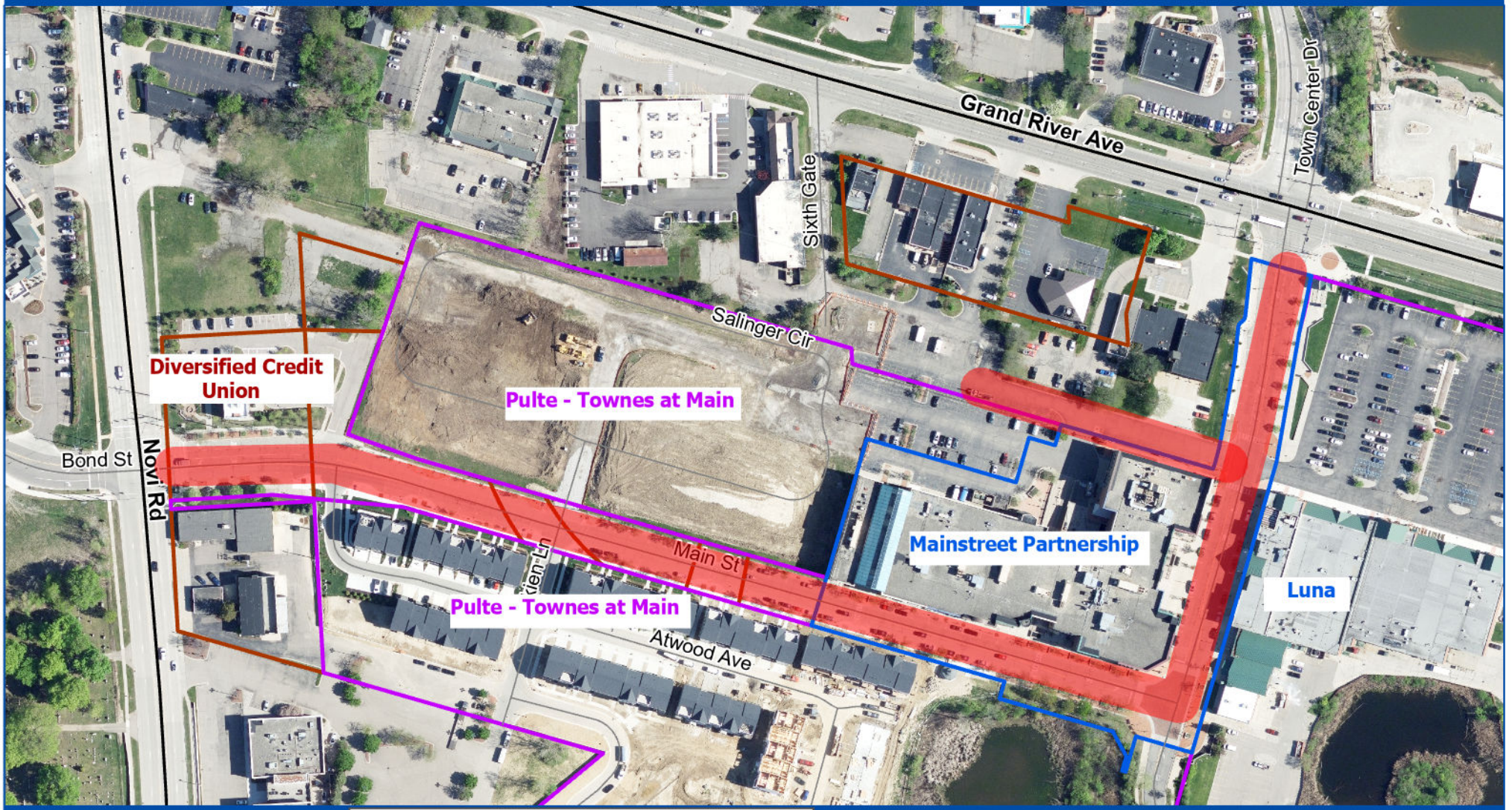
The contract administration and geotechnical engineering services related to this project will be awarded to the following pre-qualified firms using the fee percentages in the Agreements for Professional Engineering Services and Geotechnical Engineering Services for Public Projects.

AECOM	Contract Administration	6.75% of the construction award	$ 91,562.13
	Crew Days	$800 daily inspection fee x 100 days	$ 80,000.00
G2	Material testing services	1.9% of the construction award	$ 25,773.04
		TOTAL	**$ 197,335.17**

Construction is expected to start in spring 2027.

RECOMMENDED ACTION: Approval to award the Main Street Streetscape project contract to OCG Companies, LLC, the qualified low bidder in the amount of $1,356,476, subject the finalization of an agreement by the City Manager and City Attorney's office, and also subject to the signing of the agreement to be conditioned upon and to occur after the SAD agreement and other related agreements as determined necessary by the City are signed by the affected property owners.

Main Street Area Streetscape and Streetlight Project



Project Area

Development Type

- Subdivision
- Condominium
- Commercial or Industrial Area

Map Author: Runkel
Date: 10-6-26
Project: Main St Streetscape
Version #:1.0

Feet
0 62.5 125 250
1 inch = 199.6 feet

City of Novi
Geospatial Resources Division
Integrated Solutions Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Main Street Area Streetlighting, Streetscape, and Road Improvements
Total Project Costs

	Main Street Stakeholders	DTE Streetlights	Construction	Crew Days	Contract Admin 6.75%	Material Testing 1.90%	Total Per Stakeholder	Notes
STREETLIGHTING AND STREETSCAPE	City of Novi	$ 137,377.00	$ 274,962.40	$ 30,160.00	$ 18,559.96	$ 5,224.29	$ 466,283.65	City
	Diversified Credit Union	$ 25,940.00	$ 41,761.99	$ 3,472.00	$ 2,818.93	$ 793.48	$ 74,786.40	SAD
	Luna	$ 38,910.00	$ 200,707.53	$ 16,704.00	$ 13,547.76	$ 3,813.44	$ 273,682.73	SAD
	Mainstreet Partnership	$ 152,780.00	$ 175,917.28	$ 14,640.00	$ 11,874.42	$ 3,342.43	$ 358,554.12	SAD
	Pulte-Townes at Main	$ 134,570.00	$ 132,440.45	$ 11,024.00	$ 8,939.73	$ 2,516.37	$ 289,490.55	Reimbursed
	Streetscape Project Total	**$ 489,577.00**	**$ 825,789.65**	**$ 76,000.00**	**$ 55,740.80**	**$ 15,690.00**	**$ 1,462,797.45**	
ROAD REHAB	City of Novi	-	$ 530,686.31	$ 4,000.00	$ 35,821.33	$ 10,083.04	$ 580,590.68	City
	Road & Streetscape Projects Grand Total	**$ 489,577.00**	**$ 1,356,475.96**	**$ 80,000.00**	**$ 91,562.13**	**$ 25,773.04**	**$ 2,043,388.13**	

$	707,023.26	SAD TOTAL
$	289,490.55	REIMBURSEMENT TOTAL
$	**996,513.81**	**TOTAL SAD & REIMBURSEMENT**
$	**1,046,874.32**	**TOTAL CITY COSTS**
$	**2,043,388.13**	**TOTAL PROJECT COSTS**

CITY OF NOVI
Extended Costs
9/25/2026
Main Street Streetscape

Item No.	Item Description	Unit	Total Quantity	Misc. As Directed	Sidewalk Category 1 (City of Novi)	Sidewalk Category 2 (Main Street Partnership)	Sidewalk Cateogry 3 (Luna Properties)	Sidewalk Category 4 (Diversified Members Credit Union)	Sidewalk Category 5 (Townes at Main Street)	Roadway	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1								$ 24,000.00	$ 24,000.00
2	Pre-Construction Audio-Visual	LSUM	1								$ 1,800.00	$ 1,800.00
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	30							30	$ 170.00	$ 5,100.00
4	Erosion Control, Silt Fence	Ft	650	650							$ 4.00	$ 2,600.00
5	Sidewalk, Rem	Syd	2,882		735	614	951	23	559		$ 14.00	$ 40,348.00
6	Pavt, Rem	Syd	65							65	$ 18.00	$ 1,170.00
7	Curb and Gutter, Rem	Ft	577							577	$ 6.00	$ 3,462.00
8	Cold Milling HMA Surface	Syd	10,162							10162	$ 4.00	$ 40,648.00
9	Brick Paver, Rem	Syd	1,281		490	268	308	107	108		$ 14.00	$ 17,934.00
10	HMA Surface, Rem	Syd	1,321		503	287	316	107	108		$ 5.00	$ 6,605.00
11	Tree and Stump, Rem, 6 inch to 18 inch	Ea	80		16	22	4	6	32		$ 370.00	$ 29,600.00
12	Tree Grate and Frame, Salv	Ea	12			1		1	10		$ 300.00	$ 3,600.00
13	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	29			10		1	18		$ 600.00	$ 17,400.00
14	Tree Grate	Ea	41	5	14	10	4	4	4		$ 2,500.00	$ 102,500.00
15	Tree Grate, Frame	Ea	42	5	14	11	4	4	4		$ 1,100.00	$ 46,200.00
16	Tree Grate, Rem	Ea	5	2					3		$ 170.00	$ 850.00
17	Tree Grate Frame, Rem	Ea	5	5							$ 170.00	$ 850.00
18	Excavation, Earth	Cyd	87		69	5	2	2	9		$ 28.00	$ 2,436.00
19	Embankment, CIP	Cyd	48		18	10	12	4	4		$ 34.00	$ 1,632.00
20	Bollard Foundation, Rem	Ea	8				8				$ 550.00	$ 4,400.00
21	Masonry and Conc Structure, Rem	Cyd	67		12	19	28	8			$ 150.00	$ 10,050.00
22	Bench Rem, Salv, Reinstall	Ea	4		3		1				$ 700.00	$ 2,800.00
23	Conc Bench, Rem	Ea	2				2				$ 450.00	$ 900.00
24	Bench, Mounted	Ea	5				5				$ 5,000.00	$ 25,000.00
25	Clock and Foundation, Rem	Ea	1		1						$ 2,500.00	$ 2,500.00
26	Berm Grading	LSUM	1				1				$ 10,000.00	$ 10,000.00
27	Point-Up Structure	Ea	37	37							$ 450.00	$ 16,650.00
28	Reconstruct Structure	Ft	5	5							$ 350.00	$ 1,750.00
29	DPW Structure Cover, Adj, Case 1	Ea	38	15						23	$ 450.00	$ 17,100.00
30	Brick Paver, Salv and Replace	Sft	433		117	175	78			63	$ 18.00	$ 7,794.00
31	Aggregate Base, 21AA Limestone, 4 inch	Syd	1,294		503	288	317	107	79		$ 12.00	$ 15,528.00
32	Aggregate Base, Conditioning	Syd	2,877		735	614	951	23	400	154	$ 4.00	$ 11,508.00
33	Aggregate Base, 2NS	Syd	49		13	20	9			7	$ 6.00	$ 294.00
34	Curb and Gutter, Conc	Ft	489							489	$ 36.00	$ 17,604.00
35	Sidewalk, Conc, 4 inch	Sft	35,494		10608	7638	11103	1244	4901		$ 7.00	$ 248,458.00
36	Curb Ramp, Conc, 6 inch	Sft	1,575		675	450	300	26	124		$ 12.00	$ 18,900.00
37	Detectable Warning Surface	Ft	110		45	30	20	5	10		$ 60.00	$ 6,600.00
38	Curb Ramp Opening, Conc	Ft	88							88	$ 36.00	$ 3,168.00
39	Pavt Repr, Nonreinf Conc, 9 inch	Syd	65							65	$ 98.00	$ 6,370.00
40	HMA, 5EML	Ton	1,538							1538	$ 159.00	$ 244,542.00
41	HMA Full Depth Base Repair	Syd	1,016	1016							$ 65.00	$ 66,040.00
42	Subgrade Undercutting, Special, 1 x 3	Cyd	50	50							$ 65.00	$ 3,250.00
43	Geosynthetic Paving Fabric	Syd	10,162							10162	$ 7.00	$ 71,134.00
44	Pushbutton Support Post, Rem, RCOC	Ea	1		1						$ 338.00	$ 338.00
45	Pushbutton, Rem	Ea	1		1						$ 258.00	$ 258.00
46	Conduit, Rem	Ft	30		30						$ 7.00	$ 210.00
47	Pushbutton Support Post, RCOC	Ea	1		1						$ 4,200.00	$ 4,200.00
48	Pushbutton and Sign	Ea	1		1						$ 1,400.00	$ 1,400.00
49	Conduit, DB, 1, 1 1/2 inch	Ft	35		35						$ 100.00	$ 3,500.00
50	Prepared Soil	Cyd	227		39	59	23	17	89		$ 35.00	$ 7,945.00
51	Ostrya virginiana, 2.5 inch	Ea	25			11			14		$ 800.00	$ 20,000.00
52	Ulmus x 'Frontier', 2.5 inch	Ea	24			10			14		$ 800.00	$ 19,200.00
53	Celtis occidentalis, 2.5 inch	Ea	14		7		2	3	2		$ 800.00	$ 11,200.00
54	Gymnocladus dioicus 'Espresso', 2.5 inch, Male	Ea	14		7		2	3	2		$ 800.00	$ 11,200.00
55	Quercus alba, 2.5 inch	Ea	4				4				$ 800.00	$ 3,200.00
56	Tree Protection	Ea	17	17							$ 250.00	$ 4,250.00
57	Watering and Cultivating, First Season (Min $5,000)	LSUM	1								$ 7,000.00	$ 7,000.00
58	Watering and Cultivating, Second Season (Min $6,000)	LSUM	1								$ 8,000.00	$ 8,000.00
59	Irrigation Work	LSUM	1								$ 18,000.00	$ 18,000.00
60	Surface Restoration (Min $6,000)	LSUM	1								$ 20,000.00	$ 20,000.00
61	Maintenance of Traffic	LSUM	1								$ 30,000.00	$ 30,000.00
62	Permanent Signing	LSUM	1								$ 6,000.00	$ 6,000.00
63	Permanent Pavement Marking	LSUM	1								$ 19,500.00	$ 19,500.00
	Construction Total											**$ 1,356,476.00**
	DTE Total											**$ 489,577.00**
	Construction Inspection	Day	100								$ 800.00	$ 80,000.00
	GRAND TOTAL											**$ 1,926,053.00**

CITY OF NOVI
Extended Costs
10/6/2026
Main Street Streetscape - Cat 1 (City of Novi Sidewalk)

Item No.	Item Description	Unit	Total Quantity	Misc. As Directed	Sidewalk Category 1 (City of Novi)	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1			$ 6,364.31	$ 6,364.31
2	Pre-Construction Audio-Visual	LSUM	1			$ 477.32	$ 477.32
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	-			$ 170.00	$ -
4	Erosion Control, Silt Fence	Ft	650	650		$ 4.00	$ 2,600.00
5	Sidewalk, Rem	Syd	735		735	$ 14.00	$ 10,290.00
6	Pavt, Rem	Syd	-			$ 18.00	$ -
7	Curb and Gutter, Rem	Ft	-			$ 6.00	$ -
8	Cold Milling HMA Surface	Syd	-			$ 4.00	$ -
9	Brick Paver, Rem	Syd	490		490	$ 14.00	$ 6,860.00
10	HMA Surface, Rem	Syd	503		503	$ 5.00	$ 2,515.00
11	Tree and Stump, Rem, 6 inch to 18 inch	Ea	16		16	$ 370.00	$ 5,920.00
12	Tree Grate and Frame, Salv	Ea	-			$ 300.00	$ -
13	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	-			$ 600.00	$ -
14	Tree Grate	Ea	19	5	14	$ 2,500.00	$ 47,500.00
15	Tree Grate, Frame	Ea	19	5	14	$ 1,100.00	$ 20,900.00
16	Tree Grate, Rem	Ea	2	2		$ 170.00	$ 340.00
17	Tree Grate Frame, Rem	Ea	5	5		$ 170.00	$ 850.00
18	Excavation, Earth	Cyd	69		69	$ 28.00	$ 1,932.00
19	Embankment, CIP	Cyd	18		18	$ 34.00	$ 612.00
20	Bollard Foundation, Rem	Ea	-			$ 550.00	$ -
21	Masonry and Conc Structure, Rem	Cyd	12		12	$ 150.00	$ 1,800.00
22	Bench Rem, Salv, Reinstall	Ea	3		3	$ 700.00	$ 2,100.00
23	Conc Bench, Rem	Ea	-			$ 450.00	$ -
24	Bench, Mounted	Ea	-			$ 5,000.00	$ -
25	Clock and Foundation, Rem	Ea	1		1	$ 2,500.00	$ 2,500.00
26	Berm Grading	LSUM	-			$ 10,000.00	$ -
27	Point-Up Structure	Ea	4	4		$ 450.00	$ 1,800.00
28	Reconstruct Structure	Ft	1	1		$ 350.00	$ 350.00
29	DPW Structure Cover, Adj, Case 1	Ea	11	11		$ 450.00	$ 4,950.00
30	Brick Paver, Salv and Replace	Sft	117		117	$ 18.00	$ 2,106.00
31	Aggregate Base, 21AA Limestone, 4 inch	Syd	503		503	$ 12.00	$ 6,036.00
32	Aggregate Base, Conditioning	Syd	735		735	$ 4.00	$ 2,940.00
33	Aggregate Base, 2NS	Syd	13		13	$ 6.00	$ 78.00
34	Curb and Gutter, Conc	Ft	-			$ 36.00	$ -
35	Sidewalk, Conc, 4 inch	Sft	10,608		10608	$ 7.00	$ 74,256.00
36	Curb Ramp, Conc, 6 inch	Sft	675		675	$ 12.00	$ 8,100.00
37	Detectable Warning Surface	Ft	45		45	$ 60.00	$ 2,700.00
38	Curb Ramp Opening, Conc	Ft	-			$ 36.00	$ -
39	Pavt Repr, Nonreinf Conc, 9 inch	Syd	-			$ 98.00	$ -
40	HMA, 5EML	Ton	-			$ 159.00	$ -
41	HMA Full Depth Base Repair	Syd	-			$ 65.00	$ -
42	Subgrade Undercutting, Special, 1 x 3	Cyd	-			$ 65.00	$ -
43	Geosynthetic Paving Fabric	Syd	-			$ 7.00	$ -
44	Pushbutton Support Post, Rem, RCOC	Ea	1		1	$ 338.00	$ 338.00
45	Pushbutton, Rem	Ea	1		1	$ 258.00	$ 258.00
46	Conduit, Rem	Ft	30		30	$ 7.00	$ 210.00
47	Pushbutton Support Post, RCOC	Ea	1		1	$ 4,200.00	$ 4,200.00
48	Pushbutton and Sign	Ea	1		1	$ 1,400.00	$ 1,400.00
49	Conduit, DB, 1, 1 1/2 inch	Ft	35		35	$ 100.00	$ 3,500.00
50	Prepared Soil	Cyd	39		39	$ 35.00	$ 1,365.00
51	Ostrya virginiana, 2.5 inch	Ea	-			$ 800.00	$ -
52	Ulmus x 'Frontier', 2.5 inch	Ea	-			$ 800.00	$ -
53	Celtis occidentalis, 2.5 inch	Ea	7		7	$ 800.00	$ 5,600.00
54	Gymnocladus dioicus 'Espresso', 2.5 inch, Male	Ea	7		7	$ 800.00	$ 5,600.00
55	Quercus alba, 2.5 inch	Ea	-			$ 800.00	$ -
56	Tree Protection	Ea	17	17		$ 250.00	$ 4,250.00
57	Watering and Cultivating, First Season (Min $5,000)	LSUM	1			$ 2,777.39	$ 2,777.39
58	Watering and Cultivating, Second Season (Min $6,000)	LSUM	1			$ 3,174.16	$ 3,174.16
59	Irrigation Work	LSUM	1			$ 7,141.86	$ 7,141.86
60	Surface Restoration (Min $6,000)	LSUM	1			$ 7,935.40	$ 7,935.40
61	Maintenance of Traffic	LSUM	1			$ 7,955.38	$ 7,955.38
62	Permanent Signing	LSUM	1			$ 2,380.62	$ 2,380.62
63	Permanent Pavement Marking	LSUM				$ 19,500.00	$ -
	Construction Total						**$ 274,962.44**
	DTE Total						**$ 137,377.00**
	Construction Inspection	Day	37.70			$ 800.00	$ 30,160.00
	GRAND TOTAL						**$ 442,499.44**

CITY OF NOVI
Extended Costs
10/6/2026
Main Street Streetscape - Cat 2 (Main Street Partnership)

Item No.	Item Description	Unit	Total Quantity	Sidewalk Category 2 (Main Street Partnership)	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1		$ 3,090.21	$ 3,090.21
2	Pre-Construction Audio-Visual	LSUM	1		$ 231.77	$ 231.77
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	-		$ 170.00	$ -
4	Erosion Control, Silt Fence	Ft	-		$ 4.00	$ -
5	Sidewalk, Rem	Syd	614	614	$ 14.00	$ 8,596.00
6	Pavt, Rem	Syd	-		$ 18.00	$ -
7	Curb and Gutter, Rem	Ft	-		$ 6.00	$ -
8	Cold Milling HMA Surface	Syd	-		$ 4.00	$ -
9	Brick Paver, Rem	Syd	268	268	$ 14.00	$ 3,752.00
10	HMA Surface, Rem	Syd	287	287	$ 5.00	$ 1,435.00
11	Tree and Stump, Rem, 6 inch to 18 inch	Ea	22	22	$ 370.00	$ 8,140.00
12	Tree Grate and Frame, Salv	Ea	1	1	$ 300.00	$ 300.00
13	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	10	10	$ 600.00	$ 6,000.00
14	Tree Grate	Ea	10	10	$ 2,500.00	$ 25,000.00
15	Tree Grate, Frame	Ea	11	11	$ 1,100.00	$ 12,100.00
16	Tree Grate, Rem	Ea	-		$ 170.00	$ -
17	Tree Grate Frame, Rem	Ea	-		$ 170.00	$ -
18	Excavation, Earth	Cyd	5	5	$ 28.00	$ 140.00
19	Embankment, CIP	Cyd	10	10	$ 34.00	$ 340.00
20	Bollard Foundation, Rem	Ea	-		$ 550.00	$ -
21	Masonry and Conc Structure, Rem	Cyd	19	19	$ 150.00	$ 2,850.00
22	Bench Rem, Salv, Reinstall	Ea	-		$ 700.00	$ -
23	Conc Bench, Rem	Ea	-		$ 450.00	$ -
24	Bench, Mounted	Ea	-		$ 5,000.00	$ -
25	Clock and Foundation, Rem	Ea	-		$ 2,500.00	$ -
26	Berm Grading	LSUM	-		$ 10,000.00	$ -
27	Point-Up Structure	Ea	-		$ 450.00	$ -
28	Reconstruct Structure	Ft	-		$ 350.00	$ -
29	DPW Structure Cover, Adj, Case 1	Ea	-		$ 450.00	$ -
30	Brick Paver, Salv and Replace	Sft	175	175	$ 18.00	$ 3,150.00
31	Aggregate Base, 21AA Limestone, 4 inch	Syd	288	288	$ 12.00	$ 3,456.00
32	Aggregate Base, Conditioning	Syd	614	614	$ 4.00	$ 2,456.00
33	Aggregate Base, 2NS	Syd	20	20	$ 6.00	$ 120.00
34	Curb and Gutter, Conc	Ft	-		$ 36.00	$ -
35	Sidewalk, Conc, 4 inch	Sft	7,638	7638	$ 7.00	$ 53,466.00
36	Curb Ramp, Conc, 6 inch	Sft	450	450	$ 12.00	$ 5,400.00
37	Detectable Warning Surface	Ft	30	30	$ 60.00	$ 1,800.00
38	Curb Ramp Opening, Conc	Ft	-		$ 36.00	$ -
39	Pavt Repr, Nonreinf Conc, 9 inch	Syd	-		$ 98.00	$ -
40	HMA, 5EML	Ton	-		$ 159.00	$ -
41	HMA Full Depth Base Repair	Syd	-		$ 65.00	$ -
42	Subgrade Undercutting, Special, 1 x 3	Cyd	-		$ 65.00	$ -
43	Geosynthetic Paving Fabric	Syd	-		$ 7.00	$ -
44	Pushbutton Support Post, Rem, RCOC	Ea	-		$ 338.00	$ -
45	Pushbutton, Rem	Ea	-		$ 258.00	$ -
46	Conduit, Rem	Ft	-		$ 7.00	$ -
47	Pushbutton Support Post, RCOC	Ea	-		$ 4,200.00	$ -
48	Pushbutton and Sign	Ea	-		$ 1,400.00	$ -
49	Conduit, DB, 1, 1 1/2 inch	Ft	-		$ 100.00	$ -
50	Prepared Soil	Cyd	59	59	$ 35.00	$ 2,065.00
51	Ostrya virginiana, 2.5 inch	Ea	11	11	$ 800.00	$ 8,800.00
52	Ulmus x 'Frontier', 2.5 inch	Ea	10	10	$ 800.00	$ 8,000.00
53	Celtis occidentalis, 2.5 inch	Ea	-		$ 800.00	$ -
54	Gymnocladus dioicus 'Espresso', 2.5 inch, Male	Ea	-		$ 800.00	$ -
55	Quercus alba, 2.5 inch	Ea	-		$ 800.00	$ -
56	Tree Protection	Ea	-		$ 250.00	$ -
57	Watering and Cultivating, First Season (Min $5,000)	LSUM	1		$ 1,348.57	$ 1,348.57
58	Watering and Cultivating, Second Season (Min $6,000)	LSUM	1		$ 1,541.22	$ 1,541.22
59	Irrigation Work	LSUM	1		$ 3,467.76	$ 3,467.76
60	Surface Restoration (Min $6,000)	LSUM	1		$ 3,853.06	$ 3,853.06
61	Maintenance of Traffic	LSUM	1		$ 3,862.77	$ 3,862.77
62	Permanent Signing	LSUM	1		$ 1,155.92	$ 1,155.92
63	Permanent Pavement Marking	LSUM	1		$ -	$ -
	Construction Total					**$ 175,917.28**
	DTE Total					**$ 152,780.00**
	Construction Inspection	Day	18.30		$ 800.00	$ 14,640.00
	GRAND TOTAL					**$ 343,337.28**

CITY OF NOVI
Extended Costs
10/6/2026
Main Street Streetscape - Cat 3 (Luna Properties)

Item No.	Item Description	Unit	Total Quantity	Sidewalk Cateogry 3 (Luna Properties)	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1		$ 3,525.69	$ 3,525.69
2	Pre-Construction Audio-Visual	LSUM	1		$ 264.43	$ 264.43
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	-		$ 170.00	$ -
4	Erosion Control, Silt Fence	Ft	-		$ 4.00	$ -
5	Sidewalk, Rem	Syd	951	951	$ 14.00	$ 13,314.00
6	Pavt, Rem	Syd	-		$ 18.00	$ -
7	Curb and Gutter, Rem	Ft	-		$ 6.00	$ -
8	Cold Milling HMA Surface	Syd	-		$ 4.00	$ -
9	Brick Paver, Rem	Syd	308	308	$ 14.00	$ 4,312.00
10	HMA Surface, Rem	Syd	316	316	$ 5.00	$ 1,580.00
11	Tree and Stump, Rem, 6 inch to 18 inch	Ea	4	4	$ 370.00	$ 1,480.00
12	Tree Grate and Frame, Salv	Ea	-		$ 300.00	$ -
13	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	-		$ 600.00	$ -
14	Tree Grate	Ea	4	4	$ 2,500.00	$ 10,000.00
15	Tree Grate, Frame	Ea	4	4	$ 1,100.00	$ 4,400.00
16	Tree Grate, Rem	Ea	-		$ 170.00	$ -
17	Tree Grate Frame, Rem	Ea	-		$ 170.00	$ -
18	Excavation, Earth	Cyd	2	2	$ 28.00	$ 56.00
19	Embankment, CIP	Cyd	12	12	$ 34.00	$ 408.00
20	Bollard Foundation, Rem	Ea	8	8	$ 550.00	$ 4,400.00
21	Masonry and Conc Structure, Rem	Cyd	28	28	$ 150.00	$ 4,200.00
22	Bench Rem, Salv, Reinstall	Ea	1	1	$ 700.00	$ 700.00
23	Conc Bench, Rem	Ea	2	2	$ 450.00	$ 900.00
24	Bench, Mounted	Ea	5	5	$ 5,000.00	$ 25,000.00
25	Clock and Foundation, Rem	Ea	-		$ 2,500.00	$ -
26	Berm Grading	LSUM	1	1	$ 10,000.00	$ 10,000.00
27	Point-Up Structure	Ea	-		$ 450.00	$ -
28	Reconstruct Structure	Ft	-		$ 350.00	$ -
29	DPW Structure Cover, Adj, Case 1	Ea	-		$ 450.00	$ -
30	Brick Paver, Salv and Replace	Sft	78	78	$ 18.00	$ 1,404.00
31	Aggregate Base, 21AA Limestone, 4 inch	Syd	317	317	$ 12.00	$ 3,804.00
32	Aggregate Base, Conditioning	Syd	951	951	$ 4.00	$ 3,804.00
33	Aggregate Base, 2NS	Syd	9	9	$ 6.00	$ 54.00
34	Curb and Gutter, Conc	Ft	-		$ 36.00	$ -
35	Sidewalk, Conc, 4 inch	Sft	11,103	11103	$ 7.00	$ 77,721.00
36	Curb Ramp, Conc, 6 inch	Sft	300	300	$ 12.00	$ 3,600.00
37	Detectable Warning Surface	Ft	20	20	$ 60.00	$ 1,200.00
38	Curb Ramp Opening, Conc	Ft	-		$ 36.00	$ -
39	Pavt Repr, Nonreinf Conc, 9 inch	Syd	-		$ 98.00	$ -
40	HMA, 5EML	Ton	-		$ 159.00	$ -
41	HMA Full Depth Base Repair	Syd	-		$ 65.00	$ -
42	Subgrade Undercutting, Special, 1 x 3	Cyd	-		$ 65.00	$ -
43	Geosynthetic Paving Fabric	Syd	-		$ 7.00	$ -
44	Pushbutton Support Post, Rem, RCOC	Ea	-		$ 338.00	$ -
45	Pushbutton, Rem	Ea	-		$ 258.00	$ -
46	Conduit, Rem	Ft	-		$ 7.00	$ -
47	Pushbutton Support Post, RCOC	Ea	-		$ 4,200.00	$ -
48	Pushbutton and Sign	Ea	-		$ 1,400.00	$ -
49	Conduit, DB, 1, 1 1/2 inch	Ft	-		$ 100.00	$ -
50	Prepared Soil	Cyd	23	23	$ 35.00	$ 805.00
51	Ostrya virginiana, 2.5 inch	Ea	-		$ 800.00	$ -
52	Ulmus x 'Frontier', 2.5 inch	Ea	-		$ 800.00	$ -
53	Celtis occidentalis, 2.5 inch	Ea	2	2	$ 800.00	$ 1,600.00
54	Gymnocladus dioicus 'Espresso', 2.5 inch, Male	Ea	2	2	$ 800.00	$ 1,600.00
55	Quercus alba, 2.5 inch	Ea	4	4	$ 800.00	$ 3,200.00
56	Tree Protection	Ea	-		$ 250.00	$ -
57	Watering and Cultivating, First Season (Min $5,000)	LSUM	1		$ 1,538.61	$ 1,538.61
58	Watering and Cultivating, Second Season (Min $6,000)	LSUM	1		$ 1,758.41	$ 1,758.41
59	Irrigation Work	LSUM	1		$ 3,956.43	$ 3,956.43
60	Surface Restoration (Min $6,000)	LSUM	1		$ 4,396.04	$ 4,396.04
61	Maintenance of Traffic	LSUM	1		$ 4,407.11	$ 4,407.11
62	Permanent Signing	LSUM	1		$ 1,318.81	$ 1,318.81
63	Permanent Pavement Marking	LSUM	1		$ -	$ -
	Construction Total					**$ 200,707.53**
	DTE Total					**$ 38,910.00**
	Construction Inspection	Day	20.88		$ 800.00	$ 16,704.00
	GRAND TOTAL					**$ 256,321.53**

CITY OF NOVI
Extended Costs
10/6/2026
Main Street Streetscape - Cat 4 (Diversified Members Credit Union)

Item No.	Item Description	Unit	Total Quantity	Sidewalk Category 4 (Diversified Members Credit Union)	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1		$ 733.60	$ 733.60
2	Pre-Construction Audio-Visual	LSUM	1		$ 55.02	$ 55.02
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	-		$ 170.00	$ -
4	Erosion Control, Silt Fence	Ft	-		$ 4.00	$ -
5	Sidewalk, Rem	Syd	23	23	$ 14.00	$ 322.00
6	Pavt, Rem	Syd	-		$ 18.00	$ -
7	Curb and Gutter, Rem	Ft	-		$ 6.00	$ -
8	Cold Milling HMA Surface	Syd	-		$ 4.00	$ -
9	Brick Paver, Rem	Syd	107	107	$ 14.00	$ 1,498.00
10	HMA Surface, Rem	Syd	107	107	$ 5.00	$ 535.00
11	Tree and Stump, Rem, 6 inch to 18 inch	Ea	6	6	$ 370.00	$ 2,220.00
12	Tree Grate and Frame, Salv	Ea	1	1	$ 300.00	$ 300.00
13	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	1	1	$ 600.00	$ 600.00
14	Tree Grate	Ea	4	4	$ 2,500.00	$ 10,000.00
15	Tree Grate, Frame	Ea	4	4	$ 1,100.00	$ 4,400.00
16	Tree Grate, Rem	Ea	-		$ 170.00	$ -
17	Tree Grate Frame, Rem	Ea	-		$ 170.00	$ -
18	Excavation, Earth	Cyd	2	2	$ 28.00	$ 56.00
19	Embankment, CIP	Cyd	4	4	$ 34.00	$ 136.00
20	Bollard Foundation, Rem	Ea	-		$ 550.00	$ -
21	Masonry and Conc Structure, Rem	Cyd	8	8	$ 150.00	$ 1,200.00
22	Bench Rem, Salv, Reinstall	Ea	-		$ 700.00	$ -
23	Conc Bench, Rem	Ea	-		$ 450.00	$ -
24	Bench, Mounted	Ea	-		$ 5,000.00	$ -
25	Clock and Foundation, Rem	Ea	-		$ 2,500.00	$ -
26	Berm Grading	LSUM	-		$ 10,000.00	$ -
27	Point-Up Structure	Ea	-		$ 450.00	$ -
28	Reconstruct Structure	Ft	-		$ 350.00	$ -
29	DPW Structure Cover, Adj, Case 1	Ea	-		$ 450.00	$ -
30	Brick Paver, Salv and Replace	Sft	-		$ 18.00	$ -
31	Aggregate Base, 21AA Limestone, 4 inch	Syd	107	107	$ 12.00	$ 1,284.00
32	Aggregate Base, Conditioning	Syd	23	23	$ 4.00	$ 92.00
33	Aggregate Base, 2NS	Syd	-		$ 6.00	$ -
34	Curb and Gutter, Conc	Ft	-		$ 36.00	$ -
35	Sidewalk, Conc, 4 inch	Sft	1,244	1244	$ 7.00	$ 8,708.00
36	Curb Ramp, Conc, 6 inch	Sft	26	26	$ 12.00	$ 312.00
37	Detectable Warning Surface	Ft	5	5	$ 60.00	$ 300.00
38	Curb Ramp Opening, Conc	Ft	-		$ 36.00	$ -
39	Pavt Repr, Nonreinf Conc, 9 inch	Syd	-		$ 98.00	$ -
40	HMA, 5EML	Ton	-		$ 159.00	$ -
41	HMA Full Depth Base Repair	Syd	-		$ 65.00	$ -
42	Subgrade Undercutting, Special, 1 x 3	Cyd	-		$ 65.00	$ -
43	Geosynthetic Paving Fabric	Syd	-		$ 7.00	$ -
44	Pushbutton Support Post, Rem, RCOC	Ea	-		$ 338.00	$ -
45	Pushbutton, Rem	Ea	-		$ 258.00	$ -
46	Conduit, Rem	Ft	-		$ 7.00	$ -
47	Pushbutton Support Post, RCOC	Ea	-		$ 4,200.00	$ -
48	Pushbutton and Sign	Ea	-		$ 1,400.00	$ -
49	Conduit, DB, 1, 1 1/2 inch	Ft	-		$ 100.00	$ -
50	Prepared Soil	Cyd	17	17	$ 35.00	$ 595.00
51	Ostrya virginiana, 2.5 inch	Ea	-		$ 800.00	$ -
52	Ulmus x 'Frontier', 2.5 inch	Ea	-		$ 800.00	$ -
53	Celtis occidentalis, 2.5 inch	Ea	3	3	$ 800.00	$ 2,400.00
54	Gymnocladus dioicus 'Espresso', 2.5 inch, Male	Ea	3	3	$ 800.00	$ 2,400.00
55	Quercus alba, 2.5 inch	Ea	-		$ 800.00	$ -
56	Tree Protection	Ea	-		$ 250.00	$ -
57	Watering and Cultivating, First Season (Min $5,000)	LSUM	1		$ 320.15	$ 320.15
58	Watering and Cultivating, Second Season (Min $6,000)	LSUM	1		$ 365.88	$ 365.88
59	Irrigation Work	LSUM	1		$ 823.23	$ 823.23
60	Surface Restoration (Min $6,000)	LSUM	1		$ 914.70	$ 914.70
61	Maintenance of Traffic	LSUM	1		$ 917.00	$ 917.00
62	Permanent Signing	LSUM	1		$ 274.41	$ 274.41
63	Permanent Pavement Marking	LSUM	1		$ -	$ -
	Construction Total					**$ 41,761.99**
	DTE Total					**$ 25,940.00**
	Construction Inspection	Day	4.34		$ 800.00	$ 3,472.00
	GRAND TOTAL					**$ 71,173.99**

CITY OF NOVI
Extended Costs
10/6/2026
Main Street Streetscape - Cat 5 (Townes at Main Street)

Item No.	Item Description	Unit	Total Quantity	Sidewalk Category 5 (Townes at Main Street)	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1		$ 2,326.49	$ 2,326.49
2	Pre-Construction Audio-Visual	LSUM	1		$ 174.49	$ 174.49
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	-		$ 170.00	$ -
4	Erosion Control, Silt Fence	Ft	-		$ 4.00	$ -
5	Sidewalk, Rem	Syd	559	559	$ 14.00	$ 7,826.00
6	Pavt, Rem	Syd	-		$ 18.00	$ -
7	Curb and Gutter, Rem	Ft	-		$ 6.00	$ -
8	Cold Milling HMA Surface	Syd	-		$ 4.00	$ -
9	Brick Paver, Rem	Syd	108	108	$ 14.00	$ 1,512.00
10	HMA Surface, Rem	Syd	108	108	$ 5.00	$ 540.00
11	Tree and Stump, Rem, 6 inch to 18 inch	Ea	32	32	$ 370.00	$ 11,840.00
12	Tree Grate and Frame, Salv	Ea	10	10	$ 300.00	$ 3,000.00
13	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	18	18	$ 600.00	$ 10,800.00
14	Tree Grate	Ea	4	4	$ 2,500.00	$ 10,000.00
15	Tree Grate, Frame	Ea	4	4	$ 1,100.00	$ 4,400.00
16	Tree Grate, Rem	Ea	3	3	$ 170.00	$ 510.00
17	Tree Grate Frame, Rem	Ea	-		$ 170.00	$ -
18	Excavation, Earth	Cyd	9	9	$ 28.00	$ 252.00
19	Embankment, CIP	Cyd	4	4	$ 34.00	$ 136.00
20	Bollard Foundation, Rem	Ea	-		$ 550.00	$ -
21	Masonry and Conc Structure, Rem	Cyd	-		$ 150.00	$ -
22	Bench Rem, Salv, Reinstall	Ea	-		$ 700.00	$ -
23	Conc Bench, Rem	Ea	-		$ 450.00	$ -
24	Bench, Mounted	Ea	-		$ 5,000.00	$ -
25	Clock and Foundation, Rem	Ea	-		$ 2,500.00	$ -
26	Berm Grading	LSUM	-		$ 10,000.00	$ -
27	Point-Up Structure	Ea	-		$ 450.00	$ -
28	Reconstruct Structure	Ft	-		$ 350.00	$ -
29	DPW Structure Cover, Adj, Case 1	Ea	-		$ 450.00	$ -
30	Brick Paver, Salv and Replace	Sft	-		$ 18.00	$ -
31	Aggregate Base, 21AA Limestone, 4 inch	Syd	79	79	$ 12.00	$ 948.00
32	Aggregate Base, Conditioning	Syd	400	400	$ 4.00	$ 1,600.00
33	Aggregate Base, 2NS	Syd	-		$ 6.00	$ -
34	Curb and Gutter, Conc	Ft	-		$ 36.00	$ -
35	Sidewalk, Conc, 4 inch	Sft	4,901	4901	$ 7.00	$ 34,307.00
36	Curb Ramp, Conc, 6 inch	Sft	124	124	$ 12.00	$ 1,488.00
37	Detectable Warning Surface	Ft	10	10	$ 60.00	$ 600.00
38	Curb Ramp Opening, Conc	Ft	-		$ 36.00	$ -
39	Pavt Repr, Nonreinf Conc, 9 inch	Syd	-		$ 98.00	$ -
40	HMA, 5EML	Ton	-		$ 159.00	$ -
41	HMA Full Depth Base Repair	Syd	-		$ 65.00	$ -
42	Subgrade Undercutting, Special, 1 x 3	Cyd	-		$ 65.00	$ -
43	Geosynthetic Paving Fabric	Syd	-		$ 7.00	$ -
44	Pushbutton Support Post, Rem, RCOC	Ea	-		$ 338.00	$ -
45	Pushbutton, Rem	Ea	-		$ 258.00	$ -
46	Conduit, Rem	Ft	-		$ 7.00	$ -
47	Pushbutton Support Post, RCOC	Ea	-		$ 4,200.00	$ -
48	Pushbutton and Sign	Ea	-		$ 1,400.00	$ -
49	Conduit, DB, 1, 1 1/2 inch	Ft	-		$ 100.00	$ -
50	Prepared Soil	Cyd	89	89	$ 35.00	$ 3,115.00
51	Ostrya virginiana, 2.5 inch	Ea	14	14	$ 800.00	$ 11,200.00
52	Ulmus x 'Frontier', 2.5 inch	Ea	14	14	$ 800.00	$ 11,200.00
53	Celtis occidentalis, 2.5 inch	Ea	2	2	$ 800.00	$ 1,600.00
54	Gymnocladus dioicus 'Espresso', 2.5 inch, Male	Ea	2	2	$ 800.00	$ 1,600.00
55	Quercus alba, 2.5 inch	Ea	-		$ 800.00	$ -
56	Tree Protection	Ea	-		$ 250.00	$ -
57	Watering and Cultivating, First Season (Min $5,000)	LSUM	1		$ 1,015.28	$ 1,015.28
58	Watering and Cultivating, Second Season (Min $6,000)	LSUM	1		$ 1,160.32	$ 1,160.32
59	Irrigation Work	LSUM	1		$ 2,610.72	$ 2,610.72
60	Surface Restoration (Min $6,000)	LSUM	1		$ 2,900.80	$ 2,900.80
61	Maintenance of Traffic	LSUM	1		$ 2,908.11	$ 2,908.11
62	Permanent Signing	LSUM	1		$ 870.24	$ 870.24
63	Permanent Pavement Marking	LSUM	1		$ -	$ -
	Construction Total					**$ 132,440.45**
	DTE Cost					**$ 134,570.00**
	Construction Inspection	Day	13.78		$ 800.00	$ 11,024.00
	GRAND TOTAL					**$ 278,034.45**

CITY OF NOVI
Extended Costs
10/6/2026
Main Street Stretscape - Roadway

Item No.	Item Description	Unit	Total Quantity	Misc. As Directed	Roadway	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1			$ 7,959.70	$ 7,959.70
2	Pre-Construction Audio-Visual	LSUM	1			$ 596.98	$ 596.98
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	30		30	$ 170.00	$ 5,100.00
4	Erosion Control, Silt Fence	Ft	-			$ 4.00	$ -
5	Sidewalk, Rem	Syd	-			$ 14.00	$ -
6	Pavt, Rem	Syd	65		65	$ 18.00	$ 1,170.00
7	Curb and Gutter, Rem	Ft	577		577	$ 6.00	$ 3,462.00
8	Cold Milling HMA Surface	Syd	10,162		10162	$ 4.00	$ 40,648.00
9	Brick Paver, Rem	Syd	-			$ 14.00	$ -
10	HMA Surface, Rem	Syd	-			$ 5.00	$ -
11	Tree and Stump, Rem, 6 inch to 18 inch	Ea	-			$ 370.00	$ -
12	Tree Grate and Frame, Salv	Ea	-			$ 300.00	$ -
13	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	-			$ 600.00	$ -
14	Tree Grate	Ea	-			$ 2,500.00	$ -
15	Tree Grate, Frame	Ea	-			$ 1,100.00	$ -
16	Tree Grate, Rem	Ea	-			$ 170.00	$ -
17	Tree Grate Frame, Rem	Ea	-			$ 170.00	$ -
18	Excavation, Earth	Cyd	-			$ 28.00	$ -
19	Embankment, CIP	Cyd	-			$ 34.00	$ -
20	Bollard Foundation, Rem	Ea	-			$ 550.00	$ -
21	Masonry and Conc Structure, Rem	Cyd	-			$ 150.00	$ -
22	Bench Rem, Salv, Reinstall	Ea	-			$ 700.00	$ -
23	Conc Bench, Rem	Ea	-			$ 450.00	$ -
24	Bench, Mounted	Ea	-			$ 5,000.00	$ -
25	Clock and Foundation, Rem	Ea	-			$ 2,500.00	$ -
26	Berm Grading	LSUM	-			$ 10,000.00	$ -
27	Point-Up Structure	Ea	33	33		$ 450.00	$ 14,850.00
28	Reconstruct Structure	Ft	4	4		$ 350.00	$ 1,400.00
29	DPW Structure Cover, Adj, Case 1	Ea	27	4	23	$ 450.00	$ 12,150.00
30	Brick Paver, Salv and Replace	Sft	63		63	$ 18.00	$ 1,134.00
31	Aggregate Base, 21AA Limestone, 4 inch	Syd	-			$ 12.00	$ -
32	Aggregate Base, Conditioning	Syd	154		154	$ 4.00	$ 616.00
33	Aggregate Base, 2NS	Syd	7		7	$ 6.00	$ 42.00
34	Curb and Gutter, Conc	Ft	489		489	$ 36.00	$ 17,604.00
35	Sidewalk, Conc, 4 inch	Sft	-			$ 7.00	$ -
36	Curb Ramp, Conc, 6 inch	Sft	-			$ 12.00	$ -
37	Detectable Warning Surface	Ft	-			$ 60.00	$ -
38	Curb Ramp Opening, Conc	Ft	88		88	$ 36.00	$ 3,168.00
39	Pavt Repr, Nonreinf Conc, 9 inch	Syd	65		65	$ 98.00	$ 6,370.00
40	HMA, 5EML	Ton	1,538		1538	$ 159.00	$ 244,542.00
41	HMA Full Depth Base Repair	Syd	1,016	1016		$ 65.00	$ 66,040.00
42	Subgrade Undercutting, Special, 1 x 3	Cyd	50	50		$ 65.00	$ 3,250.00
43	Geosynthetic Paving Fabric	Syd	10,162		10162	$ 7.00	$ 71,134.00
44	Pushbutton Support Post, Rem, RCOC	Ea	-			$ 338.00	$ -
45	Pushbutton, Rem	Ea	-			$ 258.00	$ -
46	Conduit, Rem	Ft	-			$ 7.00	$ -
47	Pushbutton Support Post, RCOC	Ea	-			$ 4,200.00	$ -
48	Pushbutton and Sign	Ea	-			$ 1,400.00	$ -
49	Conduit, DB, 1, 1 1/2 inch	Ft	-			$ 100.00	$ -
50	Prepared Soil	Cyd	-			$ 35.00	$ -
51	Ostrya virginiana, 2.5 inch	Ea	-			$ 800.00	$ -
52	Ulmus x 'Frontier', 2.5 inch	Ea	-			$ 800.00	$ -
53	Celtis occidentalis, 2.5 inch	Ea	-			$ 800.00	$ -
54	Gymnocladus dioicus 'Espresso', 2.5 inch, Male	Ea	-			$ 800.00	$ -
55	Quercus alba, 2.5 inch	Ea	-			$ 800.00	$ -
56	Tree Protection	Ea	-			$ 250.00	$ -
57	Watering and Cultivating, First Season (Min $5,000)	LSUM	1			$ -	$ -
58	Watering and Cultivating, Second Season (Min $6,000)	LSUM	1			$ -	$ -
59	Irrigation Work	LSUM	1			$ -	$ -
60	Surface Restoration (Min $6,000)	LSUM	1			$ -	$ -
61	Maintenance of Traffic	LSUM	1			$ 9,949.63	$ 9,949.63
62	Permanent Signing	LSUM	1			$ -	$ -
63	Permanent Pavement Marking	LSUM	1			$ 19,500.00	$ 19,500.00
	Construction Total						**$ 530,686.31**
	DTE Cost						**$ -**
	Construction Inspection	Day	5			$ 800.00	$ 4,000.00
	GRAND TOTAL						**$ 534,686.31**

AECOM

September 24, 2026
Mr. Ben Croy, PE
City of Novi
Engineering Department
26300 Lee BeGole Drive
Novi, MI 48375

Reference: Bid Analysis and Contract Award Recommendation
Main Street Streetscape
AECOM Project Number 60774477

Dear Mr. Croy:

Attached is the Bid Tabulation for the above referenced project. Four bids were received and opened on September 22, 2026. Competition for the bid was good with the lowest bid coming in 7.3% below the Engineer's Estimate

OCG Companies, LLC, the low bidder for the project, has not previously performed projects for the City of Novi as a prime contractor. We reached out to the references they provided and received positive reviews on their work as a Contractor. The bonding company listed in the Statement of Qualifications has an AM Best rating that exceeds the minimum requirements.

We recommend award of contract for the contract work to OCG Companies, LLC for $1,356,476.00. The amount bid for Inspection (Crew Days) is not included in the award amount.

Please feel free to contact me if you need anything else or wish to discuss the project.

Sincerely,

Sean Kelsch, P.E.
Project Manager

cc: Mark Koskinen, AECOM

AECOM Corporation
39575 Lewis Drive, Suite 400
Novi, Michigan 48377
Tel: 248.204.5900
Fax: 248.204.5901

City of Novi
Main Street Streetscape
Tabulation of Bids
9/22/2026

				Engineers Estimate		OCG Companies, LLC		Al's Asphalt Paving Co		Anglin Civil		Fonson Company, Inc.	
Item No.	Item Description	Unit	Total Bid Quantity	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost
1	Mobilization (10%)	LSUM	1	$136,598.05	$136,598.05	$ 24,000.00	$ 24,000.00	$ 35,000.00	$ 35,000.00	$ 150,730.14	$ 150,730.14	$ 170,000.00	$ 170,000.00
2	Pre-Construction Audio Visual	LSUM	1	$ 4,000.00	$4,000.00	$ 1,800.00	$ 1,800.00	$ 1,175.00	$ 1,175.00	$ 1,125.00	$ 1,125.00	$ 1,125.00	$ 1,125.00
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	30	$ 140.00	$4,200.00	$ 170.00	$ 5,100.00	$ 125.00	$ 3,750.00	$ 126.94	$ 3,808.20	$ 115.00	$ 3,450.00
4	Erosion Control, Silt Fence	Ft	650	$ 5.00	$3,250.00	$ 4.00	$ 2,600.00	$ 3.00	$ 1,950.00	$ 2.39	$ 1,553.50	$ 3.00	$ 1,950.00
5	Sidewalk, Rem	Syd	2,882	$ 11.00	$31,702.00	$ 14.00	$ 40,348.00	$ 23.00	$ 66,286.00	$ 3.49	$ 10,058.18	$ 17.00	$ 48,994.00
6	Pavt, Rem	Syd	65	$ 35.00	$2,275.00	$ 18.00	$ 1,170.00	$ 21.00	$ 1,365.00	$ 13.13	$ 853.45	$ 20.00	$ 1,300.00
7	Curb and Gutter, Rem	Ft	577	$ 15.00	$8,655.00	$ 6.00	$ 3,462.00	$ 12.00	$ 6,924.00	$ 8.44	$ 4,869.88	$ 10.00	$ 5,770.00
8	Cold Milling HMA Surface	Syd	10,162	$ 3.25	$33,026.50	$ 4.00	$ 40,648.00	$ 3.25	$ 33,026.50	$ 2.82	$ 28,656.84	$ 2.50	$ 25,405.00
9	Brick Paver, Rem	Syd	1,281	$ 20.00	$25,620.00	$ 14.00	$ 17,934.00	$ 18.00	$ 23,058.00	$ 3.49	$ 4,470.69	$ 19.00	$ 24,339.00
10	HMA Surface, Rem	Syd	1,321	$ 7.00	$9,247.00	$ 5.00	$ 6,605.00	$ 8.00	$ 10,568.00	$ 1.43	$ 1,889.03	$ 18.00	$ 23,778.00
11	Tree and Stump, Rem, 6 inch to 18 inch	Ea	80	$ 400.00	$32,000.00	$ 370.00	$ 29,600.00	$ 260.00	$ 20,800.00	$ 203.05	$ 16,244.00	$ 250.00	$ 20,000.00
12	Tree Grate and Frame, Salv	Ea	12	$ 500.00	$6,000.00	$ 300.00	$ 3,600.00	$ 300.00	$ 3,600.00	$ 211.85	$ 2,542.20	$ 250.00	$ 3,000.00
13	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	29	$ 1,000.00	$29,000.00	$ 600.00	$ 17,400.00	$ 1,200.00	$ 34,800.00	$ 721.86	$ 20,933.94	$ 950.00	$ 27,550.00
14	Tree Grate	Ea	41	$ 5,000.00	$205,000.00	$ 2,500.00	$ 102,500.00	$ 2,500.00	$ 102,500.00	$ 3,249.21	$ 133,217.61	$ 3,050.00	$ 125,050.00
15	Tree Grate, Frame	Ea	42	$ 1,000.00	$42,000.00	$ 1,100.00	$ 46,200.00	$ 1,000.00	$ 42,000.00	$ 1,583.27	$ 66,497.34	$ 2,670.00	$ 112,140.00
16	Tree Grate, Rem	Ea	5	$ 500.00	$2,500.00	$ 170.00	$ 850.00	$ 700.00	$ 3,500.00	$ 101.85	$ 509.25	$ 125.00	$ 625.00
17	Tree Grate Frame, Rem	Ea	5	$ 500.00	$2,500.00	$ 170.00	$ 850.00	$ 900.00	$ 4,500.00	$ 101.85	$ 509.25	$ 250.00	$ 1,250.00
18	Excavation, Earth	Cyd	87	$ 35.00	$3,045.00	$ 28.00	$ 2,436.00	$ 70.00	$ 6,090.00	$ 46.23	$ 4,022.01	$ 75.00	$ 6,525.00
19	Embankment, CIP	Cyd	48	$ 61.00	$2,928.00	$ 34.00	$ 1,632.00	$ 72.00	$ 3,456.00	$ 58.95	$ 2,829.60	$ 65.00	$ 3,120.00
20	Bollard Foundation, Rem	Ea	8	$ 150.00	$1,200.00	$ 550.00	$ 4,400.00	$ 385.00	$ 3,080.00	$ 174.72	$ 1,397.76	$ 150.00	$ 1,200.00
21	Masonry and Conc Structure, Rem	Cyd	67	$ 80.00	$5,360.00	$ 150.00	$ 10,050.00	$ 750.00	$ 50,250.00	$ 54.89	$ 3,677.63	$ 175.00	$ 11,725.00
22	Bench Rem, Salv, Reinstall	Ea	4	$ 1,000.00	$4,000.00	$ 700.00	$ 2,800.00	$ 750.00	$ 3,000.00	$ 1,090.75	$ 4,363.00	$ 300.00	$ 1,200.00
23	Conc Bench, Rem	Ea	2	$ 1,500.00	$3,000.00	$ 450.00	$ 900.00	$ 600.00	$ 1,200.00	$ 375.40	$ 750.80	$ 300.00	$ 600.00
24	Bench, Mounted	Ea	5	$ 2,000.00	$10,000.00	$ 5,000.00	$ 25,000.00	$ 1,975.00	$ 9,875.00	$ 3,562.88	$ 17,814.40	$ 3,250.00	$ 16,250.00
25	Clock Foundation, Rem	Ea	1	$ 5,000.00	$5,000.00	$ 2,500.00	$ 2,500.00	$ 2,900.00	$ 2,900.00	$ 1,390.80	$ 1,390.80	$ 2,000.00	$ 2,000.00
26	Berm Grading	LSUM	1	$ 5,000.00	$5,000.00	$ 10,000.00	$ 10,000.00	$ 17,750.00	$ 17,750.00	$ 10,196.56	$ 10,196.56	$ 10,000.00	$ 10,000.00
27	Point-Up Structure	Ea	37	$ 300.00	$11,100.00	$ 450.00	$ 16,650.00	$ 110.00	$ 4,070.00	$ 503.40	$ 18,625.80	$ 620.00	$ 22,940.00
28	Reconstruct Structure	Ft	5	$ 500.00	$2,500.00	$ 350.00	$ 1,750.00	$ 1,350.00	$ 6,750.00	$ 388.60	$ 1,943.00	$ 395.00	$ 1,975.00
29	DPW Structure Cover, Adj, Case 1	Ea	38	$ 1,200.00	$45,600.00	$ 450.00	$ 17,100.00	$ 1,250.00	$ 47,500.00	$ 1,187.55	$ 45,126.90	$ 1,225.00	$ 46,550.00
30	Brick Paver, Salv and Replace	Sft	433	$ 20.00	$8,660.00	$ 18.00	$ 7,794.00	$ 45.00	$ 19,485.00	$ 24.14	$ 10,452.62	$ 44.00	$ 19,052.00
31	Aggregate Base, 21AA Limestone, 4 inch	Syd	1,294	$ 15.00	$19,410.00	$ 12.00	$ 15,528.00	$ 19.00	$ 24,586.00	$ 14.68	$ 18,995.92	$ 20.00	$ 25,880.00
32	Aggregate Base, Conditioning	Syd	2,877	$ 5.00	$14,385.00	$ 4.00	$ 11,508.00	$ 11.50	$ 33,085.50	$ 5.48	$ 15,765.96	$ 5.25	$ 15,104.25
33	Aggregate Base, 2NS	Syd	49	$ 90.00	$4,410.00	$ 6.00	$ 294.00	$ 30.00	$ 1,470.00	$ 32.82	$ 1,608.18	$ 48.00	$ 2,352.00
34	Curb and Gutter, Conc	Ft	489	$ 30.00	$14,670.00	$ 36.00	$ 17,604.00	$ 35.00	$ 17,115.00	$ 41.04	$ 20,068.56	$ 26.00	$ 12,714.00
35	Sidewalk, Conc, 4 inch	Sft	35,494	$ 6.50	$230,711.00	$ 7.00	$ 248,458.00	$ 5.75	$ 204,090.50	$ 6.04	$ 214,383.76	$ 5.25	$ 186,343.50
36	Curb Ramp, Conc, 6 inch	Sft	1,575	$ 10.00	$15,750.00	$ 12.00	$ 18,900.00	$ 12.25	$ 19,293.75	$ 12.31	$ 19,388.25	$ 8.00	$ 12,600.00
37	Detectable Warning Surface	Ft	110	$ 65.00	$7,150.00	$ 60.00	$ 6,600.00	$ 76.00	$ 8,360.00	$ 89.54	$ 9,849.40	$ 50.00	$ 5,500.00
38	Curb Ramp Opening, Conc	Ft	88	$ 42.00	$3,696.00	$ 36.00	$ 3,168.00	$ 35.00	$ 3,080.00	$ 43.79	$ 3,853.52	$ 28.00	$ 2,464.00
39	Pavt Repr, Nonreinf Conc, 9 inch	Syd	65	$ 100.00	$6,500.00	$ 98.00	$ 6,370.00	$ 91.00	$ 5,915.00	$ 120.00	$ 7,800.00	$ 99.00	$ 6,435.00
40	HMA, 5EML	Ton	1,538	$ 150.00	$230,700.00	$ 159.00	$ 244,542.00	$ 149.00	$ 229,162.00	$ 132.08	$ 203,139.04	$ 130.50	$ 200,709.00
41	HMA Full Depth Base Repair	Syd	1,016	$ 40.00	$40,640.00	$ 65.00	$ 66,040.00	$ 32.80	$ 33,324.80	$ 42.95	$ 43,637.20	$ 50.00	$ 50,800.00
42	Subgrade Undercutting, Special, 1 x 3	Cyd	50	$ 70.00	$3,500.00	$ 65.00	$ 3,250.00	$ 88.00	$ 4,400.00	$ 86.48	$ 4,324.00	$ 90.00	$ 4,500.00
43	Geosynthetic Paving Fabric	Syd	10,162	$ 6.00	$60,972.00	$ 7.00	$ 71,134.00	$ 6.50	$ 66,053.00	$ 9.78	$ 99,384.36	$ 7.20	$ 73,166.40
44	Pushbutton Support Post, Rem, RCOC	Ea	1	$ 350.00	$350.00	$ 338.00	$ 338.00	$ 200.00	$ 200.00	$ 174.00	$ 174.00	$ 174.00	$ 174.00
45	Pushbutton, Rem	Ea	1	$ 100.00	$100.00	$ 258.00	$ 258.00	$ 150.00	$ 150.00	$ 133.00	$ 133.00	$ 133.00	$ 133.00
46	Conduit, Rem	Ft	30	$ 5.00	$150.00	$ 7.00	$ 210.00	$ 3.75	$ 112.50	$ 3.50	$ 105.00	$ 3.50	$ 105.00
47	Pushbutton Support Post, RCOC	Ea	1	$ 2,500.00	$2,500.00	$ 4,200.00	$ 4,200.00	$ 2,500.00	$ 2,500.00	$ 2,194.00	$ 2,194.00	$ 2,194.00	$ 2,194.00
48	Pushbutton and Sign	Ea	1	$ 1,250.00	$1,250.00	$ 1,400.00	$ 1,400.00	$ 775.00	$ 775.00	$ 738.00	$ 738.00	$ 738.00	$ 738.00
49	Conduit, DB, 1, 1 1/2 inch	Ft	35	$ 100.00	$3,500.00	$ 100.00	$ 3,500.00	$ 55.00	$ 1,925.00	$ 52.00	$ 1,820.00	$ 52.00	$ 1,820.00
50	Prepared Soil	Cyd	227	$ 80.00	$18,160.00	$ 35.00	$ 7,945.00	$ 50.00	$ 11,350.00	$ 81.98	$ 18,609.46	$ 45.00	$ 10,215.00
51	Ostrya virginiana, 2.5 inch	Ea	25	$ 800.00	$20,000.00	$ 800.00	$ 20,000.00	$ 850.00	$ 21,250.00	$ 699.97	$ 17,499.25	$ 795.00	$ 19,875.00

52	Ulmus x 'Frontier', 2.5 inch	Ea	24	$ 800.00	$19,200.00	$ 800.00	$ 19,200.00	$ 750.00	$ 18,000.00	$ 637.69	$ 15,304.56	$ 795.00	$ 19,080.00
53	Celtis occidentalis, 2.5 inch	Ea	14	$ 800.00	$11,200.00	$ 800.00	$ 11,200.00	$ 675.00	$ 9,450.00	$ 608.54	$ 8,519.56	$ 695.00	$ 9,730.00
54	Gymnocladus dioicus 'Espressso', 2.5 inch, Male	Ea	14	$ 800.00	$11,200.00	$ 800.00	$ 11,200.00	$ 850.00	$ 11,900.00	$ 608.54	$ 8,519.56	$ 635.00	$ 8,890.00
55	Quercus alba, 2.5 inch	Ea	4	$ 700.00	$2,800.00	$ 800.00	$ 3,200.00	$ 850.00	$ 3,400.00	$ 586.02	$ 2,344.08	$ 795.00	$ 3,180.00
56	Tree protection	Ea	17	$ 100.00	$1,700.00	$ 250.00	$ 4,250.00	$ 180.00	$ 3,060.00	$ 190.51	$ 3,238.67	$ 180.00	$ 3,060.00
57	Watering and Cultivating, First Season (Min $5,000)	LSUM	1	$ 5,000.00	$5,000.00	$ 7,000.00	$ 7,000.00	$ 6,700.00	$ 6,700.00	$ 5,000.00	$ 5,000.00	$ 6,000.00	$ 6,000.00
58	Watering and Cultivating, Second Season (Min $6,000)	LSUM	1	$ 6,000.00	$6,000.00	$ 8,000.00	$ 8,000.00	$ 7,700.00	$ 7,700.00	$ 6,000.00	$ 6,000.00	$ 7,000.00	$ 7,000.00
59	Irrigation Work	LSUM	1	$ 3,000.00	$3,000.00	$ 18,000.00	$ 18,000.00	$ 22,000.00	$ 22,000.00	$ 16,000.00	$ 16,000.00	$ 18,900.00	$ 18,900.00
60	Surface Restoration (Min $6,000)	LSUM	1	$ 6,000.00	$6,000.00	$ 20,000.00	$ 20,000.00	$ 40,000.00	$ 40,000.00	$ 14,939.14	$ 14,939.14	$ 75,000.00	$ 75,000.00
61	Maintenance of Traffic	LSUM	1	$ 30,000.00	$30,000.00	$ 30,000.00	$ 30,000.00	$ 25,000.00	$ 25,000.00	$ 74,594.00	$ 74,594.00	$ 227,500.00	$ 227,500.00
62	Permanent Signing	LSUM	1	$ 3,000.00	$3,000.00	$ 6,000.00	$ 6,000.00	$ 12,000.00	$ 12,000.00	$ 3,950.00	$ 3,950.00	$ 2,830.00	$ 2,830.00
63	Permanent Pavement Marking	LSUM	1	$ 20,000.00	$20,000.00	$ 19,500.00	$ 19,500.00	$ 18,800.00	$ 18,800.00	$ 17,650.00	$ 17,650.00	$ 17,650.00	$ 17,650.00
64	Crew Days	Day	60	$ 800.00	$48,000.00	100	$ 80,000.00	105	$ 84,000.00	180	$ 144,000.00	90	$ 72,000.00
	Total Construction Cost				**$1,550,570.55**		$1,436,476.00		$1,520,416.55		$1,594,589.81		$1,843,505.15
					Award Amount (Excludes Crew Days)		**$ 1,356,476.00**						

indicates corrected entry

BID
For
Main Street Streetscape Construction

Bid of OCG Companies, LLC hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as a limited liability company *.

*Insert as applicable: "a corporation", "a partnership" or "an individual".

TO THE CITY OF NOVI, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined the Advertisement for Bids, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Bond, Specifications and Drawings, as prepared by the ENGINEER, and understands all of the same; that the Bidder of its representative has made personal investigation at the sites of the work and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
1	September 8, 2026
2	September 15, 2026

The Contract will be awarded to the lowest responsive, responsible Bidder based on the unit prices for all Work specified.

The Bidder agrees to complete the Project for the following unit prices:

BID					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
1	Mobilization (10% Max.)	LSUM	1	$ 24,000.00	$ 24,000.00
2	Pre-Construction Audio-Visual	LSUM	1	$ 1,800.00	$ 1,800.00
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	30	$ 170.00	$ 5,100.00
4*	Erosion Control, Silt Fence	Ft	650	$ 4.00	$ 2,600.00
5	Sidewalk, Rem	Syd	2,882	$ 14.00	$ 40,348.00
6	Pavt, Rem	Syd	65	$ 18.00	$ 1,170.00
7	Curb and Gutter, Rem	Ft	577	$ 6.00	$ 3,462.00

BID					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
8	Cold Milling HMA Surface	Syd	10,162	$ 4.00	$ 40,648.00
9	Brick Paver, Rem	Syd	1,281	$ 14.00	$ 17,934.00
10	HMA Surface, Rem	Syd	1,321	$ 5.00	$ 6,605.00
11	Tree and Stump, Rem, 6 inch to 18 inch	Ea	80	$ 370.00	$ 29,600.00
12	Tree Grate and Frame, Salv	Ea	12	$ 300.00	$ 3,600.00
13	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	29	$ 600.00	$ 17,400.00
14	Tree Grate	Ea	41	$ 2,500.00	$ 102,500.00
15	Tree Grate, Frame	Ea	42	$ 1,100.00	$ 46,200.00
16	Tree Grate, Rem	Ea	5	$ 170.00	$ 850.00
17	Tree Grate Frame, Rem	Ea	5	$ 170.00	$ 850.00
18	Excavation, Earth	Cyd	87	$ 28.00	$ 2,436.00
19	Embankment, CIP	Cyd	48	$ 34.00	$ 1,632.00
20	Bollard Foundation, Rem	Ea	8	$ 550.00	$ 4,400.00
21	Masonry and Conc Structure, Rem	Cyd	67	$ 150.00	$ 10,050.00
22	Bench Rem, Salv, Reinstall	Ea	4	$ 700.00	$ 2,800.00
23	Conc Bench, Rem	Ea	2	$ 450.00	$ 900.00
24	Bench, Mounted	Ea	5	$ 5,000.00	$ 25,000.00
25	Clock and Foundation, Rem	Ea	1	$ 2,500.00	$ 2,500.00
26	Berm Grading	LSUM	1	$ 10,000.00	$ 10,000.00
27*	Point-Up Structure	Ea	37	$ 450.00	$ 16,650.00
28*	Reconstruct Structure	Ft	5	$ 350.00	$ 1,750.00
29*	DPW Structure Cover, Adj, Case 1	Ea	38	$ 450.00	$ 17,100.00
30	Brick Paver, Salv and Replace	Sft	433	$ 18.00	$ 7,794.00
31	Aggregate Base, 21AA Limestone, 4 inch	Syd	1,294	$ 12.00	$ 15,528.00
32	Aggregate Base, Conditioning	Syd	2,877	$ 4.00	$ 11,508.00
33	Aggregate Base, 2NS	Syd	49	$ 6.00	$ 294.00
34	Curb and Gutter, Conc	Ft	489	$ 36.00	$ 17,604.00
35	Sidewalk, Conc, 4 inch	Sft	35,494	$ 7.00	$ 248,458.00
36	Curb Ramp, Conc, 6 inch	Sft	1,575	$ 12.00	$ 18,900.00
37	Detectable Warning Surface	Ft	110	$ 60.00	$ 6,600.00
38	Curb Ramp Opening, Conc	Ft	88	$ 36.00	$ 3,168.00
39	Pavt Repr, Nonreinf Conc, 9 inch	Syd	65	$ 98.00	$ 6,370.00
40	HMA, 5EML	Ton	1,538	$ 159.00	$ 244,542.00

BID					
Item No.	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**
41*	HMA Full Depth Base Repair	Syd	1,016	$ 65.00	$ 66,040.00
42*	Subgrade Undercutting, Special, 1 x 3	Cyd	50	$ 65.00	$ 3,250.00
43	Geosynthetic Paving Fabric	Syd	10,162	$ 7.00	$ 71,134.00
44	Pushbutton Support Post, Rem, RCOC	Ea	1	$ 338.00	$ 338.00
45	Pushbutton, Rem	Ea	1	$ 258.00	$ 258.00
46	Conduit, Rem	Ft	30	$ 7.00	$ 210.00
47	Pushbutton Support Post, RCOC	Ea	1	$ 4,200.00	$ 4,200.00
48	Pushbutton and Sign	Ea	1	$ 1,400.00	$ 1,400.00
49	Conduit, DB, 1, 1 ½ inch	Ft	35	$ 100.00	$ 3,500.00
50	Prepared Soil	Cyd	227	$ 35.00	$ 7,945.00
51	Ostrya virginiana, 2.5 inch	Ea	25	$ 800.00	$ 20,000.00
52	Ulmus x 'Frontier', 2.5 inch	Ea	24	$ 800.00	$ 19,200.00
53	Celtis occidentalis, 2.5 inch	Ea	14	$ 800.00	$ 11,200.00
54	Gymnocladus dioicus 'Espresso', 2.5 inch, Male	Ea	14	$ 800.00	$ 11,200.00
55	Quercus alba, 2.5 inch	Ea	4	$ 800.00	$ 3,200.00
56*	Tree Protection	Ea	17	$ 250.00	$ 4,250.00
57	Watering and Cultivating, First Season (Min $5,000)	LSUM	1	$ 7,000.00	$ 7,000.00
58	Watering and Cultivating, Second Season (Min $6,000)	LSUM	1	$ 8,000.00	$ 8,000.00
59	Irrigation Work	LSUM	1	$ 18,000.00	$ 18,000.00
60	Surface Restoration (Min $6,000)	LSUM	1	$ 20,000.00	$ 20,000.00
61	Maintenance of Traffic	LSUM	1	$ 30,000.00	$ 30,000.00
62	Permanent Signing	LSUM	1	$ 6,000.00	$ 6,000.00
63	Permanent Pavement Marking	LSUM	1	$ 19,500.00	$ 19,500.00
64	Crew Days	Day	100	$800.00	$ 80,000.00
TOTAL BASE BID PRICE:				**$**	**1,436,476.00**

*As directed by the Engineer

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

Version 2 – Motion Sheet Updated 10/9/26,10:00 a.m.

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Consideration of a revised agreement with The Christman Company in the total amount of $9,830,309 for sitework and certain structural components for Fire Stations #2 and #3, subject to final form and approval by the City Manager's and City Attorney's offices.

SUBMITTING DEPARTMENT: City Manager's

KEY HIGHLIGHTS:

- This consideration is just for sitework (earthwork, paving and site utilities, landscaping) as well as structural concrete, structural masonry, and structural steel on the sites for stations #2 and #3
- Plante Moran Realpoint and the Project Team recommend approval of $9,362,199 for Christman and $468,110 in owner's contingency, for a total of $9,830,309.
- Christman's proposal must be accepted no later than October 15, 2026 to maintain the proposed pricing.
- The City will be separately bidding out the other components of the buildings (like the building envelope, interior finishing, mechanical, roofing, and the like) over the coming weeks/months (some design is ongoing).

FINANCIAL IMPACT

	FY 26/27	Total
EXPENDITURE REQUIRED	**$ 9,830,309**	**$ 9,830,309**
BUDGET		
Public Safety Buildings		
464-336.00-975.954	**$ 5,015,622**	**$ 5,015,622**
464-336.00-975.955	**$ 4,814,687**	**$ 4,814,687**
APPROPRIATION REQUIRED	**$0**	**$0**
FUND BALANCE IMPACT	**$0**	**$0**

BACKGROUND INFORMATION:

The City's Public Safety Bond Program includes the construction of new Fire Station #2 and Fire Station #3. The Christman Company, the City's Construction Manager as Constructor, issued construction documents through the Michigan Inter-governmental Trade Network (MITN) website and multiple plan rooms in accordance with program governance requirements and the City's procurement procedures.

On September 29, 2026, the City received and publicly opened subcontractor bids for five (5) bid categories. The Project Team, consisting of City staff, Plante Moran Realpoint, Christman, Harley Ellis Devereaux (HED), and City legal counsel, participated in post-bid interviews to review scope, costs, schedule, manpower requirements, and other details. Following interviews, clarifications, and discussions, the team recommends approval of Christman's Guaranteed Maximum Price (GMP) #1 proposal dated October 6, 2026. Christman identified the lowest responsible bidders through its competitive bidding process.

The total recommended authorization is $9,830,309. Fire Station #2 includes $3,709,170 in subcontractor work and $1,067,613 in general conditions, fees, staffing, and related costs, for a Christman GMP of $4,776,783, plus $238,839 in owner's contingency, totaling $5,015,622. Fire Station #3 includes $3,533,245 in subcontractor work and $1,052,171 in general conditions, fees, staffing, and related costs, for a Christman GMP of $4,585,416, plus $229,271 in owner's contingency, totaling $4,814,687.

The combined $9,362,199 GMP includes;

$ 7,242,415 in hard construction,
$ 895,506 in construction management staffing,
$ 191,130 in general conditions,
$ 127,600 in general requirements,
$ 150,000 in owner allowances,
$ 430,334 in construction manager contingency,
$ 9,038 in builder's risk insurance,
$ 76,892 in general liability insurance,
$ 60,212 in bonds, and
$ 179,072 in construction management fees.

The additional $468,110 owner's contingency is separate from the Christman GMP.

The proposal includes the detailed schedule of values, alternates, specifications, drawings, clarifications and assumptions, project schedule, and supporting bid tabulations. The proposed milestone schedule identifies groundbreaking on October 21, 2026, foundation work beginning December 4, 2026, structural steel beginning March 16, 2027, and substantial completion on January 28, 2028. Christman requires acceptance by October 15, 2026, and does not guarantee pricing after that date.

RECOMMENDED ACTION: Approval of Guaranteed Maximum Price (GMP) #1 with The Christman Company in the amount of $9,362,199 for Bid Package #1, sitework and certain structural components for Fire Station #2 and Fire Station #3, and an owner's contingency of $468,110, for a total authorization of $9,830,309 for the Public Safety Facilities projects, subject to final form and approval by the City Manager's and City Attorney's offices.

plante moran
REALPOINT

3000 Town Center, Suite 100
Southfield, MI 48075
Tel: 248.223.3500 | Fax: 248.223.3150
pmrealpoint.com

October 6, 2026

Mr. Victor Cardenas
City Manager
City of Novi
45175 Ten Mile Rd.
Novi, Michigan 48375

via email: vcardenas@cityofnovi.org

RE: City of Novi Public Safety Bond Project
Bid Package #1 – Fire Station #2 and Fire Station #3 (Sitework & Structure)
Christman Guaranteed Maximum Price (GMP) #1 Recommendation

Dear Mr. Cardenas,

I am writing to update you on Plante Moran Realpoint's (PMR) progress in our engagement to assist and advise the City of Novi (CoN) in selecting subcontractors for the CoN Public Safety Project (Project). Together, The City of Novi Selection Advisory Group, consisting of CoN city staff, PMR, The Christman Company (Christman), Harley Ellis Devereaux (HED) and CoN legal counsel (the Project Team) have presented a framework in order to identify, evaluate, and select contractors for these Projects.

SELECTION PROCESS

In accordance with the program governance requirements and the City of Novi's procurement procedures, Christman formally issued the Construction Documents to interested bidders through the Michigan Inter-governmental Trade Network (MITN) website and multiple plan rooms.

On September 29, 2026, subcontractor bids for four (5) bid categories (Earthwork, Landscaping, Structural Concrete, Structural Masonry & Structural Steel) at the new Fire Station #2 and Fire Station #3 projects were received and publicly opened. Post-bid interviews were conducted during the following days and attended by representatives of the Project Team. The scope of work, costs, schedule, manpower requirements, and other details related to the work were reviewed and discussed.

RECOMMENDATION

Following the post-bid interviews and subsequent clarifications and discussions, the Project Team is recommending Christman's GMP #1 Proposal listed in the enclosed Award Recommendation Letter dated October 06, 2026.

The total combined Project award recommendation is $9,830,309 as further detailed below and within Christman's Award Recommendation letter:

Fire Station #2		
Contractors	$	3,709,170
General Conditions / Fees / Staffing	$	1,067,613
Christman Total	$	4,776,783
Owner's Contingency (5%)	$	238,839
FS #2 Recommendation	**$**	**5,015,622**
Fire Station #3		
Contractors	$	3,533,245
General Conditions / Fees / Staffing	$	1,052,171
Christman Total	$	4,585,416
Owner's Contingency (5%)	$	229,271
FS #3 Recommendation	**$**	**4,814,687**

The cost of this Work will be detailed in a GMP amendment to Christman's AIA-A133 Agreement, pending final review and approval by the City's legal counsel.

If you have any questions regarding the information above, please feel free to contact me at Brian.Weber@plantemoran.com. The Project Team is also available at the City Council's convenience to answer any questions.

Sincerely,

PLANTE MORAN REALPOINT



Brian Weber, Senior Vice President

CC: Greg VanKirk, Plante Moran Realpoint
Todd Fenton, Plante Moran Realpoint
Tom Schultz - RSJA

ENCLOSURES: Christman Award Recommendation Letter
Bid Tabulation Summary

CHRISTMAN
BUILDING SINCE 1894

October 6, 2026

Victor Cardenas
City Manager
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

RE: Novi Public Safety GMP #1 – Bid Package 1 (Fire Station No. 2 & 3, Site Utilities & Structure)

Dear Mr. Cardenas:

The Christman Company is excited to begin construction on the Novi Public Safety Bond Program. Pursuant to our agreement, this letter serves as a written statement of our Guaranteed Maximum Price proposal for the City of Novi, Bid package 1. Enclosed you will find the following:

Exhibit A – Guaranteed Maximum Price Amendment
Attachment A – Detailed Schedule of Values of the Cost of the Work and Contract Sum
Attachment B – Alternates
Attachment E – List of Specifications
Attachment F – List of Drawings
Attachment H – Clarifications and Assumptions
Attachment I – Project Schedule

In accordance with Article 14.5 of our Contract, The Christman Company has obtained bids from Subcontractors to perform work in accordance with the Contract Documents. The lowest responsible bidder for the work was determined through our competitive bidding process, the cost of each accepted bid is listed in Attachment A – Detailed Schedule of Values of the Cost of the Work and Contract Sum. In order to maintain the pricing shown in Attachment A, the City of Novi must accept our proposal no later than October 15, 2026. Pricing cannot be guaranteed past this date.

We are excited to be teamed with the City of Novi to improve your public safety facilities and are looking forward to our continued partnership with yourself and the City of Novi and the City of Novi Public Safety teams.

Sincerely,
The Christman Company

Digitally signed by Jason Ide
DN: C=US, E=jason.ide@christmanco.com, O="The Christman Company ", CN=Jason Ide
Date: 2026.10.05 19:18:05-04'00'

Jason Ide
Vice President and General Manager

Phone: 313-908-6060 www.christmanco.com

CHRISTMAN
BUILDING SINCE 1894

Attachment A

Detailed Schedule of Values of the Cost of the Work and Contract Sum

Phone: 313-908-6060 www.christmanco.com

City of Novi Public Safety Bond Program Overall Schedule of Values

		Previously Approved Contract Value	Amount added in this GMP	New Contract Value
Preconstruction				
- CM Preconstruction		$ 218,111	$ -	$ 218,111
Subtotal		**$ 218,111**	**$ -**	**$ 218,111**
Construction				
- Hard Construction		$ -	$ 7,242,415	$ 7,242,415
- CM Staffing		$ -	$ 895,506	$ 895,506
- Reimbursables		$ -	$ -	$ -
- General Conditions		$ -	$ 191,130	$ 191,130
- General Requirements		$ -	$ 127,600	$ 127,600
- Owner Allowances		$ -	$ 150,000	$ 150,000
- CM Contingency	5.00%	$ -	$ 430,334	$ 430,334
- BR Insurance	0.10%	$ -	$ 9,038	$ 9,038
- GL Insurance	0.85%	$ -	$ 76,892	$ 76,892
- Bonds	0.66%	$ -	$ 60,212	$ 60,212
- CM Fee	1.95%	$ -	$ 179,072	$ 179,072
Subtotal		**$ -**	**$ 9,362,199**	**$ 9,362,199**
Grand Total		**$ 218,111**	**$ 9,362,199**	**$ 9,580,310**

BP-01 - Fire Station No. 2 Civil and Structural

		Previously Approved Contract Value	Amount added in this GMP	New Contract Value
Preconstruction				
- CM Preconstruction		$ 26,173	$ -	$ 26,173
Subtotal		**$ 26,173**	**$ -**	**$ 26,173**
Construction				
- Hard Construction		$ -	$ 3,709,170	$ 3,709,170
- CM Staffing		$ -	$ 447,753	$ 447,753
- Reimbursables		$ -	$ -	$ -
- General Conditions		$ -	$ 95,565	$ 95,565
- General Requirements		$ -	$ 63,800	$ 63,800
- Owner Allowances		$ -	$ 75,000	$ 75,000
- CM Contingency	5.00%	$ -	$ 219,565	$ 219,565
- BR Insurance	0.10%	$ -	$ 4,611	$ 4,611
- GL Insurance	0.85%	$ -	$ 39,232	$ 39,232
- Bonds	0.66%	$ -	$ 30,721	$ 30,721
- CM Fee	1.95%	$ -	$ 91,366	$ 91,366
Subtotal		**$ -**	**$ 4,776,783**	**$ 4,776,783**
Fire Station No. 2 Total		**$ 26,173**	**$ 4,776,783**	**$ 4,802,956**

BP-01 - Fire Station No. 3 Civil and Structural

		Previously Approved Contract Value	Amount added in this GMP	New Contract Value
Preconstruction				
- CM Preconstruction		$ 26,173	$ -	$ 26,173
Subtotal		**$ 26,173**	**$ -**	**$ 26,173**
Construction				
- Hard Construction		$ -	$ 3,533,245	$ 3,533,245
- CM Staffing		$ -	$ 447,753	$ 447,753
- Reimbursables		$ -	$ -	$ -
- General Conditions		$ -	$ 95,565	$ 95,565
- General Requirements		$ -	$ 63,800	$ 63,800
- Owner Allowances		$ -	$ 75,000	$ 75,000
- CM Contingency	5.00%	$ -	$ 210,769	$ 210,769
- BR Insurance	0.10%	$ -	$ 4,427	$ 4,427
- GL Insurance	0.85%	$ -	$ 37,660	$ 37,660
- Bonds	0.66%	$ -	$ 29,491	$ 29,491
- CM Fee	1.95%	$ -	$ 87,706	$ 87,706
Subtotal		**$ -**	**$ 4,585,416**	**$ 4,585,416**
Fire Station No. 3 Total		**$ 26,173**	**$ 4,585,416**	**$ 4,611,589**

City of Novi Public Safety

BP-01 - City of Novi Fire Station No. 2 - Civil & Structural

Novi, MI

Bid Date: September 29, 2026

TCC Proj #: 225074-200

SQFT: 12,245

Hard Construction Summary

WC #	Description		Amount	Awarded To
02	Earthwork, Paving & Site Utilites	$	1,497,203	Merlo Construction
08	Landscaping	$	141,288	Salisbury Landscape
10	Structural Concrete	$	942,433	Merlo Construction
11	Structural Masonry	$	714,246	J&J Construction
12	Structural Steel	$	414,000	Ross Structural Steel
	Total Hard Construction Cost:	$	3,709,170	

City of Novi Public Safety

BP-01 - City of Novi Fire Station No. 3 - Civil & Structural

Novi, MI

Bid Date: September 29, 2026

TCC Proj #: 225074-300

SQFT: 12,245

Hard Construction Summary

WC #	Description		Amount	Awarded To
02	Earthwork, Paving & Site Utilites	$	1,095,938	Merlo Construction
08	Landscaping	$	193,631	Salisbury Landscape
10	Structural Concrete	$	1,115,430	JJ Barney Construction
11	Structural Masonry	$	714,246	J&J Construction Company
12	Structural Steel	$	414,000	Ross Structural Steel
	Total Hard Construction Cost:	$	3,533,245	

General Conditions					
Phase	Description	Quantity	Units	Unit Cost	Cost
40-4010	Survey	0.4	EA	$ 2,500	$ 1,000
40-4020	Dumpsters	24	EA	$ 650	$ 15,600
40-4040H	Safety Supplies	13	Months	$ 150	$ 1,950
40-4059B	Site Office Internet	13	Months	$ 500	$ 6,500
40-4062	Portable Toilets/Hand Wash Stations	13	Months	$ 900	$ 11,700
40-4066	Site Office Setup (furniture)	1	Sites	$ 2,500	$ 2,500
40-4067	Site Office Rental	13	Months	$ 1,500	$ 19,500
40-4067A	Site Office Delivery / Removal	1	EA	$ 5,000	$ 5,000
40-4067B	Site Office Power, Lighting, Cut and Cap	1	Sites	$ 30,000	$ 30,000
40-4068	IT Charges	8726	Staff Hrs	$ 5.00	$ 43,630
40-4069	Office Supplies	13	Months	$ 500	$ 6,500
40-4072	Printer / Copier	13	Months	$ 750	$ 9,750
40-4073	Site Signage	1	Sites	$ 15,000	$ 15,000
40-4075	Printing / Reproduction	0.5	LS	$ 5,000	$ 2,500
40-4078	General tools and supplies	0.5	LS	$ 1,000	$ 500
40-4082	Progress Photos	13	Months	$ 1,500	$ 19,500
40-4095	Postage	0	Months	$ 150	$ -
40-4099	Partnering	0	Months	$ 500	$ -
Total General Conditions Cost					**$ 191,130**

General Requirements				
Description	Quantity	Units	Unit Cost	Total Cost
Budget - Laborer	900	HRS	$ 88	$ 79,200
Budget - Temporary Fence	1	LS	$ 48,400	$ 48,400
Total General Requirements				**$ 127,600**

Owner Allowances				
Description	Quantity	Units	Unit Cost	Total Cost
Public Safety Building				
Not Applicable	0	LS	$ -	$ -
PSB Subtotal				**$ -**
Fire Station No. 2				
Soil/Ground Conditions	1	LS	$ 50,000	$ 50,000
Construction Road Maintenance	1	LS	$ 10,000	$ 10,000
Unforeseen Utilities	1	LS	$ 15,000	$ 15,000
Overtime	1	LS	$ -	$ -
Fire Station No. 2 Subtotal				**$ 75,000**
Fire Station No. 3				
Soil/Ground Conditions	1	LS	$ 50,000	$ 50,000
Construction Road Maintenance	1	LS	$ 10,000	$ 10,000
Unforeseen Utilities	1	LS	$ 15,000	$ 15,000
Overtime	1	LS	$ -	$ -
Fire Station No. 3 Subtotal				**$ 75,000**
Total Owner Allowances				**$ 150,000**

Work Category Allowances - Included in Hard Construction Cost				
Description	Quantity	Units	Unit Cost	Total Cost
Public Safety Building				
Not Applicable	0	LS	$ -	$ -
PSB Subtotal				**$ -**
Fire Station No. 2				
WC 02 - Earthwork, Paving & Site Utilities	1	LS	$ 30,000	$ 30,000
WC 08 - Landscaping	1	LS	$ 10,000	$ 10,000
WC 10 - Structural Concrete	1	LS	$ 25,000	$ 25,000
WC 11 - Structural Masonry	1	LS	$ 20,000	$ 20,000
WC 12 - Structural Steel	1	LS	$ 10,000	$ 10,000
Fire Station No. 2 Subtotal				**$ 95,000**
Fire Station No. 3				
WC 02 - Earthwork, Paving & Site Utilities	1	LS	$ 30,000	$ 30,000
WC 08 - Landscaping	1	LS	$ 10,000	$ 10,000
WC 10 - Structural Concrete	1	LS	$ 25,000	$ 25,000
WC 11 - Structural Masonry	1	LS	$ 20,000	$ 20,000
WC 12 - Structural Steel	1	LS	$ 10,000	$ 10,000
Fire Station No. 3 Subtotal				**$ 95,000**
Total Work Category Allowances				**$ 190,000**

Attachment H – Clarifications and Assumptions

Basis of the Guaranteed Maximum Price (GMP)

This Guaranteed Maximum Price will constate an amendment to the Agreement between Owner and Construction Manager as Constructor dated November 18, 2025.

GMP must be accepted by no later than October 15, 2026.

This GMP identifies the documentation and other components used to compile the BP01 – City of Novi Public Safety Fire Station No. 2 and 3 Civil and Structural Packages, in a narrative format, the assumptions used to generate this clarification document.

A. Phased GMP

1. The GMP for this Project is being developed and approved in phases.
2. Previously approved GMP Amendments include:
   a. Not Applicable

B. General

1. All terms of the Agreement remain in full force and effect. In the event of a conflict or an ambiguity of interpretation between this GMP and any previous GMPs and the Agreement or the General Conditions, the terms of the Agreement or General Conditions shall control.
2. GMP is a guarantee in total and not by individual line item. The GMP Breakdown is an accounting breakdown only. If required by contract, money will not move between line items without Owner's prior approval.
3. GMP includes State of Michigan Sales and Use Taxes.
4. Financing fees, interest charges, and legal costs are not included.
5. The GMP includes all costs associated with known and current tariff impacts, including impacts on materials, the supply chain, labor, productivity, cost and schedule. To the extent the Contractor's performance of the Work under the Contract is impacted as a result of unknown events arising out of the newly implemented tariffs after the date of GMP execution, any claims relating to delay and/or cost impacts associated with such tariffs shall be made in accordance with the terms and conditions of the Contract Documents.
6. GMP excludes any cost, time, or changes due to modifications or revisions to other projects affecting the work being performed under this GMP.
7. This GMP amendment does not include cost for work to be bid in future Bid Packages, including any percentage-based cost on work to be bid in future packages. The GMP amount will be adjusted in multiple future GMP amendments once corresponding scope and cost has been finalized.
8. Christman is not responsible for any work not shown in the Contract Documents, including bringing any existing conditions up to code, unless required by contract.
9. Payment for stored materials shall be allowed with proper supporting documentation.
10. GMP does not include prevailing wage or certified payroll.
11. A Project Labor Agreement (PLA) is not in place for this project and both union and non-union subcontractors will be utilized for the performance of work. Should a labor dispute arise, the Owner will work with the Construction Manager to establish a Dual-Gate System for access to the project site.
12. The ability of the Construction Manager to meet schedule dates and achieve Client milestones is based on Construction Manager having access to all Work areas. All costs associated with accelerating work due to time lost from lack of access have been excluded.
13. CM fee is a lump sum amount as noted in executed CM Services Agreement dated November 18, 2025, and will be billed in proportion to the overall progress of the project.

C. Plans, Specifications & Other Documents

1. A detailed listing of Plans and Specifications is included with this GMP Package, in Attachment E and Attachment F.
2. The following documents were used to develop the GMP Package:
   a. Bid Package #1 – Fire Station No. 2
      i. Bid Package No. 1 Civil and Structural dated September 9, 2026.
      ii. Addendum No. 1, dated September 25, 2026
   b. Bid Package #1 – Fire Station No. 3
      i. Bid Package No. 1 Civil and Structural dated September 9, 2026.
      ii. Addendum No. 1, dated September 25, 2026
3. GMP includes only work specifically identified in the Contract Documents and is subject to this Basis of the GMP. To the extent there is a conflict between the Basis of the GMP and the Contract Documents, the Basis of the GMP shall take precedence, unless required by contract.
4. GMP excludes any costs related to code compliance. Contract Documents are assumed to be compliant with all Applicable Law and no provision has been made for deficiencies or omissions in the drawings and specifications nor changes required by codes, laws or regulations, from reviews by any code or other authorities having Jurisdiction, utility providers, insurance underwriters, etc., including bringing any existing conditions up to code, unless required by contract.
5. CAD drawings are assumed to be provided by the design team for use in development of shop drawings and as-built drawing. Costs for CAD drawings are excluded, unless required by contract.
6. If Construction Manager's Request for Information (RFI) includes a suggested solution and/or substitution related to a design issue, such solution and/or substitution is suggested by Construction Manager only in its capacity as a prudent construction professional and does not relieve the Architect or other design professional from their respective professional obligations to evaluate and approve any such suggestions, including ancillary impacts to other systems or equipment.
7. GMP excludes any work not explicitly shown on the drawings. Where excavations are shown on the Documents, CM has assumed that no existing utilities are within the excavation unless explicitly shown in the Drawings. Any cost associated with utilities in excavations has been excluded, unless required by contract.

D. Permits & Fees

1. Building permit fees have been excluded from this GMP. Any building permit fees are to be provided by the owner.
2. Trade-specific permits, as applicable, have been included in trade contractors' scopes of work.
3. No costs are included for any budget or schedule impact due to the late delivery of permits.

E. Site & Other Existing Conditions

1. GMP excludes all costs for addressing subsurface conditions (unsuitable soils, rock mitigation or remediation, subsidence, dewatering, soil stabilization, etc.), except as specifically required by the Contract Documents or as follows:
   a. An allowance has been included for soil and ground conditions and unforeseen utilities.
2. GMP excludes all costs associated with addressing subsurface conditions necessary to support equipment during construction or as otherwise may be required for construction activities (soil stabilization, crane pads, etc.) except as specifically required by the Contract Documents, unless required by contract.
3. GMP excludes all costs associated with removal or relocation of existing utilities except as specifically required by the Contract Documents, unless required by contract.

4. GMP is based on all existing utilities being in adequate condition and of sufficient capacity for tie-in for any new or temporary utility feeds. No repairs, replacements or improvements to existing utilities are included, unless required by contract.
5. Christman has excluded all hazardous material abatement and has assumed that all hazardous material has been removed prior to start of construction. Any cost associated with removal of hazardous material, or delays to schedule, is excluded.
6. Christman has excluded all costs for testing and removal of contaminated soils, or otherwise hazardous materials. This GMP assumes that all such hazardous materials were removed prior to start of construction.
7. Where excavations are shown on the Documents, Christman has assumed that no existing utilities are within the excavation unless explicitly shown in the Drawings. Any cost associated with utilities in excavations has been excluded, unless required by contract.
8. Christman excludes engineered utility supports, dewatering, and traffic controls.

F. Coordination with Utilities & Offsite Work

1. GMP excludes utility tap fees, connection charges, capital assessments or other similar charges related to connection to, or disconnection from, municipal or other offsite utilities.

G. Testing, Inspections & Quality Control

1. GMP excludes all third-party testing, inspections and certifications (materials testing, geotechnical investigations, third-party commissioning, special certifications, air-quality monitoring, etc.). To the extent required, such testing, inspections and certifications shall be by the Owner.
2. Christman has excluded all costs associated with overtime inspections.

H. Jobsite Management, Logistics & Temporary Provisions

1. GMP excludes jobsite security.
2. GMP excludes engineered traffic control.
3. GMP is based on all work being performed on standard shift time of 7:00 AM – 3:30 PM weekdays, excluding holidays.
4. All construction parking is assumed to be onsite for GMP #1. Costs for offsite parking are excluded from GMP.

I. General Conditions

1. A breakdown of General Conditions is included with this GMP Package in Attachment A.

J. Contingencies & Allowances

1. The CM Construction Risk Contingency is not intended to fund additional owner scope or design errors and omissions.
2. Per section 3.8.2.3 of the General Conditions, the allowances included here are budget amounts and whenever costs are more than the allowance amount shown, the Contract Sum may be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2 of the Agreement.
3. GMP excludes an Owner Contingency to fund Owner-requested changes.
4. GMP excludes contingencies or allowances for material escalations.

5. The following Owner Allowances have been included in this GMP:

Owner Allowances				
Description	Quantity	Units	Unit Cost	Total Cost
Public Safety Building				
Not Applicable	0	LS	$ -	$ -
PSB Subtotal				$ -
Fire Station No. 2				
Soil/Ground Conditions	1	LS	$ 50,000	$ 50,000
Construction Road Maintenance	1	LS	$ 10,000	$ 10,000
Unforeseen Utilities	1	LS	$ 15,000	$ 15,000
Overtime	1	LS	$ -	$ -
Fire Station No. 2 Subtotal				$ 75,000
Fire Station No. 3				
Soil/Ground Conditions	1	LS	$ 50,000	$ 50,000
Construction Road Maintenance	1	LS	$ 10,000	$ 10,000
Unforeseen Utilities	1	LS	$ 15,000	$ 15,000
Overtime	1	LS	$ -	$ -
Fire Station No. 3 Subtotal				$ 75,000
Total Owner Allowances				$ 150,000

   a. Soil/Ground Conditions – To be used for unforeseen poor soils discovered during construction.
   b. Construction Road Maintenance – To be used for maintenance of temporary roads to support construction.
   c. Unforeseen Utilities – To be used for the modification to or relocation of unforeseen utilities that are discovered during the course of construction.
   d. Overtime – To be used through Owner / CM Risk Contingency

K. Insurance & Bonds

1. GMP includes insurance as required by Contract.
2. GMP includes a Builders Risk Insurance policy.
3. GMP includes a payment and performance bond provided by Construction Manager.
4. GMP includes the following subcontractor payment and performance bonds:
   a. FS 2 - WC 02 – Earthwork, Merlo Construction Co, as required by Subcontractor Underwriting.
   b. FS 3 - WC 02 – Earthwork, Merlo Construction Co, as required by Subcontractor Underwriting.
   c. FS 2 – WC 10 – Structural Concrete, Merlo Construction Co, as required by Subcontractor Underwriting.
   d. FS 2 – WC 12 – Structural Steel, Ross Structural Steel, as required by Subcontractor Underwriting.
   e. FS 3 – WC 12 – Structural Steel, Ross Structural Steel, as required by Subcontractor Underwriting.

L. Owner-provided Items

1. Any separate contractors employed or contracted by Owner will abide by all jobsite safety rules & regulations and shall not interfere with the work of other trades or Construction Manager.

M. Completion, Turnover & Warranties

1. GMP excludes certificate of occupancy for each bid package, until entire package is bought out.
2. Phased delivery and partial occupancy are excluded.
3. GMP includes one (1) punch list walk per bid package. We assume that we will receive one collective punch list from the owner and/or owner's representative that is inclusive of punch list comments by all project stakeholders.

4. All warranties shall be two (2) years from Substantial Completion unless otherwise required by the Contract Documents.
5. Implied warranties, or warranties for suitability for any particular purpose, are excluded.
6. Christman will assign all Subcontractor and Sub-subcontractor warranties to Owner and support the Owner in the administration of such subcontractor warranties.
7. O&M Manuals and Closeout Documents will be provided electronically. Owner training will be video recorded and provided electronically.
8. GMP does not include final cleaning.

N. Schedule, Time & Key Milestones

1. A Schedule for Bid Package #1 is included with this GMP Package as Attachment I. Once the design is fully developed for this work, an updated schedule will be provided in a future GMP.
2. Complete set of Bid Documents for Fire Station No. 2 and No. 3 is Due October 26, 2026.
3. This GMP is based on achieving the following Schedule Milestones:
   a. BP01 – City of Novi Fire Station No. 2:
      i. All required AHJ permits (as determined by HED and BRW) approved and issued prior to October 15, 2026. This milestone will require physical permit(s), if required.
      ii. Novi City Council approval for GMP on October 15, 2026.
      iii. Uninterrupted access to the work area beginning on October 15, 2026.
      iv. Signed GMP amendment to contract by October 20, 2026.
   b. BP01 – City of Novi Fire Station No. 3:
      i. All required AHJ permits (as determined by HED and BRW) approved and issued prior to October 15, 2026. This milestone will require physical permit(s), if required.
      ii. Novi City Council approval for GMP on October 15, 2026.
      iii. Uninterrupted access to the work area beginning on October 15, 2026.
      iv. Signed GMP amendment to contract by October 20, 2026.
4. Substantial Completion as listed below.
   a. Fire Station No. 2 – December 2027
   b. Fire Station No. 3 – January 2028

O. Scope and Trade Specific Qualifications

1. Fire Station No. 2
   a. WC 10 – Structural Concrete (Merlo Construction)
      i. Includes basic winter conditions for concrete construction only, including blankets and heat.
   b. WC 12 – Structural Steel (Ross Structural Steel)
      i. Need to issue Subcontract/Letter of Intent to get Vulcraft order in by October 28th.
2. Fire Station No. 3
   a. WC 10 – Structural Concrete (JJ Barney Construction)
      i. Includes basic winter conditions for concrete construction only, including blankets and heat.
      ii. Exclude insulation as shown on Details 5, 13 and 14 on S-512. A 3" rigid insulation board has been figured on the exterior side of the foundation.
   b. WC 12 – Structural Steel (Ross Structural Steel)
      Need to issue Subcontract/Letter of Intent to get Vulcraft order in by October 28th.

CHRISTMAN
BUILDING SINCE 1894

Attachment B

Alternates

Not Applicable for GMP #1

Phone: 313-908-6060 www.christmanco.com

CHRISTMAN
BUILDING SINCE 1894

Attachment E

List of Specifications

Phone: 313-908-6060 www.christmanco.com

The Christman Company Book Tower 1265 Washington Boulevard, Suite 200 Detroit, MI 48226

The Christman Company

Fire Station 02 - Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
000110	Table of Contents	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
000115	List of Drawing Sheets	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
01 - General Requirements					
011000	Summary	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
012200	Unit Prices	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
012300	Alternates	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
012500	Substitution Procedures	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
013000	Administrative Requirements	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
014000	Quality Requirements	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
016000	Product Requirements	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
016116	Volatile Organic Compound (VOC) Content Restrictions	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
017000	Execution and Closeout Requirements	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
017419	Construction Waste Management and Disposal	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
017800	Closeout Submittals	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
017900	Demonstration and Training	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
019113	General Commissioning Requirements	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
03 - Concrete					
031000	Concrete Forming and Accessories	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
032000	Concrete Reinforcing	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
033000	Cast-in-Place Concrete	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
033511	Concrete Floor Finishes	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
035400	Cast Underlayment	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
04 - Masonry					
042000	Unit Masonry	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
05 - Metals					
051200	Structural Steel Framing	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
053100	Steel Decking	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
055000	Metal Fabrications	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
055100	Metal Stairs	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
055213	Pipe and Tube Railings	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
058010	Post-Installed Anchors	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
06 - Wood, Plastics, and Composites					

The Christman Company

Number	Description	Revision	Issued Date	Received Date	Set
061000	Rough Carpentry	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
061753	Shop-Fabricated Wood Trusses	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
061800	Glued-Laminated Construction	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
064100	Architectural Wood Casework	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
07 - Thermal and Moisture Protection					
070543.11	Composite Cladding Support Systems	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
071300	Sheet Waterproofing	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
072100	Thermal Insulation	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
072129	Sprayed Insulation	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
072700	Air Barriers	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
073113	Asphalt Shingles	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
074213	Metal Wall Panels	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
074646	Fiber-Cement Siding	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
075300	Elastomeric Membrane Roofing	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
076200	Sheet Metal Flashing and Trim	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
077100	Roof Specialties	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
077123	Manufactured Gutters and Downspouts	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
077200	Roof Accessories	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
078400	Firestopping	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
079200	Joint Sealants	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
08 - Openings					
080671	Door Hardware Schedule	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
081113	Hollow Metal Doors and Frames	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
081126	Interior Aluminum Frames	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
081416	Flush Wood Doors	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
083100	Access Doors and Panels	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
083510	Folding Panel Doors and Grilles	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
083613	Sectional Doors	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
083616	Interior Barn (Sliding) Doors	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
084313	Aluminum-Framed Storefronts	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
085659	Service and Teller Window Units	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
087100	Door Hardware	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
088000	Glazing	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
088813	Fire-Rated Glazing	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
089100	Louvers	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
09 - Finishes					
092116	Gypsum Board Assemblies	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications

The Christman Company

Number	Description	Revision	Issued Date	Received Date	Set
093000	Tiling	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
095100	Acoustical Ceilings	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
096500	Resilient Flooring	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
096813	Tile Carpeting	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
099000	Painting and Coating	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
10 - Specialties					
101100	Visual Display Units	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
101200	Display Cases	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
101419	Dimensional Letter Signage	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
101423	Panel Signage	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
102600	Wall and Door Protection	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
102800	Toilet, Bath, and Laundry Accessories	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
104300	Emergency Aid Specialties	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
104400	Fire Protection Specialties	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
105113	Metal Lockers	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
105156	Turnout Gear Lockers	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
107500	Flagpoles	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
11 - Equipment					
110000	Equipment Installation	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
113013	Residential Appliances	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
12 - Furnishings					
122400	Roller Window Shades	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
21 - Fire Suppression					
210500	Common Work Results for Fire Suppression	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
210523	General-Duty Valves for Water-Based Fire-Suppression Piping	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
211300	Fire-Suppression Sprinkler Systems	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
22 - Plumbing					
220513	Common Motor Requirements for Plumbing Equipment	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
220519	Meters and Gauges for Plumbing Piping	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
220523	General-Duty Valves for Plumbing Piping	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
220529	Hangers and Supports for Plumbing Piping and Equipment	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
220553	Identification for Plumbing Piping and Equipment	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
220716	Plumbing Equipment Insulation	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
220719	Plumbing Piping Insulation	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
221005	Plumbing Piping	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
221006	Plumbing Piping Specialties	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
221123	Domestic Water Pumps	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications

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Number	Description	Revision	Issued Date	Received Date	Set
221319	Sanitary Waste Piping Specialties	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
224000	Plumbing Fixtures	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
23 - Heating, Ventilating, and Air Conditioning (HVAC)					
230130	HVAC Air Distribution System Cleaning	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
230513	Common Motor Requirements for HVAC Equipment	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
230516	Expansion Fittings and Loops for HVAC Piping	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
230523	General-Duty Valves for HVAC Piping	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
230529	Hangers and Supports for HVAC Piping and Equipment	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
230553	Identification for HVAC Piping and Equipment	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
230593	Testing, Adjusting, and Balancing for HVAC	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
230713	Duct Insulation	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
230716	HVAC Equipment Insulation	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
230719	HVAC Piping Insulation	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
230800	Commissioning of HVAC	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
231123	Facility Natural-Gas Piping	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
232113	Hydronic Piping	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
232114	Hydronic Specialties	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
232123	Hydronic Pumps	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
232300	Refrigerant Piping	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
233100	HVAC Ducts and Casings	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
233300	Air Duct Accessories	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
233416	Centrifugal HVAC Fans	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
233423	HVAC Power Ventilators	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
234000	HVAC Air Cleaning Devices	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
235216	Condensing Boilers	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
26 - Electrical					
260519	Low-Voltage Electrical Power Conductors and Cables	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
260526	Grounding and Bonding for Electrical Systems	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
260529	Hangers and Supports for Electrical Systems	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
260533	Boxes for Electrical Systems	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
260553	Identification for Electrical Systems	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
260573	Power System Studies	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
260923	Lighting Control Devices	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
260943	Network Lighting Controls	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
262100	Low-Voltage Electrical Service Entrance	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
262413	Switchboards	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
262416	Panelboards	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications

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Number	Description	Revision	Issued Date	Received Date	Set
262713	Power and Energy Meters	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
262726	Wiring Devices	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
262816	Enclosed Switches	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
263213	Engine Generators	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
263353	Static Uninterruptible Power Supply	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
263600	Transfer Switches	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
264100	Facility Lightning Protection	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
264300	Surge Protective Devices	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
265100	Interior Lighting	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
265600	Exterior Lighting	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
28 - Electronic Safety and Security					
281500	Integrated Access Control Hardware Devices	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
31 - Earthwork					
311000	Site Clearing	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
311012	Fine Grading	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
311018	Soil Erosion Control	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
312000	Earth Moving	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
312316	Excavation	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
32 - Exterior Improvements					
321216	Hot-Mix Asphalt Concrete Paving	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
321313	Cement Concrete Pavements, Curbs and Gutters	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
321373	Concrete Paving Joint Sealants	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
321415	Pavement Markings	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
329200	Turfs and Grasses	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
329220	Topsoil	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
329300	Landscape Planting	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
329400	Landscape Maintenance & Warranty Standards	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
33 - Utilities					
331100	Water Main	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
333100	Sanitary Sewers	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications
334100	Storm Sewers, Underdrains and Drainage Structures	0	08/24/26	08/25/26	FS02 - 65% Progress Design & IFB Civil & Structural Specifications

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Fire Station 03 - Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
000110	Table of Contents	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
000115	List of Drawing Sheets	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
01 - General Requirements					
011000	Summary	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
012200	Unit Prices	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
012300	Alternates	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
012500	Substitution Procedures	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
013000.01	Administrative Requirements	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
014000	Quality Requirements	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
016000	Product Requirements	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
016116	Volatile Organic Compound (VOC) Content Restrictions	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
017000	Execution and Closeout Requirements	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
017419	Construction Waste Management and Disposal	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
017800	Closeout Submittals	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
017900	Demonstration and Training	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
019113	General Commissioning Requirements	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
03 - Concrete					
031000	Concrete Forming and Accessories	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
032000	Concrete Reinforcing	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
033000	Cast-in-Place Concrete	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
033511	Concrete Floor Finishes	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
035400	Cast Underlayment	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
04 - Masonry					
042000	Unit Masonry	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
05 - Metals					
051200	Structural Steel Framing	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
053100	Steel Decking	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
055000	Metal Fabrications	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
055100	Metal Stairs	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
055213	Pipe and Tube Railings	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
058010	Post-Installed Anchors	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
06 - Wood, Plastics, and Composites					

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Number	Description	Revision	Issued Date	Received Date	Set
061000	Rough Carpentry	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
061753	Shop-Fabricated Wood Trusses	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
061800	Glued-Laminated Construction	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
064100	Architectural Wood Casework	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
07 - Thermal and Moisture Protection					
070543.11	Composite Cladding Support Systems	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
071300	Sheet Waterproofing	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
072100	Thermal Insulation	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
072129	Sprayed Insulation	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
072700	Air Barriers	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
073113	Asphalt Shingles	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
074213	Metal Wall Panels	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
074646	Fiber-Cement Siding	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
075300	Elastomeric Membrane Roofing	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
076200	Sheet Metal Flashing and Trim	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
077100	Roof Specialties	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
077123	Manufactured Gutters and Downspouts	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
077200	Roof Accessories	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
078400	Firestopping	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
079200	Joint Sealants	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
08 - Openings					
080671	Door Hardware Schedule	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
081113	Hollow Metal Doors and Frames	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
081126	Interior Aluminum Frames	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
081416	Flush Wood Doors	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
083100	Access Doors and Panels	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
083510	Folding Panel Doors and Grilles	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
083613	Sectional Doors	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
083616	Interior Barn (Sliding) Doors	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
084313	Aluminum-Framed Storefronts	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
085659	Service and Teller Window Units	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
087100	Door Hardware	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
088000	Glazing	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
088813	Fire-Rated Glazing	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
089100	Louvers	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
09 - Finishes					
092116	Gypsum Board Assemblies	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications

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Number	Description	Revision	Issued Date	Received Date	Set
093000	Tiling	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
095100	Acoustical Ceilings	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
096500	Resilient Flooring	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
096813	Tile Carpeting	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
099000	Painting and Coating	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
10 - Specialties					
101100	Visual Display Units	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
101200	Display Cases	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
101419	Dimensional Letter Signage	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
101423	Panel Signage	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
102600	Wall and Door Protection	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
102800	Toilet, Bath, and Laundry Accessories	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
104300	Emergency Aid Specialties	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
104400	Fire Protection Specialties	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
105113	Metal Lockers	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
105156	Turnout Gear Lockers	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
107500	Flagpoles	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
11 - Equipment					
110000	Equipment Installation	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
113013	Residential Appliances	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
12 - Furnishings					
122400	Roller Window Shades	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
21 - Fire Suppression					
210500	Common Work Results for Fire Suppression	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
210523	General-Duty Valves for Water-Based Fire-Suppression Piping	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
211300	Fire-Suppression Sprinkler Systems	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
22 - Plumbing					
220513	Common Motor Requirements for Plumbing Equipment	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
220519	Meters and Gauges for Plumbing Piping	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
220523	General-Duty Valves for Plumbing Piping	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
220529	Hangers and Supports for Plumbing Piping and Equipment	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
220553	Identification for Plumbing Piping and Equipment	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
220716	Plumbing Equipment Insulation	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
220719	Plumbing Piping Insulation	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
221005	Plumbing Piping	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
221006	Plumbing Piping Specialties	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
221123	Domestic Water Pumps	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications

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Number	Description	Revision	Issued Date	Received Date	Set
221319	Sanitary Waste Piping Specialties	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
224000	Plumbing Fixtures	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
23 - Heating, Ventilating, and Air Conditioning (HVAC)					
230130.51	HVAC Air-Distribution System Cleaning	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
230513	Common Motor Requirements for HVAC Equipment	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
230516	Expansion Fittings and Loops for HVAC Piping	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
230523	General-Duty Valves for HVAC Piping	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
230529	Hangers and Supports for HVAC Piping and Equipment	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
230553	Identification for HVAC Piping and Equipment	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
230593	Testing, Adjusting, and Balancing for HVAC	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
230713	Duct Insulation	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
230716	HVAC Equipment Insulation	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
230719	HVAC Piping Insulation	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
230800	Commissioning of HVAC	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
231123	Facility Natural-Gas Piping	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
232113	Hydronic Piping	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
232114	Hydronic Specialties	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
232123	Hydronic Pumps	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
232300	Refrigerant Piping	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
233100	HVAC Ducts and Casings	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
233300	Air Duct Accessories	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
233416	Centrifugal HVAC Fans	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
233423	HVAC Power Ventilators	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
234000	HVAC Air Cleaning Devices	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
235216	Condensing Boilers	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
26 - Electrical					
260519	Low-Voltage Electrical Power Conductors and Cables	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
260526	Grounding and Bonding for Electrical Systems	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
260529	Hangers and Supports for Electrical Systems	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
260533.16	Boxes for Electrical Systems	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
260553	Identification for Electrical Systems	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
260573	Power System Studies	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
260923	Lighting Control Devices	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
260943	Network Lighting Controls	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
262100	Low-Voltage Electrical Service Entrance	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
262413.11	Switchboards	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
262416.23	Panelboards	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications

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Number	Description	Revision	Issued Date	Received Date	Set
262713.13	Power and Energy Meters	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
262726	Wiring Devices	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
262816.16	Enclosed Switches	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
263213	Engine Generators	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
263353	Static Uninterruptible Power Supply	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
263600	Transfer Switches	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
264100	Facility Lightning Protection	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
264300	Surge Protective Devices	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
265100	Interior Lighting	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
265600	Exterior Lighting	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
28 - Electronic Safety and Security					
281500	Integrated Access Control Hardware Devices	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
31 - Earthwork					
311000	Site Clearing	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
311012	Fine Grading	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
311018	Soil Erosion Control	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
312000	Earth Moving	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
32 - Exterior Improvements					
321313	Cement Concrete Pavements, Curbs and Gutters	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
321373	Concrete Paving Joint Sealants	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
321415	Pavement Markings	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
329200	Turfs and Grasses	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
329220	Topsoil	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
329300	Landscape Planting	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
329400	Landscape Maintenance & Warranty Standards	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
33 - Utilities					
331100	Water Main	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
333100	Sanitary Sewers	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications
334100	Storm Sewers, Underdrains and Drainage Structures	0	08/24/26	08/25/26	FS03 - 65% Progress Design & IFB Civil & Structural Specifications

CHRISTMAN
BUILDING SINCE 1894

Attachment F

List of Drawings

Phone: 313-908-6060 www.christmanco.com

The Christman Company Book Tower 1265 Washington Boulevard, Suite 200 Detroit, MI 48226

The Christman Company

Fire Station #2 - Current Drawings

Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
Architectural						
A-101	Floor Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-121	Reflected Ceiling Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-161	Furniture and Equipment Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-191	Roof Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-201	Exterior Elevations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-301	Building Sections	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-311	Wall Sections	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-312	Wall Sections	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-401	Enlarged Plan & Int. Elevations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-402	Enlarged Plan & Int. Elevations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-403	Enlarged Plan & Int. Elevations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-404	Enlarged Plan & Int. Elevations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-461	Vertical Circulation & Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-501	Types, Systems, & Assemblies	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-502	Types, Systems, & Assemblies	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-511	Exterior Section Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-512	Exterior Section Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-521	Exterior Plan Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-531	Roof Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-561	Door Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-571	Partition Types	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published

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Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
A-572	Typical Partition & Miscellaneous Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-573	Typical Partition & Miscellaneous Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-576	Ceiling Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-591	Millwork Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-601	Door Schedule	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-602	Finish Schedules	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-641	Typical Signage Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-901	3D Views	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-902	3D Views	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AL-101	FLOOR PLANS - ALERTING	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AL-121	CEILING PLANS -ALERTING	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AL-501	ALERTING SYSTEM DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AS-101	Architectural Site Plan - FS.02	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AS-102	Architectural Site Plan - FS.03	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AS-401	Generator Enclosure Plan & Elevations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AV-101	FLOOR PLANS - AV	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AV-121	CEILING PLANS -AV	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AV-501	AV DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Civil						
C1.1	General Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C2.1	Topographical Survey (1 of 2)	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C2.2	Topogaphical Survey (2 of 2)	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C3.1	Demolition Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C3.2	Wetland Impact Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C3.3	Woodland Impact Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published

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Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
C4.1	Utility Plan - Storm & Sanitary	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C4.2	Utility Plan - Watermain	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C4.3	Storm Water Management Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C4.4	Utility Notes And Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C4.5	Drainage Area Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C4.6	Watermain Profiles	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C5.1	Paving Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C5.2	Paving Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C6.1	Grading Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C7.1	Soil Erosion And Sedimentation Control Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C7.2	SOIL EROSION AND SEDIMENTATION CONTROL DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C8.1	City of Novi PAVING STANDARD DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C8.2	CITY OF NOVI PAVING STANDARD DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C9.2	City of Novi STORM SWER STANDARD DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C9.2.2	City of Novi STORM SWER STANDARD DETAILS	1	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C10.1	City of Novi SANITARY SEWER STANDARD DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C10.2	City of Novi SANITARY SEWER STANDARD DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C10.3	City of Novi - SANITARY SEWER STANDARDS DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C11.1	City of Novi Water Main Standard Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C11.2	City of Novi Water Main Standard Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C11.3	City of Novi Water Main Standard Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C11.4	City of Novi Water Main Standard Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C11.5	City of Novi Water Main Standard Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Cover Page						
2025-CO308-001	65% Progress Design	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published

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Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
Electrical						
E-001	Electrical General Notes & Abbreviations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-002	Electrical Legends	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-003	Electrical Legends	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-501	Electrical Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-561	Grounding Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-601	Panel Schedules	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-611	Lighting Fixture Schedule	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-701	Single Line Diagram	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
EL101	Level 1 Lighting Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
EM101	Level 1 Misc Systems	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
EP101	Level 1 Power Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
EP102	Roof and Mezzanine Level Power Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES-000	SECURITY SYMBOLS & NOTES	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES101	Electrical Site Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES-101	FLOOR PLANS - SECURITY	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES102	Electrical Site Photometric Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES-121	CEILING PLANS -SECURITY	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES-501	SECURITY DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES-502	SECURITY DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ESS-101	SECURITY SITE PLAN	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Fire Protection						
F-001	Fire Protection General Notes	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
F-101	Level 1 Plan - Overall	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
F-501	Fire Protection Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published

The Christman Company

Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
General						
G-011	Sheet Index, General Notes, Abbreviations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-012	Code Summary and Occupancy Classifications	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-013	Life Safety and Function of Space Plans	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-014	Storm Shelter Plan & Data	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-021	Accessibility Guidelines	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-022	Accessibility Guidelines	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-023	Accessibility Guidelines	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Interior						
IT-000	IT & AV SYMBOLS & NOTES	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
IT-101	FLOOR PLANS - IT	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
IT-121	CEILING PLANS -IT	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
IT-501	IT DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
IT-502	IT DETAILS	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Landscape						
L1.0	Landscape Data	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
L1.1	Tree Planting Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
L1.2	Foundation Planting Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
L1.3	Landscape Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
L1.4	Landscape Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Mechanical						
M-001	Mechanical Notes, Legends & Abbreviations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
M-101	Level 1 HVAC Plan - Overall	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
M-191	Roof Composite Plan - Overall	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
M-601	Mechanical Schedules	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published

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Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
M-602	Mechanical Schedules	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
M-701	Mechanical Diagrams	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Plumbing						
P-001	Plumbing Notes, Legends & Abbreviations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
P-100	Underground Piping Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
P-101	Level 1 Above Ground Plumbing - Overall	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
P-191	Roof Plumbing Plan - Overall	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
P-601	Plumbing Schedules	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Structural						
S-001	Structural General Notes	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-002	Structural General Notes	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-003	Roof Snow Load Diagrams	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-004	Roof Wind Uplift Load Diagrams	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-011	Special Inspection & Testing	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-101	Foundation Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-111	Wood Shear Wall Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-123	Low Roof/Mezzanine Framing Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-124	High Roof Framing Plan	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-201	Wall Framing Elevations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-202	Wall Framing Elevations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-203	Wall Framing Elevations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-204	Framing Elevations	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-511	Typical Concrete & Rebar Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-512	Foundation Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-513	Foundation Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published

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Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
S-521	Typical Wood Framing Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-522	Typical Wood Framing Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-523	Typical Wood Framing Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-524	Wood Framing Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-531	Typical Steel Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-541	Typical CMU Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-542	CMU Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-543	Brick Veneer Details	0	08/24/2026	08/25/2026	FS02 - 65% Progress Design & IFB Civil & Structural Drawings	Published

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Fire Station #3 - Current Drawings

Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
Architectural						
A-101	Floor Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-121	Reflected Ceiling Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-161	Furniture and Equipment Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-191	Roof Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-201	Exterior Elevations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-301	Building Sections	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-311	Wall Sections	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-312	Wall Sections	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-401	Enlarged Plan & Int. Elevations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-402	Enlarged Plan & Int. Elevations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-403	Enlarged Plan & Int. Elevations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-404	Enlarged Plan & Int. Elevations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-461	Vertical Circulation & Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-501	Types, Systems, & Assemblies	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-502	Types, Systems, & Assemblies	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-511	Exterior Section Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-512	Exterior Section Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-521	Exterior Plan Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-531	Roof Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-561	Door Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-571	Partition Types	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published

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Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
A-572	Typical Partition & Miscellaneous Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-573	Typical Partition & Miscellaneous Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-576	Ceiling Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-591	Millwork Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-601	Door Schedule	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-602	Finish Schedules	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-641	Typical Signage Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-901	3D Views	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
A-902	3D Views	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AL-101	FLOOR PLANS - ALERTING	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AL-121	CEILING PLANS -ALERTING	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AL-501	ALERTING SYSTEM DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AS-101	Architectural Site Plan - FS.02	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AS-102	Architectural Site Plan - FS.03	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AS-401	Generator Enclosure Plan & Elevations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AV-101	FLOOR PLANS - AV	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AV-121	CEILING PLANS -AV	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
AV-501	AV DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Civil						
C1.1	General Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C2.1	Topographical Survey (1 of 2)	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C2.2	Topographical Survey (2 of 2)	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C2.3	Tree List	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C2.4	Tree Removal Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C3.1	Demolition Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published

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Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
C3.2	Wetland Impact Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C3.3	Woodland Impact Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C4.1	Utility Plan - Storm & Sanitary	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C4.2	Utility Plan - Watermain	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C4.3	Storm Water Management Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C4.4	Utility Notes And Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C4.5	Drainage Area Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C4.6	Watermain Profiles	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C5.1	Paving Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C5.2	Paving Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C6.1	Grading Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C7.1	Soil Erosion And Sedimentation Control Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C7.2	SOIL EROSION AND SEDIMENTATION CONTROL DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C8.1	CITY OF NOVI PAVING STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C8.2	CITY OF NOVI PAVING STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C9.2	CITY OF NOVI STORM SEWER STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C9.2.2	CITY OF NOVI STORM SEWER STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C10.1	CITY OF NOVI SANITARY SEWER STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C10.2	CITY OF NOVI SANITARY SEWER STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C10.3	CITY OF NOVI SANITARY SEWER STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C11.1	CITY OF NOVI WATER MAIN STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C11.2	CITY OF NOVI WATER MAIN STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C11.3	CITY OF NOVI WATER MAIN STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C11.4	CITY OF NOVI WATER MAIN STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
C11.5	CITY OF NOVI WATER MAIN STANDARD DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published

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Cover Page						
2025-CO308-001	65% Progress Design	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Electrical						
E-001	Electrical General Notes & Abbreviations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-002	Electrical Legends	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-003	Electrical Legends	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-501	Electrical Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-561	Grounding Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-601	Panel Schedules	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-611	Lighting Fixture Schedule	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
E-701	Single Line Diagram	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
EL101	Level 1 Lighting Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
EM101	Level 1 Misc Systems	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
EP101	Level 1 Power Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
EP102	Roof and Mezzanine Level Power Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES-000	SECURITY SYMBOLS & NOTES	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES101	Electrical Site Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES-101	FLOOR PLANS - SECURITY	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES102	Electrical Site Photometric Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES-121	CEILING PLANS -SECURITY	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES-501	SECURITY DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ES-502	SECURITY DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
ESS-101	SECURITY SITE PLAN	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Fire Protection						
F-001	Fire Protection General Notes	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published

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Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
F-101	Level 1 Plan - Overall	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
F-501	Fire Protection Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
General						
G-011	Sheet Index, General Notes, Abbreviations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-012	Code Summary and Occupancy Classifications	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-013	Life Safety and Function of Space Plans	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-014	Storm Shelter Plan & Data	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-021	Accessibility Guidelines	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-022	Accessibility Guidelines	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
G-023	Accessibility Guidelines	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Interior						
IT-000	IT & AV SYMBOLS & NOTES	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
IT-101	FLOOR PLANS - IT	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
IT-121	CEILING PLANS -IT	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
IT-501	IT DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
IT-502	IT DETAILS	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Landscape						
L1.0	Landscape Data	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
L1.1	Tree Planting Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
L1.2	Shrub & Perennial Planting Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
L1.3	Landscape Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
L1.4	Landscape Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Mechanical						
M-001	Mechanical Notes, Legends & Abbreviations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
M-101	Level 1 HVAC Plan - Overall	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published

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Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
M-191	Roof Composite Plan - Overall	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
M-601	Mechanical Schedules	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
M-602	Mechanical Schedules	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
M-701	Mechanical Diagrams	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Plumbing						
P-001	Plumbing Notes, Legends & Abbreviations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
P-100	Underground Piping Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
P-101	Level 1 Above Ground Plumbing - Overall	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
P-191	Roof Plumbing Plan - Overall	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
P-601	Plumbing Schedules	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
Structural						
S-001	Structural General Notes	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-002	Structural General Notes	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-003	Roof Snow Load Diagrams	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-004	Roof Wind Uplift Load Diagrams	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-011	Special Inspection & Testing	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-101	Foundation Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-122	Shear Wall Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-123	Low Roof/Mezzanine Framing Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-124	High Roof Framing Plan	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-201	Wall Framing Elevations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-202	Wall Framing Elevations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-203	Wall Framing Elevations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-204	Framing Elevations	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-511	Typical Concrete & Rebar Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published

CHRISTMAN
BUILDING SINCE 1894

The Christman Company

Drawing Number	Drawing Title	Revision	Drawing Date	Received Date	Set	Status
S-512	Foundation Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-513	Foundation Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-521	Typical Wood Framing Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-522	Typical Wood Framing Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-523	Typical Wood Framing Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-524	Wood Framing Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-531	Typical Steel Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-541	Typical CMU Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-542	CMU Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published
S-543	Typical Brick Veneer Details	0	08/24/2026	08/25/2026	FS03 - 65% Progress Design & IFB Civil & Structural Drawings	Published

CHRISTMAN
BUILDING SINCE 1894

Attachment I

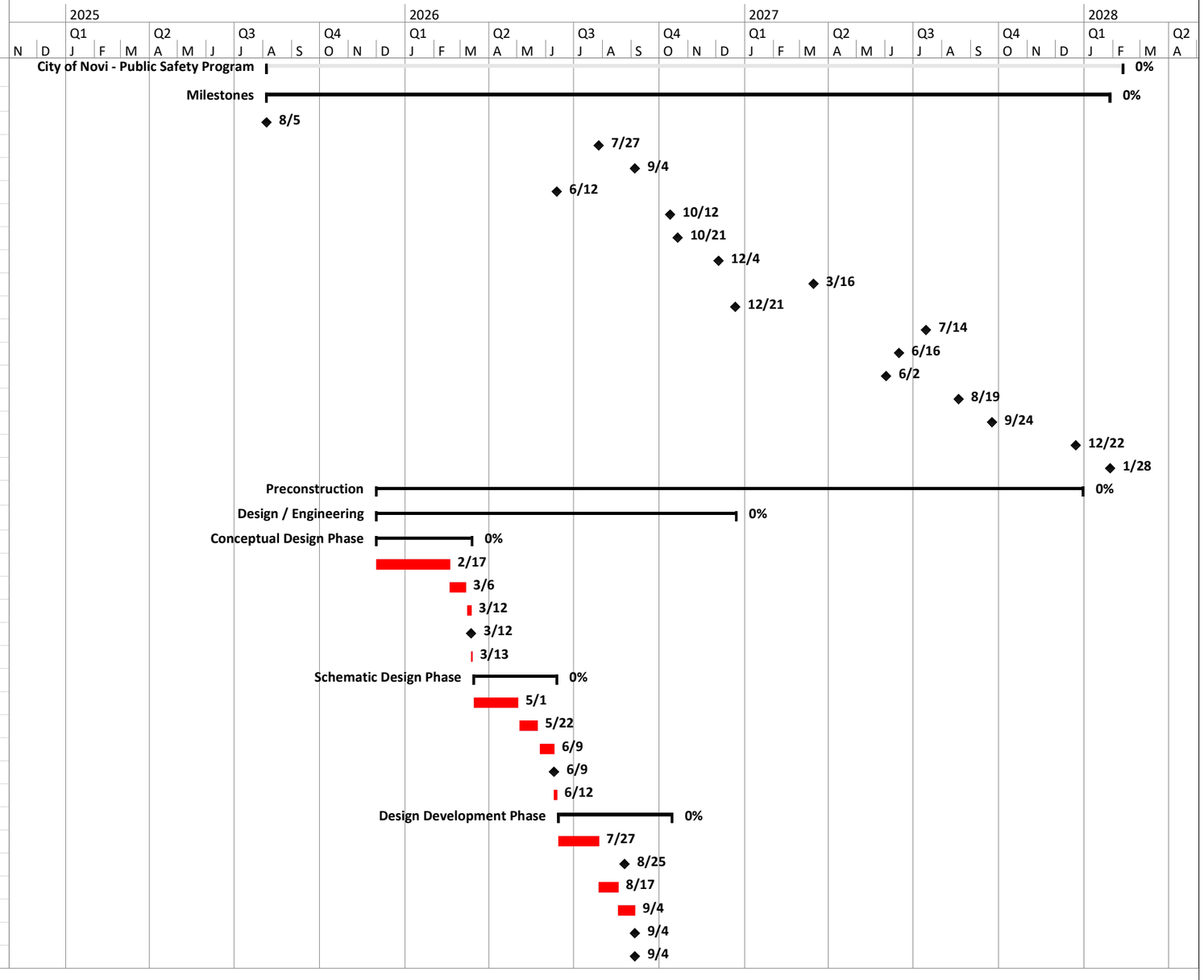
Project Schedule

Phone: 313-908-6060 www.christmanco.com

The Christman Company Book Tower 1265 Washington Boulevard, Suite 200 Detroit, MI 48226

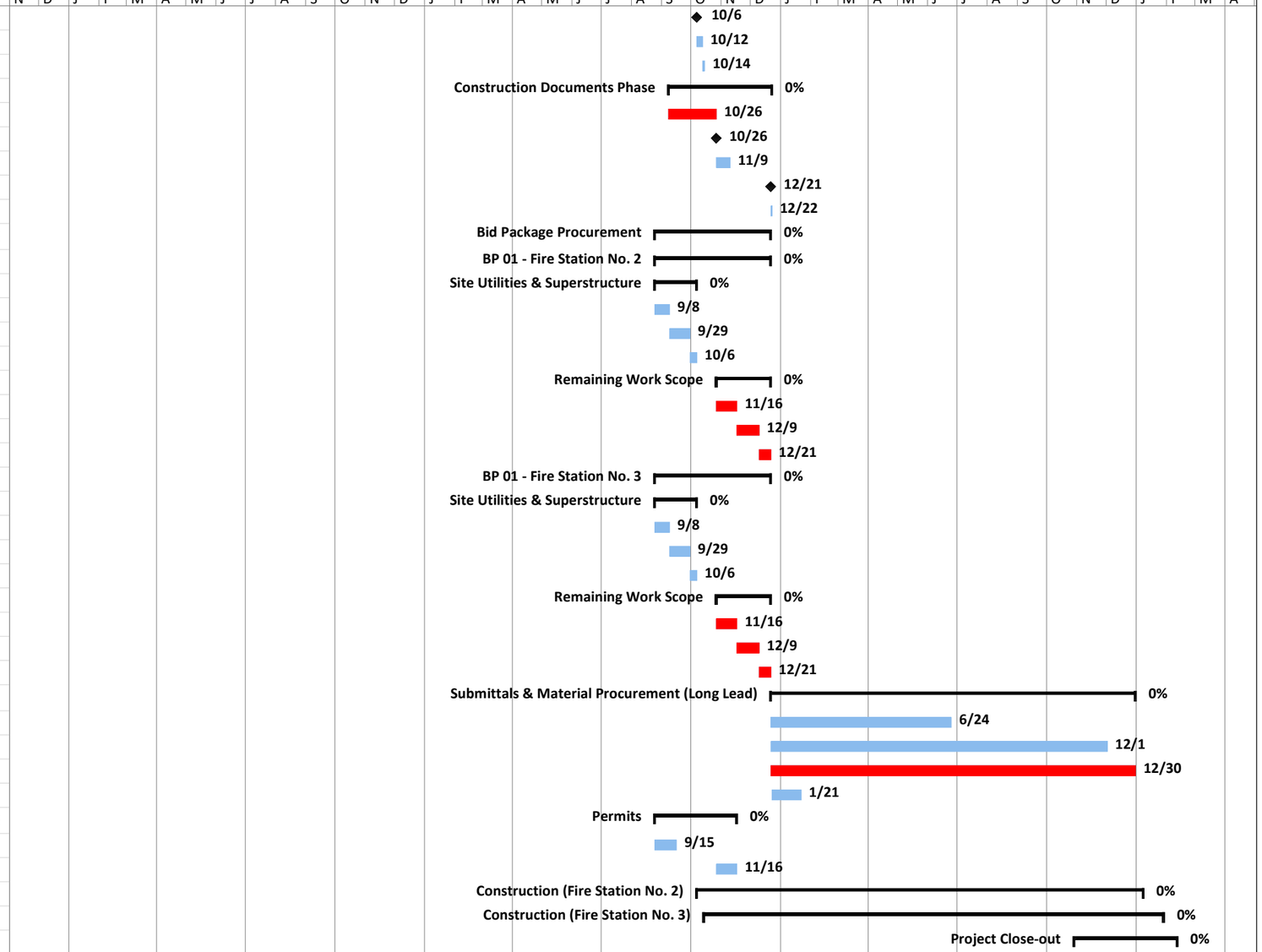
City of Novi - Public Safety Program Construction
Milestone Schedule

ID	Task Name	Duration	Start	Finish
0	**City of Novi - Public Safety Program**	**640 d**	**Tue 8/5/25**	**Fri 2/11/28**
1	**Milestones**	**630 d**	**Tue 8/5/25**	**Fri 1/28/28**
2	Notice to Proceed	0 d	Tue 8/5/25	Tue 8/5/25
3	Design Development Drawings	0 d	Mon 7/27/26	Mon 7/27/26
4	DD Estimate Presentation	0 d	Fri 9/4/26	Fri 9/4/26
5	Bond Sale	0 d	Fri 6/12/26	Fri 6/12/26
6	GMP Presentation (BP 1)	0 d	Mon 10/12/26	Mon 10/12/26
7	Project Groundbreaking	0 d	Wed 10/21/26	Wed 10/21/26
8	Start of Foundations	0 d	Fri 12/4/26	Fri 12/4/26
9	Start of Structural Steel	0 d	Tue 3/16/27	Tue 3/16/27
10	GMP Presentation (BP 2)	0 d	Mon 12/21/26	Mon 12/21/26
11	Finish of Building Dry-in	0 d	Wed 7/14/27	Wed 7/14/27
12	Start of MEP Rough-in	0 d	Wed 6/16/27	Wed 6/16/27
13	Start of Framing	0 d	Wed 6/2/27	Wed 6/2/27
14	Start of Hanging Drywall	0 d	Thu 8/19/27	Thu 8/19/27
15	Start of Interior Finishes	0 d	Fri 9/24/27	Fri 9/24/27
16	Ribbon Cutting Ceremony	0 d	Wed 12/22/27	Wed 12/22/27
17	Substantial Completion	0 d	Fri 1/28/28	Fri 1/28/28
18	**Preconstruction**	**529 d**	**Mon 12/1/25**	**Thu 12/30/27**
19	**Design / Engineering**	**270 d**	**Mon 12/1/25**	**Tue 12/22/26**
20	**Conceptual Design Phase**	**73 d**	**Mon 12/1/25**	**Fri 3/13/26**
21	Concept Design Package	55 d	Mon 12/1/25	Tue 2/17/26
22	Conceptual Design Estimate	13 d	Wed 2/18/26	Fri 3/6/26
23	PMR Package for Review & Presentation	4 d	Mon 3/9/26	Thu 3/12/26
24	Novi Council - Concept Package Presentation & Estimate A	0 d	Thu 3/12/26	Thu 3/12/26
25	Authorization to Move to SD	1 d	Fri 3/13/26	Fri 3/13/26
26	**Schematic Design Phase**	**64 d**	**Mon 3/16/26**	**Fri 6/12/26**
27	Schematic Design Phase	35 d	Mon 3/16/26	Fri 5/1/26
28	Schematic Design Estimate	15 d	Mon 5/4/26	Fri 5/22/26
29	PMR - SD Package for Review & Presentation	11 d	Tue 5/26/26	Tue 6/9/26
30	Novi Council - SD Presentation & Estimate Approval	0 d	Tue 6/9/26	Tue 6/9/26
31	Authorization to Move to DD	3 d	Wed 6/10/26	Fri 6/12/26
32	**Design Development Phase**	**86 d**	**Mon 6/15/26**	**Wed 10/14/26**
33	Design Development Drawing Issuance	30 d	Mon 6/15/26	Mon 7/27/26
34	Provide Site Utilities & Super Structure Bid Doc's	0 d	Tue 8/25/26	Tue 8/25/26
35	Design Development Estimate	15 d	Tue 7/28/26	Mon 8/17/26
36	PMR - DD Package for Review & Presentation	14 d	Tue 8/18/26	Fri 9/4/26
37	Novi Council - DD Presentation & Estimate Approval	0 d	Fri 9/4/26	Fri 9/4/26
38	Authorization to Move to CD's	0 d	Fri 9/4/26	Fri 9/4/26



City of Novi - Public Safety Program Construction
Milestone Schedule

ID	Task Name	Duration	Start	Finish
39	PMR - GMP1 Package for Review & Presentation	0 d	Tue 10/6/26	Tue 10/6/26
40	Novi Council - GMP1 Approval (FS 2 & FS 3)	4 d	Wed 10/7/26	Mon 10/12/26
41	Notice to Proceed	2 d	Tue 10/13/26	Wed 10/14/26
42	**Construction Documents Phase**	**74 d**	**Tue 9/8/26**	**Tue 12/22/26**
43	Construction Document Development (FS 2 & FS 3)	35 d	Tue 9/8/26	Mon 10/26/26
44	Construction Document Estimate	0 d	Mon 10/26/26	Mon 10/26/26
45	PMR - CD Package for Review & Presentation	10 d	Tue 10/27/26	Mon 11/9/26
46	Novi Council - GMP Approval (FS 2 & FS 3)	0 d	Mon 12/21/26	Mon 12/21/26
47	Notice to Proceed	1 d	Tue 12/22/26	Tue 12/22/26
48	**Bid Package Procurement**	**82 d**	**Tue 8/25/26**	**Mon 12/21/26**
49	**BP 01 - Fire Station No. 2**	**82 d**	**Tue 8/25/26**	**Mon 12/21/26**
50	**Site Utilities & Superstructure**	**30 d**	**Tue 8/25/26**	**Tue 10/6/26**
51	Site Utilities & Super Structure Bid Pack	10 d	Tue 8/25/26	Tue 9/8/26
52	Prepare & Submit Bids	15 d	Wed 9/9/26	Tue 9/29/26
53	Review Bids & Award Recommendation	5 d	Wed 9/30/26	Tue 10/6/26
54	**Remaining Work Scope**	**38 d**	**Tue 10/27/26**	**Mon 12/21/26**
55	Prepare Remainder of Bid Package Documents	15 d	Tue 10/27/26	Mon 11/16/26
56	Prepare & Submit Bids	15 d	Tue 11/17/26	Wed 12/9/26
57	Review Bids & Award Recommendation	8 d	Thu 12/10/26	Mon 12/21/26
58	**BP 01 - Fire Station No. 3**	**82 d**	**Tue 8/25/26**	**Mon 12/21/26**
59	**Site Utilities & Superstructure**	**30 d**	**Tue 8/25/26**	**Tue 10/6/26**
60	Site Utilities & Super Structure Bid Pack	10 d	Tue 8/25/26	Tue 9/8/26
61	Prepare & Submit Bids	15 d	Wed 9/9/26	Tue 9/29/26
62	Review Bids & Award Recommendation	5 d	Wed 9/30/26	Tue 10/6/26
63	**Remaining Work Scope**	**38 d**	**Tue 10/27/26**	**Mon 12/21/26**
64	Prepare Remainder of Bid Package Documents	15 d	Tue 10/27/26	Mon 11/16/26
65	Prepare & Submit Bids	15 d	Tue 11/17/26	Wed 12/9/26
66	Review Bids & Award Recommendation	8 d	Thu 12/10/26	Mon 12/21/26
67	**Submittals & Material Procurement (Long Lead)**	**260 d**	**Tue 12/22/26**	**Thu 12/30/27**
68	Air Handling Equipment	26 wks	Tue 12/22/26	Thu 6/24/27
69	Electrical Gear	48 wks	Tue 12/22/26	Wed 12/1/27
70	Generator	52 wks	Tue 12/22/26	Thu 12/30/27
71	Procure Site Utility Piping & Structures	20 d	Wed 12/23/26	Thu 1/21/27
72	**Permits**	**59 d**	**Tue 8/25/26**	**Mon 11/16/26**
73	Foundation, Core & Shell Building Permit	15 d	Tue 8/25/26	Tue 9/15/26
74	Building Permit	15 d	Tue 10/27/26	Mon 11/16/26
75	**Construction (Fire Station No. 2)**	**317 d**	**Wed 10/7/26**	**Fri 1/7/28**
155	**Construction (Fire Station No. 3)**	**327 d**	**Wed 10/14/26**	**Fri 1/28/28**
235	**Project Close-out**	**72 d**	**Fri 10/29/27**	**Fri 2/11/28**



Bid Comparison

Fire Station #2

Work Category: Earthwork & Site Utilities

Bid Day Ranking (1&2):	2	1	3	4	5	6	7
Anticipate to Award To:		**Awarded**					
Contractor Name:	**Merit Construction Group LLC**	**Merlo Construction Company, Inc.**	**Fessler & Bowman, Inc.**	**Site Development Inc**	**Simone Construction Service**	**Eagle Excavation, Inc.**	**Eminent Excavating LLC**
Contractor Contact:							
Base Bid:	$1,518,389	$1,532,390	$1,534,000	$1,626,000	$1,698,000	$1,794,000	$1,947,165
Bond? [Y = Need to Add/Deduct from Contract, N = Contract Correct As-is] [+ =Add, - = Deduct, Enter Value for Reference]	N	Y	N	N	N	N	N
Total Bond Requirements:	**$21,000**	**$13,000**	**$10,000**	**$16,260**	**$15,000**	**$11,000**	**$12,816**
Total Anticipated Contract:	**$1,518,389**	**$1,497,203**	**$1,534,000**	**$1,626,000**	**$1,698,000**	**$1,794,000**	**$1,947,165**

Voluntary Alternates (Individual for Each WC)												
Vol Alt 1 (Multiple Stations Awarded)	N	-	Y	($42,488)	N	-	N	($27,500)	N	-	N	-	N	($19,472)
Vol Alt 2 (Multiple Packages Awarded at One Station)	N	-	N	-	N	-	N	-	N	-	N	-	N	-
Remove Permits /Bonds	N	-	N	($24,300)	N	-	N	-	N	-	N	-	N	-
Haul 1,700 CY of spoils to FS3 (If not awarded both)	N	-	N	-	N	-	N	($5,000)	N	-	N	-	N	-
Remove Tap-In/Connection Fees	N		Y	($5,700)	N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
Total Approved Voluntary Alternates:				**($48,188)**								

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Bid Comparison Fire Station #2

Work Category: Landscaping

Bid Day Ranking (1&2):		1		2		3						
Anticipate to Award To:		**Awarded**										
Contractor Name:		**Salisbury Landscape Group**		**KLM Landscape**		**WH Canon LLC**		**Glen Oaks**		**Teddy Lawn & Landscape**		
Contractor Contact:												
Base Bid:		$144,820		$155,094		$211,530		NO BID BOND		NO BID		
Bond? [Y = Need to Add/Deduct from Contract, N = Contract Correct As-is] [+ =Add, - = Deduct, Enter Value for Reference]		N		N		N		N		N		N
Total Bond Requirements:		**$3,532**		**$2,202**		**$2,853**						
Total Anticipated Contract:		**$141,288**		**$155,094**		**$211,530**						
Voluntary Alternates (Individual for Each WC)												
Vol Alt 1 - Deduct if awarded both FS 2 and FS 3	Y	($3,532)	N	-	N	($1,500)	N		N		N	
Vol Alt 2	N	-	N	-	N	-	N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
Total Approved Voluntary Alternates:		**($3,532)**										

Bid Comparison Fire Station #2

Work Category: Concrete

Bid Day Ranking (1&2):	1	2	3	4	5		
Anticipate to Award To:	**Awarded**						
Contractor Name:	**Merlo Construction Company, Inc.**	**J.J. Barney Construction, Inc.**	**Simone Construction Services**	**Great Lakes Contracting Solutions**	**Christman Constructors, Inc.**	**Prime Construction**	
Contractor Contact:							
Base Bid:	$934,433	$1,096,161	$1,148,000	$1,262,456	$1,389,000	NO BID	
Bond? [Y = Need to Add/Deduct from Contract, N = Contract Correct As-is] [+ =Add, - = Deduct, Enter Value for Reference]	Y	N	N	N	N	N	N
Total Bond Requirements:	**$8,000**	**$8,652**	**$10,700**	**$14,292**	**$10,000**		
Total Anticipated Contract:	**$942,433**	**$1,096,161**	**$1,148,000**	**$1,262,456**	**$1,389,000**		

Voluntary Alternates (Individual for Each WC)														
Vol Alt 1 (Multiple Stations Awarded)	N	-	N	($5,000)	N	-	N	($50,000)	N	-	N		N	
Vol Alt 2 (Multiple Packages Awarded at One Station)	N	-	N	-	N	-	N	-	N	-	N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
Total Approved Voluntary Alternates:														

Bid Comparison Fire Station #2

Work Category: Masonry

Bid Day Ranking (1&2):	1	2	3				
Anticipate to Award To:	**Awarded**						
Contractor Name:	**J&J Construction Company**	**Baker Construction Co., Inc.**	**Albaugh Masonry Stone and Tile Inc.**	**Leidal & Hart Mason**			
Contractor Contact:							
Base Bid:	$714,246	$738,275	$965,000	NO BID			
Bond? [Y = Need to Add/Deduct from Contract, N = Contract Correct As-is] [+ =Add, - = Deduct, Enter Value for Reference]	N	N	N	N	N	N	N
Total Bond Requirements:	**$7,386**	**$6,000**	**$9,650**				
Total Anticipated Contract:	**$714,246**	**$738,275**	**$965,000**				

Voluntary Alternates (Individual for Each WC)													
Vol Alt 1 - Combined Deduct for FS2 and FS3	N	-	N	($15,000)	N	$12,500	N		N		N		N	
Vol Alt 2	N	-	N	-	N	-	N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
Total Approved Voluntary Alternates:													

Bid Comparison Fire Station #2

Work Category: Structural Steel

Bid Day Ranking (1&2):		**1**										
Anticipate to Award To:		**Awarded**										
Contractor Name:		**Ross Structural Steel, Inc**		**Redinger Steel**		**Midwest Steel**		**Casadei Steel**				
Contractor Contact:												
Base Bid:		$408,000		NO BID		NO BID		NO BID				
Bond? [Y = Need to Add/Deduct from Contract, N = Contract Correct As-is] [+ =Add, - = Deduct, Enter Value for Reference]		Y		N		N		N		N		N
Total Bond Requirements:		**$6,000**										
Total Anticipated Contract:		**$414,000**										

Voluntary Alternates (Individual for Each WC)												
Vol Alt 1	N	-	N		N		N		N		N	
Vol Alt 2	N	-	N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
Total Approved Voluntary Alternates:												

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Bid Comparison Fire Station #3

Work Category: Earthwork & Site Utilities

Bid Day Ranking (1&2):		1		2		3		4		5		6		7
Anticipate to Award To:		**Awarded**												
Contractor Name:		**Merlo Construction Company**		**Fessler & Bowman, Inc**		**Site Development Inc**		**Simone Construction Services**		**Merit Construction Group, LLC**		**Eminent Excavating LLC**		**Eagle Excavation, Inc.**
Contractor Contact:														
Base Bid:		$1,131,125		$1,135,000		$1,136,000		$1,153,000		$1,259,212		$1,353,472		$1,475,000
Bond? [Y = Need to Add/Deduct from Contract, N = Contract Correct As-is] [+ =Add, - = Deduct, Enter Value for Reference]		Y		N		N		N		N		N		N
Total Bond Requirements:		**$13,000**		**$8,000**		**$11,360**		**$10,700**		**$25,000**		**$9,100**		**$9,500**
Total Anticipated Contract:		**$1,095,938**		**$1,135,000**		**$1,136,000**		**$1,153,000**		**$1,259,212**		**$1,353,472**		**$1,475,000**
Voluntary Alternates (Individual for Each WC)														
Vol Alt 1 (Multiple Stations Awarded)	Y	($42,488)	N	-	N	($27,500)	N	-	N	-	N	($13,535)	N	-
Vol Alt 2 (Multiple Packages Awarded at One Station)	N	-	N	-	N	-	N	-	N	-	N	-	N	-
Remove Permits /Bonds	N	($24,300)	N	-	N	-	N	-	N	-	N	-	N	-
Spoils excavated from BLDG undercut as engineered fills	N	-	N	-	N	($55,000)	N	-	N	-	N	-	N	-
if not awarded FS2, receive spoils for engineered fills	N	-	N	-	N	($40,000)	N	-	N	-	N	-	N	-
Remove Tap-In/Connection Fees	Y	($5,700)	N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
	N		N		N		N		N		N		N	
Total Approved Voluntary Alternates:		**($48,188)**												

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Bid Comparison Fire Station #3

Work Category: Landscaping

Bid Day Ranking (1&2):			1		2		3					
Anticipate to Award To:			**Awarded**									
Contractor Name:			**Salisbury Landscape Group**		**KLM Landscape**		**WH Canon LLC**		**Glen Oaks**		**Teddy's Lawn & Landscape**	
Contractor Contact:												
Base Bid:			$198,471		$240,055		$317,770		NO BID BOND		NO BID	
Bond? [Y = Need to Add/Deduct from Contract, N = Contract Correct As-is] [+ =Add, - = Deduct, Enter Value for Reference]			N		N		N		N		N	N
Total Bond Requirements:			**$4,840**		**$3,408**		**$317,770**					
Total Anticipated Contract:			**$193,631**		**$240,055**		**$317,770**					

Voluntary Alternates (Individual for Each WC)												
Vol Alt 1 - Dedcut if awarded both FS 2 and FS 3	N		Y	($4,840)	N	-	N	($1,500)	N		N	N
Vol Alt 2	N		N	-	N	-	N		N		N	N
	N		N		N		N		N		N	N
	N		N		N		N		N		N	N
	N		N		N		N		N		N	N
	N		N		N		N		N		N	N
	N		N		N		N		N		N	N
	N		N		N		N		N		N	N
	N		N		N		N		N		N	N
	N		N		N		N		N		N	N
Total Approved Voluntary Alternates:			**($4,840)**									

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Bid Comparison Fire Station #3

Work Category: Concrete

Bid Day Ranking (1&2):	1	2	3	4			
Anticipate to Award To:	**Awarded**						
Contractor Name:	**J.J. Barney Construction, Inc.**	**Simone Construction Services**	**Great Lakes Contracting Solutions**	**Christman Constructors, Inc.**	**Prime Construction**		
Contractor Contact:							
Base Bid:	$1,096,930	$1,156,000	$1,259,351	$1,439,000	NO BID		
Bond? [Y = Need to Add/Deduct from Contract, N = Contract Correct As-is] [+ =Add, - = Deduct, Enter Value for Reference]	N	N	N	N	N	N	N
Total Bond Requirements:	**$8,654**	**$10,800**	**$14,257**	**$10,000**			
Total Anticipated Contract:	**$1,115,430**	**$1,156,000**	**$1,259,351**	**$1,439,000**			

Voluntary Alternates (Individual for Each WC)												
Vol Alt 1 (Multiple Stations Awarded)	N	($5,000)	N	-	N	($50,000)	N	-	N		N	
Vol Alt 2 (Multiple Packages Awarded at One Station)	N	-	N	-	N	-	N	-	N		N	
Add mud mat for trench drains	Y	$18,500	N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
Total Approved Voluntary Alternates:	**$18,500**											

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Bid Comparison Fire Station #3

Work Category: Masonry

Bid Day Ranking (1&2):		1		2		3									
Anticipate to Award To:		**Awarded**													
Contractor Name:		**J&J Construction Company**		**Baker Construction Co., Inc.**		**Albaugh Masonry Stone and Tile Inc.**		**Leidal & Hart Mason**							
Contractor Contact:															
Base Bid:		$714,246		$738,275		$965,000		NO BID							
Bond? [Y = Need to Add/Deduct from Contract, N = Contract Correct As-is] [+ =Add, - = Deduct, Enter Value for Reference]		N		N		N		N		N		N		N	
Total Bond Requirements:		**$7,386**		**$6,000**		**$9,560**									
Total Anticipated Contract:		**$714,246**		**$738,275**		**$965,000**									
Voluntary Alternates (Individual for Each WC)															
Vol Alt 1 (Multiple Stations Awarded)	N	-	N	($15,000)	N	($12,500)	N		N		N		N		
Vol Alt 2 (Multiple Packages Awarded at One Station)	N	-	N	-	N	-	N		N		N		N		
	N		N		N		N		N		N		N		
	N		N		N		N		N		N		N		
	N		N		N		N		N		N		N		
	N		N		N		N		N		N		N		
	N		N		N		N		N		N		N		
	N		N		N		N		N		N		N		
	N		N		N		N		N		N		N		
	N		N		N		N		N		N		N		
Total Approved Voluntary Alternates:															

Bid Comparison Fire Station #3

Work Category: Structural Steel

Bid Day Ranking (1&2):		**1**										
Anticipate to Award To:		**Awarded**										
Contractor Name:		**Ross Structrual Steel, Inc**		**Redinger Steel**		**Midwest Steel**		**Casadei Steel**				
Contractor Contact:												
Base Bid:		$408,000		NO BID		NO BID		NO BID				
Bond? [Y = Need to Add/Deduct from Contract, N = Contract Correct As-is] [+ =Add, - = Deduct, Enter Value for Reference]		Y		N		N		N		N		N
Total Bond Requirements:		**$6,000**										
Total Anticipated Contract:		**$414,000**										

Voluntary Alternates (Individual for Each WC)												
Vol Alt 1	N	-	N		N		N		N		N	
Vol Alt 2	N	-	N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
	N		N		N		N		N		N	
Total Approved Voluntary Alternates:												

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CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Discussion regarding potential electric bicycle (e-bike) ordinance

SUBMITTING DEPARTMENT: City Manager's

KEY HIGHLIGHTS:

- The Finance and Administration Committee at their recent meeting discussed possible laws governing the use of e-bikes

BACKGROUND INFORMATION:

The popularity of electric bicycle use in Michigan accelerated beginning in approximately 2020. Michigan municipalities are increasingly confronting electric bicycle issues that are somewhat different from the traditional bicycle problems. The principal concerns are speed, young or inexperienced operators, sidewalk and trail conflicts, difficulty distinguishing legal electric bicycles from higher-powered electric vehicles, and enforcement. Bicycle riders on sidewalks must yield to pedestrians and give an audible signal before overtaking or passing a pedestrian. Electric bicycle riders approach pedestrians considerably faster and with less physical effort than a traditional bicycle.

Michigan's state-level Motor Vehicle Code permits Class 1 and Class 2 electric bicycles to provide motor assistance up to 20 mph and Class 3 electric bicycles to provide assistance up to 28 mph. Those speeds can be problematic on a sidewalk, narrow pathway, park walkway, or heavily used shared-use trail even though they may not be excessive when traveling on a roadway.

The Motor Vehicle Code does not establish a general minimum age for Class 1 or Class 2 electric bicycles. For a Class 3 electric bicycle, an operator must be at least 14, and persons under 18 operating or riding as a passenger on a Class 3 electric bicycle must wear a helmet. Consequently, municipalities can encounter relatively young riders operating Class 1 or Class 2 devices capable of motor-assisted speeds of 20 mph.

Electric bicycles are different from what have come to be called "e-motos," which are more like motorcycles or dirt bikes than regular bicycles. Unfortunately, e-motos have become almost more prevalent than e-bikes.

Recent incidents involving juveniles have contributed to Michigan municipalities examining additional regulations. For example, in Bloomfield Township, two 13-year-olds were critically injured while crossing Telegraph Road on an electric vehicle (though reports indicate that device was an "e-moto" vehicle rather than an e-bike). Last week in Farmington Hills, a 9-year-old girl was hit by an e-moto as she exited her school bus.

Staff has come to better understand the laws governing e-motos. Individuals who intend to operate them should consider them as similar to owning and operating a motorcycle. Registration and insurance are necessary to use them on a public street or road. They cannot be operated on bike paths or sidewalks. Individuals under the age of 21 must wear a helmet when riding an e-moto and again must meet the 16-year-old licensing criteria.

How other communities are currently addressing e-bikes:

Community	**Regulatory approach**
South Lyon	Permits qualifying e-bikes on the Rail Trail with a 15-mph speed limit; restricts downtown sidewalk riding.
Berkley	Prohibits e-bikes and e-motos on all city sidewalks and in parks. Also restricts other micromobility devices in designated areas.
Dearborn Heights	Prohibits all three e-bike classes on city-owned property, including parks, greenways, recreational areas and municipal facilities.
Port Huron	Pursued targeted downtown and waterfront restrictions, with lower speed limits on other sidewalks. The September 14th proposal was at first reading; final adoption should be confirmed.
Farmington	Council voted unanimously to have the city attorney draft an ordinance banning e-bikes, e-scooters, and other small vehicles from downtown sidewalks and city parks.
Clinton Twp.	Revised their ordinance regulating electric bicycles on township property. Ordinance revisions include a revised definition to ensure clarity on what an e-bike is per township ordinance. Other changes included requiring helmets for riders younger than 18, limiting operating speeds to no more than 10 mph on township property, placing limits on e-bike use in township parks, and establishing fines for ordinance violations.
Grosse Ile	Permits traditional bicycles, Class 1 and Class 2 e-bikes, and electric scooters/skateboards on sidewalks and shared-use pathways, subject to a 15-mph maximum speed limit and requirements to operate safely around pedestrians. Riders must yield to pedestrians and provide an audible warning before passing on the left. Class 3 e-bikes and mopeds are prohibited on sidewalks. Additionally, the Township prohibits electric bicycles, electric

	scooters/skateboards, and mopeds on unpaved trails, in nature areas, and in environmentally sensitive locations.
Marquette	Permits Class 1, 2 and 3 e-bikes, electric scooters, skateboards and other qualifying electric mobility devices with motors not exceeding 750 watts on designated multi-use pathways. The City prohibits reckless riding and excessive speeds, requires riders to maintain control, keep right and pass safely, and restricts electric mobility devices on sidewalks throughout much of the downtown district. High-powered e-motos and electric dirt bikes are prohibited on multi-use pathways. Non-street-legal e-motos are also prohibited on city streets and sidewalks

Additional information from SEMCOG, including a September 2, 2026 SEMCOG University workshop session.

RECOMMENDED ACTION: Discussion regarding potential electric bicycle (e-bike) ordinance.

CLASS 1 E-BIKE
PEDAL ASSIST ONLY



Illustration only.
E-bikes come in many shapes and sizes.

TOP ASSIST SPEED
Up to 20 MPH

MOTOR POWER
750W or less

PEDALS
Required
(Must be functional)

THROTTLE
No
(Pedal Assist Only)

AGE / HELMET REQUIREMENT
None

WHERE YOU CAN RIDE
Bike lanes, streets, and most non motorized trails

LEGAL STATUS IN MI
Legal to operate anywhere a traditional bicycle is allowed.
No license, registration, or insurance is required.

CLASS 2 E-BIKE
PEDAL ASSIST ONLY



Illustration only.
E-bikes come in many shapes and sizes.

TOP ASSIST SPEED
Up to 20 MPH

MOTOR POWER
750W or less

PEDALS
Required
(Must be functional)

THROTTLE
Yes
(Throttle + Pedal Assist)

AGE / HELMET REQUIREMENT
None

WHERE YOU CAN RIDE
Allowed on roads and bike lanes, DNR trails require a free mobility permit

LEGAL STATUS IN MI
Legal to operate anywhere a traditional bicycle is allowed.
No license, registration, or insurance is required.

CLASS 3 E-BIKE
PEDAL ASSIST ONLY



Illustration only.
E-bikes come in many shapes and sizes.

TOP ASSIST SPEED
Up to 28 MPH

MOTOR POWER
750W or less

PEDALS
Required
(Must be functional)

THROTTLE
No
(Pedal Assist Only)

AGE / HELMET REQUIREMENT
14+/ Required for under 18

WHERE YOU CAN RIDE
Allowed on roads and bike lanes, Banned from DNR non motorized trails

LEGAL STATUS IN MI
Legal to operate anywhere a traditional bicycle is allowed.
No license, registration, or insurance is required.

E-MOTO
OUT OF CLASS E-BIKE



Illustration only.
E-motos come in many shapes and sizes.

TOP SPEED
29 MPH+ Throttle Only

MOTOR POWER
750W+

PEDALS
None or Not Needed

THROTTLE
Yes
(Throttle + Pedal Assist)

AGE / HELMET REQUIREMENT
16+/ Required for under 18

WHERE YOU CAN RIDE
Not allowed on bike lanes, shared use paths, streets, sidewalks, or trails.

LEGAL STATUS IN MI
Does not qualify for an e-bike under Michigan Vehicle code.
Registration, license, and insurance may be required if used on public roads.

THE WALL STREET JOURNAL.

BUSINESS • AUTOS

The New Rebel Motorcycle Isn't a Harley. It's an Electric Dirt Bike.

E-motos aren't street-legal, but they are drawing newbies to an industry thirsty for young riders



Joe Sulzbach and his sons, who live in the Houston suburbs, have become fans of e-motos. Arturo Olmos for WSJ

By John Keilman

June 7, 2026 11:00 am ET

Quick Summary

- E-motos—cheap and fast electric dirt bikes—have become some of the popular motorcycles in the U.S., attracting young riders but raising public safety concerns.
- The e-moto trend has led to increased enforcement, with New York police crushing seized bikes and Illinois enacting legislation for street-legal requirements.
- E-motos are seen as a vital source of new riders for the motorcycle industry, which saw sales drop 8% last year, but face regulatory challenges similar to 1970s dirt bikes.

Meet the bad boy of micromobility.

The e-moto, an electric dirt bike that's cheap, fast and rarely street legal, has become the hottest thing in the two-wheel market. Young riders are swarming roads from Miami to Salt Lake City, popping wheelies, snarling traffic and running from the police at speeds that can top 50 mph.



To some aficionados, the bikes are an expression of the same rebelliousness that fueled the rise of companies such as Harley-Davidson. To many police and lawmakers, they are a public-safety threat that must be brought under control.

But to the motorcycle business, e-motos are the biggest source of young riders since baby boomers fell for inexpensive Japanese dirt bikes in the 1960s and 1970s. That generation went on to power the industry for decades.

Today, the median age of U.S. motorcycle owners hovers around 50, with younger people put off by high prices or unfamiliarity with the pastime. Sales of new bikes dropped 8% last year, according to the Motorcycle Industry Council.

That figure, however, doesn't include e-motos. Michael Uhlarik, founder of the consulting firm Motorcycle Global, calculated that one e-moto, the Surron Light Bee, was the most popular motorcycle in the U.S. last year, selling about 16,000 units.

That would mean it outsold Harley's entire line of sport and adventure bikes by itself.

Uhlarik said street-legal bikes with similarly affordable prices and the same sense of fun could change the trajectory of legacy bike manufacturers.

"If it isn't this, then it can't be changed," he said.

A new niche

The e-moto craze began when China-based Surron launched the Light Bee in 2017. Vinto Song, head of Surron America, said the company was trying to fill a niche between gas-powered off-road motorcycles and electric bicycles.

The Light Bee retails for around $4,500 and claims a top speed of 46 mph. Competitors quickly emerged, with some promising faster speeds at half the price.

Andy Leisner, an e-mobility consultant who was formerly chief executive of the e-moto company Rawrr, estimated that up to 80% of the bikes are bought through e-commerce platforms and delivered straight to the customer's driveway. Few of them ever see dirt, he said.

Though he doesn't condone the bikes' misuse, Leisner said their popularity stems in part from how easy they are to ride. Unlike most gas-powered motorcycles, e-motos have no clutch or gearbox. Acceleration is as simple as twisting the throttle.

The bikes have attracted a wide fan base. Joe Sulzbach, a 45-year-old electrician in the Houston suburbs, grew up with a Harley-riding father but never took much interest in motorcycles himself. That changed in 2024 when he bought his son, then 9, a low-speed dirt bike from Walmart.





Joe Sulzbach and his sons ride e-motos.

He soon upgraded it with a more powerful motor, and today the entire family zips along off-road trails—and sometimes local streets—on e-motos.

"We went from people sitting in the living room looking at our phones to getting out and riding," he said.

E-motos also have a practical appeal, said Bryce Altaffer, a Chicago bike store manager who sells them.

"We have a lot more people just trying to commute with them, and for them, a bigger bike isn't an advantage," he said.

E-motos typically lack safety features required on street bikes, such as rearview mirrors, turn signals and tires approved for road use. That got Chris Chevrier in trouble when police in his Detroit exurb recently ticketed him for riding an unregistered motorcycle.

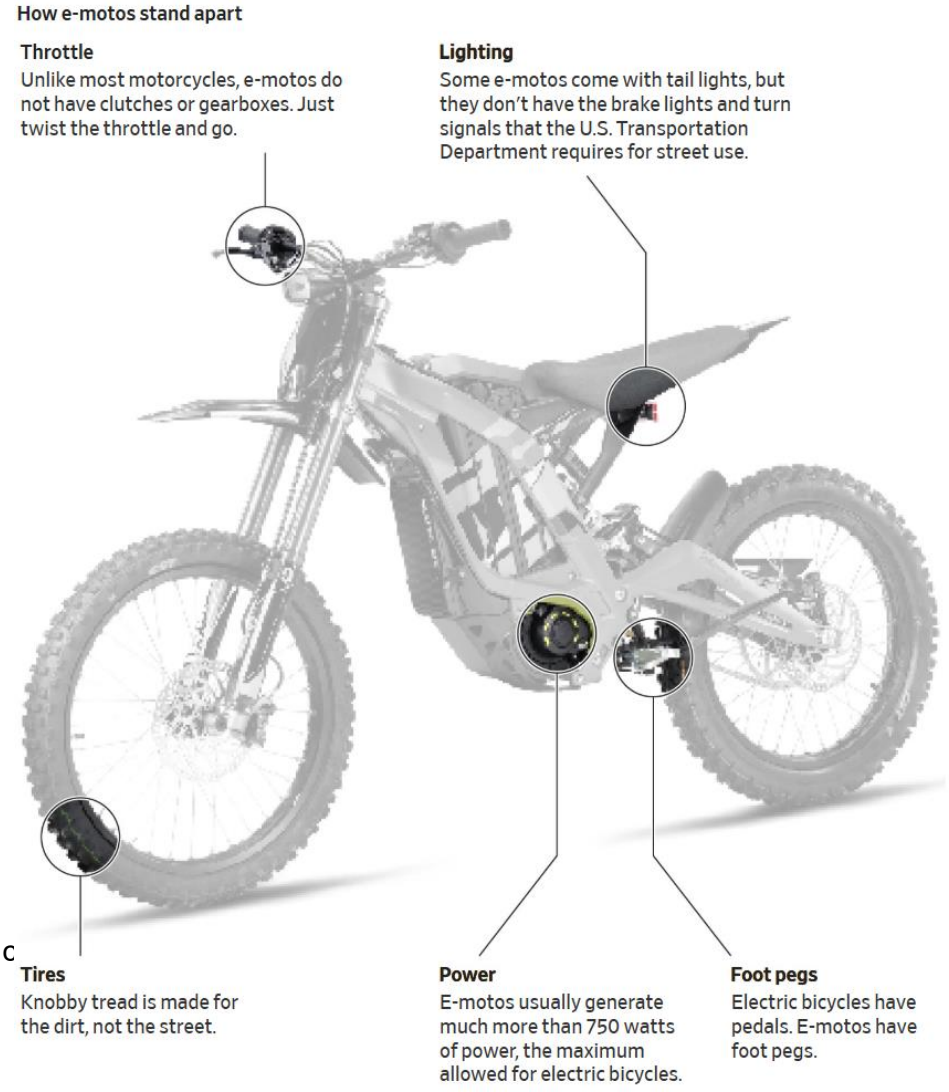
He said he spent more than $500 to get the necessary safety modifications, along with plates and a license. Because he owns a business selling e-moto parts and accessories, he saw a bright side to tougher enforcement.

“I think I’ll start offering things that will make the bikes street legal,” he said. “That will definitely boost sales a bit.”

Under pressure

The rest of the motorcycle industry is clearly aware of the trend. Zero Motorcycles, known for electric street bikes that cost up to $23,000, has introduced a $4,400 option for dirt riding. LiveWire, the electric-bike maker majority-owned by Harley, just acquired a startup whose e-moto has a top speed of 75 mph.

Many e-moto manufacturers say explicitly that the bikes are meant for off-roading only. Song, of Surron America, said his company supports “clear rules that improve safety and provide certainty for riders, manufacturers and law enforcement.”



The entire c

New York police recently used bulldozers to crush more than 200 seized dirt bikes and scooters, calling them a menace to public safety. In California, prosecutors brought involuntary manslaughter charges against the mother of a 14-year-old boy who allegedly struck and killed a man while riding an e-moto. Amazon said it would stop selling bikes in the state that don't comply with California's speed-limit regulations.

The leading evangelist of e-motos, a YouTuber who goes by Sur Ronster, questioned the scene's longevity in a video he shot during a Los Angeles group ride, where fellow riders zoomed onto sidewalks and into oncoming traffic.

"That's just the self-fulfilling prophecy of this entire community, which is inherently illegal," he said. "By participating in the activity, you're hurting the future of the activity." He didn't respond to interview requests.

Advertisement

The dirt-bike culture of the 1970s eventually faced its own reckoning when misbehavior, noise complaints and safety concerns led to a spate of restrictions. That blocked the pipeline bringing new people into motorcycling, said Christy LaCurelle, president and chief executive of the Motorcycle Industry Council.

"Nobody in the industry back then was able to capitalize on all of those young riders that were out there and try to get them to come along," she said. "And here we are again in a similar scenario."

A pack of e-moto and bicycle riders flood a New York street.

She said she hoped that education, training and the expansion of legal places to ride would prevent an all-out ban on e-motos.

Illinois Secretary of State Alexi Giannoulias, whose office regulates motor vehicles, helped to draft legislation that requires anyone riding one of the bikes on the street to have a driver's license, title, registration and insurance. However, if an e-moto doesn't have a manufacturer's certificate of origin saying it is made for the road—and many don't—it can't be registered.

Giannoulias, who pushed for the law after he said he and his young daughters were almost struck by an e-moto on a sidewalk, said he wasn't trying to snuff out a fledgling form of transportation.

"These micromobility vehicles are quickly transforming how folks get around and are now part of everyday life," Giannoulias said. "But innovation without guard rails puts people at risk."

Appeared in the June 8, 2026, print edition as 'Electric Dirt Bikes Lure Moto Newbies'.

John Keilman covers U.S. manufacturing from The Wall Street Journal's Chicago bureau. He writes about large global companies such as 3M, Harley-Davidson and Whirlpool and has particular interests in factory safety, humanoid robots and physical AI.

0-XX-26

AN ORDINANCE
of the City Council of the City of Berkley, Michigan, to amend Chapter 86 and Chapter 106 of the Berkley City Code of Ordinances to provide for the regulation of electric bicycles, electric skateboards/scooters and bicycles.

THE CITY OF BERKLEY ORDAINS:

ARTICLE I – AMENDMENT TO CHAPTER 86 PARKS AND RECREATION

Chapter 86 Parks and Recreation, Article I, IN GENERAL, Sec. 86-1 Definitions shall be amended to add the following definitions:

Bicycle means a device propelled by human power upon which a person may ride, having either 2 or 3 wheels in tandem or tricycle arrangement, all of which are over 14 inches in diameter.

Electric bicycle means a device upon which an individual may ride that satisfies all of the following:

(a) The device is equipped with all of the following:

(i) A seat or saddle for use by the rider.

(ii) Fully operable pedals for human propulsion.

(iii) An electric motor of not greater than 750 watts.

(b) The device falls within 1 of the following categories:

(i) *Class 1 electric bicycle* means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

(ii) *Class 2 electric bicycle* means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

(iii) *Class 3 electric bicycle* means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

Electric bicycle does not include an e-moto bicycle, which is a high-powered moped like device (has an engine of 100ccs or less with no gear shifting with a maximum speed of 30 mph) or motorcycle like device.

Electric personal assistive mobility device means a self-balancing non-tandem 2-wheeled device, designed to transport only 1 person at a time having an electric propulsion system with average power or 750 watts or 1 horsepower and a maximum speed on a paved surface of not more than 15 miles per hour.

Electric skateboard/scooter mean a wheeled device that has a floorboard designed to be stood upon when riding that is no more than 60 inches long and 18 inches wide, is designed to transport only 1 person at a time, has an electronic propulsion system with power of no more than 2,500 watts, and has a maximum speed on a paved level surface of no more than 25 miles per hour. An electric skateboard or electric scooter may have handlebars and, in addition to having an electrical propulsion system with power of no more than 2,500 watts, may be designed to also be powered by human propulsion.

ARTICLE IV USE OF PARKS shall be amended to replace Sec. 86-69 Penalties with a new section prohibiting electric bicycles and renumbering and revising the former Sec. 86-69 to become Sec. 86-70 to read as follows:

Sec. 86-69 Electric bicycles, e-moto/high-powered moped like devices and electric skateboards prohibited

It ~~shall~~ is~~be~~ unlawful to operate a class 1, class 2 or class 3 electric bicycle or e-moto/~~-~~high-powered moped like device or an~~d~~ electric skateboard/scooter in a park. Nothing in this article shall prohibit a person from using an electric personal mobility device related to a disability, in any park.

Sec. 86-70 Violations

A violation of ~~person who violates~~ sections 86-1 through 86-68 ~~shall be responsible for~~is a municipal civil infraction. A violation of ~~person who violates~~ section 86-69 ~~shall be responsible for~~is a misdemeanor.

ARTICLE II- AMENDMENT TO CHAPTER 106 –STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

Chapter 106 Streets, Sidewalks and Other Public Places shall be amended to add a new Article IV, Bicycles, Electric Bicycles, ~~and~~ Electric Skateboards/S~~s~~cooters and E-Moto/High-Powered Moped like Device to read as follows to read as follows:

ARTICLE IV ELECTRIC BICYCLES, ~~AND~~ ELECTRIC SKATEBOARD/SCOOTERS and E-MOTO/HIGH-POWERED MOPED LIKE DEVICE.

Sec. 106-400 Definitions

Bicycle means a device propelled by human power upon which a person may ride, having either 2 or 3 wheels in tandem or tricycle arrangement, all of which are over 14 inches in diameter.

Downtown Area means the area bounded by and including Twelve Mile Road between Coolidge Highway and Greenfield Road, and adjacent side streets, as may be designated by the City Manager and posted with signage. This also includes the area bounded by and including Coolidge Highway between Twelve Mile Road and Eleven Mile Road

Electric bicycle means a device upon which an individual may ride that satisfies all of the following:

(a) The device is equipped with all of the following:

(i) A seat or saddle for use by the rider.

(ii) Fully operable pedals for human propulsion.

(iii) An electric motor of not greater than 750 watts.

(b) The device falls within 1 of the following categories:

(i) *Class 1 electric bicycle* means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

(ii) *Class 2 electric bicycle* means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

(iii) *Class 3 electric bicycle* means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

Electric bicycle does not include an e-moto bicycle, which is a high-powered moped like device (has an engine of 100ccs or less with no gear shifting with a maximum speed of 30 mph) or motorcycle like device.

Electric personal assistive mobility device means a self-balancing non-tandem 2-wheeled device, designed to transport only 1 person at a time having an electric propulsion system with average power or 750 watts or 1 horsepower and a maximum speed on a paved surface of not more than 15 miles per hour.

Electric skateboard and *electric scooter* mean a wheeled device that has a floorboard designed to be stood upon when riding that is no more than 60 inches long and 18 inches wide, is designed to transport only 1 person at a time, has an electronic propulsion system with power of no more than 2,500 watts, and has a maximum speed on a paved level surface of no more than 25 miles per hour. An electric skateboard or electric scooter may have handlebars and, in addition to having an electrical propulsion system with power of no more than 2,500 watts, may be designed to also be powered by human propulsion.

Traffic Control Device means signs, signals, markings, and devices consistent with the Michigan Vehicle Code, placed or erected by the City or other public body having jurisdiction, for the purpose of regulating, warning, or guiding traffic. This includes, but is not limited to, sandwich board signs, painted markings on sidewalks, fixed signage placed throughout the downtown area, and other traffic control devices authorized by law.

Sec 106-401 Areas Prohibited from riding Bicycles, Electric Bicycles, ~~and~~ Electric Skateboards/~~s~~Scooters and E-Moto/High-Powered Moped Like Device.

(a) No person shall ride a bicycle, electric skateboard/scooter on sidewalks in the downtown area and in any other area designated by the director of public safety for City sponsored or permitted events and indicated by a traffic control ~~device~~order in accordance with the procedures outlined in the Uniform Traffic Code. Individuals may ride bicycles and electric skateboard/scooter on designated bike lanes in the downtown area.

~~(b) No person shall ride an electric skateboard/scooter on sidewalks within the downtown area. Individuals may ride electric skateboard/scooters with handles on designated bike lanes in the downtown area.~~

(~~c~~b) No person shall ride an electric bicycle or e-moto/high-powered moped like device upon a sidewalk within the City and in any other area designated by the director of public safety for City sponsored or permitted events and indicated by a traffic control order in accordance with the procedures outlined in the Uniform Traffic Code. Persons may operate electric bicycles or e-

moto/high-powered moped like devices on streets and designated bike lanes within the city.

(~~d~~c) The director of public safety is hereby authorized to erect signs and traffic control devices in the downtown area and on any publicly owned parking area, street, sidewalk, parking structure, parking lot, or other public property prohibiting the riding of bicycles, electric bicycles, e-moto/high-powered moped like devices and electric skateboards/scooters on sidewalks thereon, in accordance with the provisions of this Ordinance. These prohibitions are intended to ensure pedestrian safety.

Sec 106-105 Violations

A ~~person who~~ violation~~es~~ of sections 106-~~400-~~401(a)~~-(b) shall be responsible for~~ is a municipal civil infraction. A ~~person who~~ violation~~es~~ section 106-401(b~~c~~) ~~shall be responsible for~~is a misdemeanor.

ARTICLE III – SEVERABILITY.

~~If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such selection, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of the Ordinance shall stand and be in full force and effect.~~Should any word, phrase, sentence, paragraph, or section of this Ordinance be held invalid or unconstitutional, the remaining provisions of this ordinance shall ***will*** remain in full force and effect.

ARTICLE IV - EFFECTIVE DATE.

This Ordinance ~~shall~~ will take effect following publication in the manner prescribed by law.

ARTICLE V: REPEALER.

All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect

ARTICLE VI: ADOPTION.

This Ordinance is hereby declared to have been adopted by the Berkley City Council at a meeting thereof duly called and held on the ____ day of _____, 2026, and ordered to be given publication in the manner prescribed by the law.

The City Council directs the City Clerk to publish a summary of this ordinance in compliance with Public Act 182 of 1991, as amended, and Section 6.5 of the Berkley City Charter.

Introduced on the First Reading at the Regular City Council Meeting on _____.

Adopted on the Second Reading at the Regular City Council Meeting on _____.

_____
Bridget Dean, Mayor

Attest:

_____
Victoria E. Mitchell, City Clerk

AGENDA NOTE

Old Business # 1

MEETING DATE: February 9, 2026

PERSON PLACING ITEM ON AGENDA: Bonnie Unruh, Police Chief

AGENDA TOPIC: E-Bike Ordinance – Second Reading

EXPLANATION OF TOPIC: The City staff and City attorney have been working on an amended E-Bike Ordinance to address the large increase in e-bike users in the community, and to improve public safety.

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS: E-Bike Ordinance

POSSIBLE COURSES OF ACTION: To approve or not approve second reading of E-Bike Ordinance

SUGGESTED MOTION: Motion by _____, supported by _____ to approve the E-Bike Ordinance as written.

ORDINANCE NO. __

CITY OF SOUTH LYON
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND CHAPTER58 OF THE CITY OF SOUTH LYON CODE OF ORDINANCES "OFFENSES AND MISCELLANEOUS PROVISIONS", ARTICLE II "OFFENSES AGAINST PUBLIC PEACE", CHAPTER 62 OF THE CITY OF SOUTH LYON CODE OF ORDINANCES "PARKS AND RECREATION", ARTICLE III "USE OF PUBLIC PARKS" AND CHAPTER 90 "TRAFFIC AND VEHICLES", ARTICLE IV "BICYCLES" TO REGULATE THE USE OF ELECTRIC BICYCLES AND ELECTRIC SKATEBOARDS WITHIN THE CITY

THE CITY OF SOUTH LYON ORDAINS:

PART I. AMENDMENT TO CHAPTER 58 OFFENSES AND MISCELLANEOUS PROVISIONS

Article II, Section 58-124. "Roller skates, roller blades, street skates and skateboards" is amended as follows:

Sec. 58-124. - Roller skates, rollerblades, street skates, skateboards, electric skateboards, and electric scooters.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(a)Definitions. The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Electric skateboard and electric scooter means a wheeled device that has a floorboard designed to be stood upon when riding that is no more than 60 inches long and 18 inches wide, is designed to transport only 1 person at a time, has an electronic propulsion system with power of no more than 2,500 watts, and has a maximum speed on a paved level surface of no more than 25 miles per hour. An electric skateboard or electric scooter may have handlebars and, in addition to having an electrical propulsion system with power of no more than 2,500 watts, may be designed to also be powered by human propulsion.

Roller skates, rollerblades, and street skates means a set or series of small wheels on the bottom of a shoe or a frame that would attach to a shoe which are used for gliding on a surface such as a floor or sidewalk, etc.

Skateboards means an item consisting of a short board on small wheels at each end used for coasting and/or for performing athletic stunts.

To *roller skate* means to skate on any type of roller skates, rollerblades or street skates.

(b) *Use regulated.* It shall be unlawful for any person to roller skate, use a skateboard, electric skateboard, or electric scooter within the city without complying with the terms of this section.
(c)*Riding on certain devices or structures.* It shall be unlawful to roller skate or ride on a skateboard, electric skateboard and electric scooter on any bench, table, planter wall, retaining wall or other device or structure which is not intended for pedestrian or vehicle traffic, or to jump or step on or off such devices or structures in the process of roller skating or riding a skateboard, electric skateboard or electric scooter. Riding of electric skateboards and electric scooters shall be prohibited in the central and historic districts.

(d) *Riding prohibited where posted.* The city manager is hereby authorized to erect signs on any publicly owned parking area, street, sidewalk, parking structure, parking lot, or other public property prohibiting roller skating, the riding of skateboards or electric skateboards or electric scooters thereon. It shall be unlawful to roller skate, ride a skateboard, electric skateboard or electric scooter on any such posted parking area, street, sidewalk, parking structure, parking lot or other public property.

(e) *Reckless or dangerous skating or riding.* It shall be unlawful for any person to roller skate, ride a skateboard, electric skateboard or electric scooter on any sidewalk or other paved surface intended for pedestrians in a reckless or careless manner, or in a manner which is likely to result in injury or harm to any person or property.

(f) *Riding on private property without permission.* It shall be unlawful for any person to roller skate, ride a skateboard, electric skateboard or electric scooter on private property that has been posted no skateboarding.

(g) *Penalty for violation of section.* Any person who violates any of the provision of this division shall be responsible for a municipal civil infraction.

PART II. AMENDMENT TO CHAPTER 62 PARKS AND RECREATION

Article III, Section 62-61. "Definitions" is amended to add the following definition:

Sec. 62-61 Definitions.

Bicycle means a device propelled by human power upon which a person may ride, having either 2 or 3 wheels in tandem or tricycle arrangement, all of which are over 14 inches in diameter.

Dirt bike means a motor driven (either gas or electric power) off-road recreational vehicle capable of cross-country travel without benefit of a road or trail, on or immediately over land, snow, ice, marsh, swampland, or other natural terrain.

Electric bicycle means a device upon which an individual may ride that satisfies all of the following:

(a) The device is equipped with all of the following:

(i) A seat or saddle for use by the rider.

(ii) Fully operable pedals for human propulsion.

(iii) An electric motor of not greater than 750 watts.

(b) The device falls within 1 of the following categories:

(i) *Class 1 electric bicycle* means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

(ii) *Class 2 electric bicycle* means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

(iii) *Class 3 electric bicycle* means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

Electric bicycle does not include an e-moto bicycle, which is a high-powered moped like device (has an engine of 100ccs or less with no gear shifting with a maximum speed of 30 mph) or motorcycle like device.

Electric personal assistive mobility device means a self-balancing non-tandem 2-wheeled device, designed to transport only 1 person at a time having an electric propulsion system with average power or 750 watts or 1 horsepower and a maximum speed on a paved surface of not more than 15 miles per hour.

Electric skateboard and *electric scooter* mean a wheeled device that has a floorboard designed to be stood upon when riding that is no more than 60 inches long and 18 inches wide, is designed to transport only 1 person at a time, has an electronic propulsion system with power of no more than 2,500 watts, and has a maximum speed on a paved level surface of no more than 25 miles per hour. An electric skateboard or electric scooter may have handlebars and, in addition to having an electrical propulsion system with power of no more than 2,500 watts, may be designed to also be powered by human propulsion.

Golf cart means a vehicle (either gas or electric power) designed for transportation while playing the game of golf.

Article III, Section 62-63 "Use and parking of vehicles", is amended to read as follows:

Sec. 62-63. - Use and parking of vehicles, electric bicycles, electric skateboards, and electric scooters.

Unlawful:

(a) It shall be unlawful to drive or operate a vehicle in areas other than designated roadways and parking areas existing, maintained, and designated as such.

(b) It shall also be unlawful for any vehicle to exceed posted speed limits within such a park.

(c) It shall be unlawful to operate a dirt bike within a city park, park grounds or on a linear trail that has an asphalt, crushed limestone, or similar surface.

Lawful:

(d) It shall be lawful to operate an electric skateboard/scooter on a linear trail that has an asphalt, crushed limestone, or similar surface. Riders of electric skateboards/scooters shall yield to the right of way to pedestrians, bicycles, and other human-powered conveyances.

(e) It shall be lawful to operate a class 1, class 2 or class 3 electric bicycle on a linear trail that has an asphalt, crushed limestone, or similar surface. Riders of electric bicycles shall yield to the right of way to pedestrians, bicycles, and other human-powered conveyances A class 3 electric bicycle shall not be operated by an individual less than 14 years of age. An individual less than 14 years of age may ride as a passenger on a class 3 electric vehicle that is designed to accommodate passengers. An individual shall not operate an electric bicycle on a trail that is specifically designed as nonmotorized and that has a natural surface tread that is made by clearing and grading of native soil and has no added hard surfacing materials. An individual less than 18 years of age who operates or rides as a passenger on a class 3 electric bicycle shall wear a properly fitted and fastened bicycle helmet that meets federal standards established under federal law, including standards adopted by the United States Consumer Product Safety Commission or the American Society for Testing and Materials.

(f) Violations of subsections (a)- (d) shall be civil infractions. Violations of subsection (e) shall be a misdemeanor.

Article III, 62-74 "Trailway regulations and prohibitions" shall be amended to add a new subsection (j) for electric bicycles, electric skateboards, dirt bikes, and golf carts to read as follows:

Sec. 62-74. - Trailway regulations and prohibitions

(a)-(i) Unchanged

(j) *Electric bicycles* No person shall operate an electric bicycle on a trailway in a careless or reckless manner and shall not operate an electric bicycle in excess of fifteen (15) miles per hour. A person who violates this subsection is responsible for a misdemeanor.

(k) *Electric skateboard and scooter* No person shall operate an electric skateboard and electric scooter on a trailway in a careless or reckless manner in excess of fifteen (15) miles per hour. A person who violates this subsection is responsible for a municipal civil infraction.

(l) Dirt bikes and *Golf cart.* No person shall operate a dirt bike or a golf cart in or upon a trailway unless they are authorized by the City. A person who violates this subsection is responsible for a municipal civil infraction.
(m) Electric *personal assistive mobility device.* Nothing in this article shall prohibit a person from using an electric personal mobility device related to a disability, on a trailway.
(n) No person shall operate any vehicle on the trail that is specifically permitted on the trail, in excess of fifteen (15) miles per hour. A person who violates this subsection is responsible for a municipal civil infraction.

PART III AMENDMENT TO CHAPTER 90 TRAFFIC AND VEHICLES

Article IV-BICYCLES Sec. 90-132 Registration shall be deleted in its entirety and replaced with the following:

Sec. 132. Electric Bicycles

General traffic laws.
(a) Every person riding an electric bicycle upon a roadway shall be granted all of the rights and shall be subject to all of the responsibilities applicable to the driver of a motor vehicle by the laws of this state declaring rules of the road applicable to motor vehicles or by article II of this chapter applicable to the driver of any vehicle, except as to special regulations in this article and except as to those provisions of law and article II of this chapter which by their nature can have no application.
(b) Any person operating an electric bicycle shall obey the instructions of official traffic control signals, signs and other traffic control devices applicable to motor vehicles, unless otherwise directed by a police officer. This includes the requirement to stop at stop signs before proceeding.
(c) No person shall park an electric bicycle upon a street other than upon the roadway against the curb or upon the sidewalk in a rack to support the bicycle or against a building, or in such manner as to afford the least obstruction to pedestrian traffic.
(d) Pursuant to the Michigan Vehicle Code, no person shall ride an electric bicycle upon a sidewalk.
(e) Every electric bicycle when in use at nighttime shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front and with a red reflector on the rear, of a type which shall be visible from all distances from 50 feet to 300 feet to the rear when directly in front of lawful upper beams of headlamps on a motor vehicle.
(f) Every electric bicycle shall be equipped with a brake which will enable the operator to make the braked wheel skid on dry, level, clean pavement.
(h) It shall be prohibited to ride electric bicycles in the downtown district and in the historic district. The downtown district shall be defined as the area between the CSX railroad tracks on the north side of Downtown and extend southward along Lafayette Street to the former Grand Trunk Western railroad right-of-way (now S. Lyon City Trails/Reynolds Street Parkway). The district extends up to one block west or east of Lafayette Street. The historic district shall be

defined to be the area in McHattie Park surrounding the Witch's Hat Depot Museum, the Little Village Chapel, the Freight House and the Victorian Gazebo.
(i) Riding prohibited where posted. The city manager is hereby authorized to erect signs on any publicly owned parking area, street, sidewalk, parking structure, parking lot, or other public property prohibiting the riding of electric bicycles thereon. It shall be unlawful to ride an electric bicycle on any such posted parking area, street, sidewalk, parking structure, parking lot or other public property.
(k) Electric bicycle does not include an e-moto bicycle, which is a high-powered moped like device (has an engine of 100ccs or less with no gear shifting with a maximum speed of 30 mph) or motorcycle like device.

Article IV-BICYCLES Sec. 90-133 Rental agencies shall be deleted and replaced with the following:

Sec. 90-133. - Violations and penalties.

(a) *Civil infraction.* Any violation of Section 90-131 shall be deemed a civil infraction.
(b) *Misdemeanor penalties.* Any violation of section 90-132 shall be deemed a misdemeanor

Article IV-BICYCLES Sec. 90-134 Violations and penalties shall be deleted as worded and reserved.

Secs. 90-134-150. Reserved.

Part V. – Severability. If one or more sections, provisions, phrases or words of this Ordinance are declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, which shall continue in full force and effect, and to this end, this Ordinance is declared to be severable.

PART VI. Savings Clause. The amendment of the City of South Lyon Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the South Lyon Code of Ordinances set forth in this Ordinance.

PART VII. Repealer. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII. Effective Date: Publication. The provisions of this Ordinance shall become effective fifteen (15) days after its adoption and shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City, stating the date of enactment and the effective date of the ordinance, a brief statement as to the subject matter of this Ordinance and such other facts as the Clerk shall deem pertinent, and that a copy of the Ordinance is available for public use and inspection at the office of the City Clerk.

CERTIFICATION

I hereby certify that the foregoing Ordinance was adopted by the South Lyon City Council, Oakland County, Michigan, at a meeting of the Council duly called and held on the 9th day of February, 2026.

_____

Lisa Deaton, City Clerk

Adopted:
Published:
Effective:

CITY OF DEARBORN HEIGHTS
ORDINANCE NO. H-26-02

AN ORDINANCE OF THE CITY OF DEARBORN HEIGHTS, PROVIDING THAT CHAPTER 32 OF THE CODE OF ORDINANCES, CITY OF DEARBORN HEIGHTS, BE AMENDED AND REVISED BY AMENDING AND REVISING CHAPTER 32, ARTICLE II, DIVISION 6 PERTAINING TO THE OPERATION OF BICYCLES, MOTORCYCLES, MOPEDS AND TOY VEHICLES BY AMENDING SECTIONS 32-441 THROUGH 32-456 AND REPEALING SECTIONS 32-457 THROUGH 32-470, AND FURTHER BY AMENDING CHAPTER 32 BY ADDING A NEW ARTICLE VIII., SECTIONS 32-901 THROUGH 32-907 PERTAINING TO REGISTRATION OF ELECTRIC BICYCLES.

THE CITY OF DEARBORN HEIGHTS ORDAINS THAT THE CODE OF ORDINANCES OF THE CITY OF DEARBORN HEIGHTS, MICHIGAN, IS HEREBY
(A) AMENDED BY AMENDING SECTIONS 32-441, 32-442, 32-443, 32-444, 32-445, 32-446, 32-447, 32-448, 32-449, 32-450, 32-451, 32-452, 32-453, 32-454, 32-455, AND 32-456 TO READ AS FOLLOWS AS STATED IN SECTION I:
(B) REVISED BY REPEALING SECTIONS 32-457, 32-458, 32-459, 32-460, 32-461, 32-462, 32-463, 32-464, 32-465, 32-466, 32-467, 32-468, 32-469, AND 32-470 AS STATED IN SECTION II; AND
(C) AMENDED BY ADDING A NEW ARTICLE VIII UNDER CHAPTER 32 AND NEW SECTIONS, TO BE NUMBERED 32-901, 32-902, 32-903, 32-904, 32-905, 32-906, AND 32-907, WHICH SHALL READ AS FOLLOWS AS STATED IN SECTION III:

SECTION I.

DIVISION 6. - OPERATION OF BICYCLES, MOTORCYCLES, MOPEDS AND TOY VEHICLES

Sec. 32-441. - Violations of Sections 32-441 to 32-454 as civil infractions; duty of parent or guardian; regulations applicable to bicycles and motorcycles.

(1) A person who violates any of sections 32-441 to 32-454 is responsible for a civil infraction.

(2) The parent of a child or the guardian of a ward shall not authorize or knowingly permit the child or ward to violate this Division 6 of Chapter 32 of the City Code.

(3) The regulations applicable to bicycles under sections 32-441 to 32-455 shall apply when a bicycle is operated upon a highway or upon a path set aside for the exclusive use of bicycles, subject to those exceptions stated in sections 656 to 32-455.

(4) The regulations applicable to motorcycles in sections 32-441 to 32-455 shall be considered supplementary to other provisions of this Chapter 32 of the City Code and the Michigan Vehicle Code governing the operation of motorcycles.

Sec. 32-442. - Rights and duties of persons riding bicycle, electric bicycle, electric skateboard, electric personal assistive mobility device, moped, low-speed vehicle, or commercial quadricycle.

Each person riding a bicycle, electric bicycle, electric personal assistive mobility device, electric skateboard, or moped or operating a low-speed vehicle or commercial quadricycle upon a roadway has all of the rights and is subject to all of the duties applicable to the driver of a vehicle under the Michigan Vehicle Code, except for special regulations in the article of the Michigan Vehicle Code containing MCL 257.657 and in this Division 6 of Chapter 32 of the City Code, and except for the provisions of the Michigan Vehicle Code that by their nature do not apply.

Sec. 32-443. - Operation of golf cart on city streets or state trunk line highway.

(1) Because the city did not have a population of fewer than 30,000 individuals based upon the 2010 decennial census, the city is not authorized to allow the operation of golf carts on the streets of the city, subject to the requirements of MCL 257.657a. Accordingly, consistent with MCL 257.657a, no person shall operate a golf cart on the streets of the city or on a state trunk line highway in the city. Any person who violates this section is responsible for a civil infraction.

(2) As used in this section, "golf cart" means a vehicle designed for transportation while playing the game of golf.

(3) If there is a change in Michigan law that authorizes the city to be allowed to permit the operation of golf carts on the streets of the city, and the city elects to permit such operation, then the requirements of MCL 257.657a and of any other State law shall apply to golf carts, the operators of golf carts, and the operation of golf carts.

Sec. 32-444. - Riding on seat of bicycle, motorcycle, moped, electric skateboard, or electric personal assistive mobility device; number of persons; wearing of crash helmet; conditions; rules; requirements for autocycle.

(1) A person propelling a bicycle or operating a motorcycle or moped shall not ride other than upon and astride a permanent and regular seat attached to that vehicle.

(2) A bicycle or motorcycle shall not be used to carry more persons at 1 time than the number for which it is designed and equipped.

(3) An electric personal assistive mobility device or an electric skateboard shall not be used to carry more than 1 person at a time.

(4) A person less than 19 years of age operating a moped on a public thoroughfare shall wear a crash helmet on his or her head. A person less than 19 years of age operating an electric skateboard shall wear a crash helmet on his or her head. Except as provided in subsection (5), a person operating or riding on a motorcycle shall wear a crash helmet on his or her head.

(5) The following conditions apply to a person 21 years of age or older operating or riding on a motorcycle, as applicable:

(a) A person who is operating a motorcycle is not required to wear a crash helmet on his or her head if he or she has had a motorcycle endorsement on his or her operator's or chauffeur's license for not less than 2 years or the person passes a motorcycle safety

course conducted under Section 811a or 811b of the Michigan Vehicle Code and satisfies the requirements of subdivision (c).

(b) A person who is riding on a motorcycle is not required to wear a crash helmet on his or her head if the person or the operator of the motorcycle satisfies the requirements of subdivision (c).

(c) A person who is operating a motorcycle and a person who is riding on a motorcycle are not required to wear crash helmets on their heads if the operator of the motorcycle or the rider has in effect security for the first-party medical benefits payable in the event that he or she is involved in a motorcycle accident, as provided in section 3103 of the insurance code of 1956, 1956 PA 218, MCL 500.3103, in 1 of the following amounts, as applicable:

(i) A motorcycle operator without a rider, not less than $20,000.00.

(ii) A motorcycle operator with a rider, not less than $20,000.00 per person per occurrence. However, if the rider has security in an amount not less than $20,000.00, then the operator is only required to have security in the amount of not less than $20,000.00.

(6) Crash helmets shall be approved by the department of state police. The department of state police has promulgated rules for the implementation of section 658 of the Michigan Vehicle Code under the administrative procedures act of 1969, 1969 PA 306, MCL 24.201 to 24.328. Rules in effect on June 1, 1970, apply to helmets required by the Michigan Vehicle Code and this Chapter 32 of the City Code.

(7) The crash helmet requirements under this section do not apply to a person operating or riding in an autocycle if the vehicle is equipped with a roof that meets or exceeds standards for a crash helmet.

(8) A person operating or riding in an autocycle shall wear seat belts when on a public highway in this state and this city.

(9) A person under the age of 12 shall not operate an electric skateboard on a public highway or street.

Sec. 32-445. - Seats and foot rests; requirements; exception; violation as civil infraction.

(1) In addition to the requirements of section 32-444, a motorcycle shall be equipped with adequate seats and foot rests or pegs for each designated seating position. Foot rests or pegs must be securely attached. A passenger shall not ride on a motorcycle unless his or her feet can rest on the assigned foot rests or pegs except that this requirement does not apply to a person who is unable to reach the foot rests or pegs due to a permanent physical disability.

(2) A person who violates this section is responsible for a civil infraction.

Sec. 32-446. - Crash helmet required; exception.

(1) Except as provided in subsection (2), a person operating or riding in a low-speed vehicle shall wear a crash helmet on his or her head. The crash helmet shall meet the requirements of the rules promulgated by the department of state police under section 658 of the Michigan Vehicle Code.

(2) Subsection (1) does not apply to a person operating or riding in a low-speed vehicle equipped with a roof that meets or exceeds the standards for roof-crush resistance, provided under 49 C.F.R. 571.500.

Sec. 32-447. - Riding while attached to streetcar or vehicle.

A person riding upon a bicycle, moped or motorcycle, coaster, roller skates, sled, or toy vehicle shall not attach the same or himself to a streetcar or vehicle upon a roadway.

Sec. 32-448. - Electric personal assistive mobility device, low-speed vehicle, commercial quadricycle; electric skateboard, or moped; operation; limitations; applicability to police officer; regulation by local government; prohibitions; regulation by department of natural resources.

(1) A person operating an electric personal assistive mobility device, low-speed vehicle, electric skateboard, or moped upon a roadway shall ride as near to the right side of the roadway as practicable, shall exercise due care when passing a standing vehicle or a vehicle proceeding in the same direction, and shall not block, delay, or otherwise interfere with the movement of a streetcar on a streetcar track.

(2) A motorcycle is entitled to full use of a lane, and a motor vehicle must not be driven in such a manner as to deprive a motorcycle of the full use of a lane. This subsection does not apply to motorcycles operated 2 abreast in a single lane or to the operation of a motorcycle in a manner that blocks, delays, or otherwise interferes with the movement of a streetcar on a streetcar track.

(3) A person riding an electric personal assistive mobility device, motorcycle, electric skateboard, or moped upon a roadway shall not ride more than 2 abreast except on a path or part of a roadway set aside for the exclusive use of those vehicles.

(4) Where a usable and designated path for bicycles is provided adjacent to a highway or street, a person operating an electric personal assistive mobility device or electric skateboard may, by local ordinance, be required to use that path, including an ordinance of the City.

(5) A person operating a motorcycle, moped, low-speed vehicle, electric personal assistive mobility device, or electric skateboard shall not pass between lines of traffic, but may pass on the left of traffic moving in his or her direction in the case of a 2-way street or on the left or right of traffic in the case of a 1-way street, in an unoccupied lane.

(6) A person operating an electric personal assistive mobility device or electric skateboard on a sidewalk constructed for the use of pedestrians shall yield the right-of-way to a pedestrian and shall give an audible signal before overtaking and passing the pedestrian.

(7) A moped, low-speed vehicle, or commercial quadricycle must not be operated on a sidewalk constructed for the use of pedestrians.

(8) A low-speed vehicle or commercial quadricycle must not be operated at a speed of more than 25 miles per hour. A low-speed vehicle must not be operated on a highway or street with a speed limit of more than 35 miles per hour except for the purpose of crossing that highway or street. A commercial quadricycle must not be operated on a highway or street with a speed limit of more than 45 miles per hour except for the purpose of crossing that highway or street. An individual shall not operate a commercial

quadricycle that is equipped with a motor unless he or she has a valid operator's license issued under this act. As authorized by the Michigan Vehicle Code, the state transportation department may prohibit the operation of a low-speed vehicle or commercial quadricycle on any highway or street under its jurisdiction if it determines that the prohibition is necessary in the interest of public safety.

(9) This section does not apply to a police officer in the performance of his or her official duties.

(10) An electric personal assistive mobility device must not be operated at a speed of more than 15 miles per hour and must not be operated on a highway or street with a speed limit of more than 25 miles per hour except to cross that highway or street.

(11) An electric skateboard must not be operated at a speed of more than 25 miles per hour. An electric skateboard that does not have handlebars must not be operated on a highway or street with a speed limit of more than 25 miles per hour except to cross that highway or street, and an electric skateboard equipped with handlebars must not be operated on a highway or street with a speed limit of more than 45 miles per hour except to cross that highway or street.

(12) As authorized by the Michigan Vehicle Code, the governing body of a county, a city (including the city), a village, an entity created under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512, or a township may, by ordinance based on the health, safety, and welfare of the citizens, regulate the operation of electric personal assistive mobility devices, electric skateboards, or commercial quadricycles on sidewalks, highways or streets, or crosswalks. Except as otherwise provided in this subsection, and as authorized by the Michigan Vehicle Code, a governing body of a county, city (including the city), village, entity created under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512, or township may prohibit the operation of electric personal assistive mobility devices, electric skateboards or commercial quadricycles in an area open to pedestrian traffic adjacent to a waterfront or on a trail under its jurisdiction, in a downtown or central business district, or on a street that includes streetcar tracks. Signs indicating the regulation must be conspicuously posted in the area where the use of an electric personal assistive mobility device, electric skateboard, or commercial quadricycle is regulated.

(13) As stated in the Michigan Vehicle Code, operation of an electric personal assistive mobility device or electric skateboard is prohibited in a special charter city and a state park under the jurisdiction of the Mackinac Island State Park commission.

(14) As authorized by the Michigan Vehicle Code, operation of an electric personal assistive mobility device or electric skateboard may be prohibited in a historic district, including by the city.

(15) As authorized by the Michigan Vehicle Code, the department of natural resources may by order regulate the use of electric personal assistive mobility devices or electric skateboards on all lands under its control.

Sec. 32-449. - Operation of bicycle upon highway or street; riding close to right-hand curb or edge of roadway; exceptions.

A person operating a bicycle upon a highway or street at less than the existing speed of traffic shall ride as close as practicable to the right-hand curb or edge of the roadway except as follows:

(a) When overtaking and passing another bicycle or any other vehicle proceeding in the same direction.

(b) When preparing to turn left.

(c) When conditions make the right-hand edge of the roadway unsafe or reasonably unusable by bicycles, including, but not limited to, surface hazards, an uneven roadway surface, drain openings, debris, parked or moving vehicles or bicycles, pedestrians, animals, or other obstacles, or if the lane is too narrow to permit a vehicle to safely overtake and pass a bicycle.

(d) When operating a bicycle in a lane in which the traffic is turning right but the individual intends to go straight through the intersection.

(e) When operating a bicycle upon a 1-way highway or street that has 2 or more marked traffic lanes, in which case the individual may ride as near the left-hand curb or edge of that roadway as practicable.

(f) When riding as close as practicable to the right-hand curb or edge of the roadway would block, delay, or otherwise interfere with the movement of a streetcar on a streetcar track.

Sec. 32-450. - Operation of bicycle upon highway or street; riding more than 2 abreast.

Two or more individuals operating bicycles upon a highway or street shall not ride more than 2 abreast except upon a path or portion of the highway or street set aside for the use of bicycles.

Sec. 32-451. - Operation of bicycle upon sidewalk or pedestrian crosswalk.

(1) An individual operating a bicycle upon a sidewalk or a pedestrian crosswalk shall yield the right-of-way to pedestrians and shall give an audible signal before overtaking and passing a pedestrian.

(2) An individual shall not operate a bicycle upon a sidewalk or a pedestrian crosswalk if that operation is prohibited by an official traffic control device.

(3) An individual lawfully operating a bicycle upon a sidewalk or a pedestrian crosswalk has all of the rights and responsibilities applicable to a pedestrian using that sidewalk or crosswalk.

Sec. 32-452. - Parking bicycle or electric skateboard on sidewalk, highway, or street.

(1) An individual may park a bicycle or an electric skateboard equipped with handlebars on a sidewalk except as prohibited by an official traffic control device.

(2) An individual shall not park a bicycle or an electric skateboard equipped with handlebars on a sidewalk in such a manner that the bicycle or electric skateboard equipped with handlebars impedes the lawful movement of pedestrians or other traffic.

(3) An individual may park a bicycle or an electric skateboard equipped with handlebars on a highway or street at any location where parking is allowed for motor vehicles, may park at any angle to the curb or the edge of the highway, and may park abreast of another bicycle or electric skateboard equipped with handlebars.

(4) An individual shall not park a bicycle or an electric skateboard equipped with handlebars on a highway or street in such a manner as to obstruct the movement of a

legally parked motor vehicle or as to block, delay, or otherwise interfere with the movement of a streetcar on a streetcar track.

(5) Except as otherwise provided in this section, an individual parking a bicycle or an electric skateboard equipped with handlebars on a highway or street shall do so in compliance with the Michigan Vehicle Code, any local ordinance, and the City Code.

Sec. 32-453. - Carrying package, bundle, or article on bicycle, electric personal assistive mobility device, moped, or motorcycle.

A person operating a bicycle, electric personal assistive mobility device, moped, or motorcycle shall not carry any package, bundle, or article that prevents the driver from keeping both hands upon the handlebars of the vehicle.

Sec. 32-454. - Handlebars of motorcycle or moped.

A person shall not operate on a public highway of this state a motorcycle or moped equipped with handlebars that are higher than 30 inches from the lowest point of the undepressed saddle to the highest point of the handle grip of the operator.

Sec. 32-455. - Bicycle, electric personal assistive mobility device, electric skateboard, or commercial quadricycle; equipment; violation as civil infraction.

(1) A bicycle, electric personal assistive mobility device, electric skateboard, or commercial quadricycle being operated on a roadway between 1/2 hour after sunset and 1/2 hour before sunrise shall be equipped with a lamp on the front that emits a white light visible from a distance of at least 500 feet to the front and with a red reflector on the rear that shall be visible from all distances from 100 feet to 600 feet to the rear when directly in front of lawful lower beams of head lamps on a motor vehicle. A lamp emitting a red light visible from a distance of 500 feet to the rear may be used in addition to the red reflector.

(2) A bicycle shall be equipped with a brake that enables the operator to make the braked wheels skid on dry, level, clean pavement.

(3) An electric personal assistive mobility device, electric skateboard, or commercial quadricycle shall enable the operator to bring it to a controlled stop.

(4) As mandated by the Michigan Vehicle Code, a person shall not sell, offer for sale, or deliver for sale in this state or in the City a bicycle or a pedal for use on a bicycle, either of which was manufactured after January 1, 1976, unless it is equipped with a type of reflex reflector located on the front and rear surfaces of the pedal. The reflector elements may be either integral with the construction of the pedal or mechanically attached, but shall be sufficiently recessed from the edge of the pedal, or of the reflector housing, to prevent contact of the reflector element with a flat surface placed in contact with the edge of the pedal. The pedal reflectors shall be visible from the front and rear of the bicycle during the nighttime from a distance of 200 feet when directly exposed to the lower beam head lamps of a motor vehicle.

(5) As mandated by the Michigan Vehicle Code, a person shall not sell, offer for sale, or deliver for sale in this state or in the City a bicycle manufactured after January 1, 1976 or an electric personal assistive mobility device unless it is equipped with either tires that have reflective sidewalls or with wide-angle prismatic spoke reflectors. If the bicycle or the electric personal assistive mobility device is manufactured with reflective

sidewalls, the reflective portion of the sidewall shall form a continuous circle on the sidewall, and may not be removed from the tire without removal of tire material. If the bicycle is equipped with wide-angle prismatic spoke reflectors, the reflectors of the front wheel shall be essentially colorless or amber, and the reflectors on the rear wheel shall be essentially colorless or red. Reflective sidewalls or spoke reflectors shall cause the bicycle to be visible from all distances from 100 feet to 600 feet when viewed under lawful low beam motor vehicle head lamps under normal atmospheric conditions.

(6) A person who violates subsection (1) or (2) is responsible for a civil infraction.

Sec. 32-456. – Electric bicycle; rights of individual; label to be affixed by manufacturer or distributor; tampering with or modification of electric bicycle prohibited; requirements applicable to class 3 electric bicycle; compliance with federal requirements; operation on highway or within city; operation of class 1, class 2, or class 3 electric bicycle on certain trails; compliance with Americans with disabilities act of 1990 and persons with disabilities civil rights act; public hearing; inapplicability of subsections (6) to (10) to use of electric bicycles on congressionally authorized public trail system.

(1) Except as otherwise provided in this section, an individual riding an electric bicycle is subject to the same requirements under the Michigan Vehicle Code and Chapter 32 of the City Code as an individual riding a bicycle.

(2) Beginning on January 1, 2018, a manufacturer or distributor of electric bicycles offered for sale or distribution in this state and/or the City shall permanently affix in a prominent location on the electric bicycle a label that contains the classification number, top assisted speed, and motor wattage of the electric bicycle. The label required under this subsection shall be printed in Arial font and shall be at least 9-point type.

(3) A person shall not tamper with or modify an electric bicycle so as to change the manufactured motor-powered speed capability or motor engagement of the electric bicycle without replacing the label required under subsection (2) with an appropriate label printed in Arial font and in at least 9-point type. For purposes of the Michigan Vehicle Code and Chapter 32 of the City Code, a device shall not be considered an electric bicycle if the motor is modified in a manner that no longer meets the criteria described in section 13e of the Michigan Vehicle Code (codified as MCL 257.13e at the time this City Code section was codified), or if the motor exceeds 750 watts.

(4) All of the following apply to a class 3 electric bicycle:

(a) A class 3 electric bicycle shall not be operated by an individual less than 14 years of age. An individual less than 14 years of age may ride as a passenger on a class 3 electric bicycle that is designed to accommodate passengers.

(b) An individual less than 18 years of age who operates or rides as a passenger on a class 3 electric bicycle shall wear a properly fitted and fastened bicycle helmet that meets federal standards established by the United States Consumer Product Safety Commission or the American Society for Testing and Materials.

(5) An electric bicycle shall comply with applicable equipment and manufacturing requirements for electric bicycles established under federal law, including standards adopted by the United States Consumer Product Safety Commission and compiled in 16 CFR part 1512.

(6) Except as otherwise provided in subsection (7), an individual may operate an electric bicycle on any part of a highway that is open to a bicycle, including, but not limited to, a lane designated for the exclusive use of bicycles and the shoulder.

(7) As mandated by the Michigan Vehicle Code, an individual shall not operate an electric bicycle within a city that prohibits the use of nonemergency motor vehicles, unless the city council of that city, by majority vote, adopts a resolution allowing the operation of electric bicycles within city limits. As mandated by the Michigan Vehicle Code, an individual shall not operate an electric bicycle within the Mackinac Island State Park, unless he or she has obtained the required permit from the Mackinac Island State Park Commission created in part 767 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.76701 to 324.76709, or unless the Mackinac Island State Park Commission authorizes the operation of electric bicycles within its jurisdiction. If a city described in this subsection or the Mackinac Island State Park Commission authorizes the operation of electric bicycles within its jurisdiction, the city or the Mackinac Island State Park Commission may regulate the operation of electric bicycles within its jurisdiction as authorized by the Michigan Vehicle Code.

(8) As authorized by the Michigan Vehicle Code, an individual may operate a class 1 electric bicycle on a linear trail in the City that has an asphalt, crushed limestone, or similar surface, or a rail trail. As authorized by the Michigan Vehicle Code, the City, as a local authority or agency of this state potentially having jurisdiction over a trail described in this subsection may regulate or prohibit the operation of a class 1 electric bicycle on that trail.

(9) As mandated by the Michigan Vehicle Code, an individual may operate a class 2 or class 3 electric bicycle on a linear trail in the City that has an asphalt, crushed limestone, or similar surface, or a rail trail only if authorized by the City, as the local authority or agency of this state potentially having jurisdiction over the trail.

(10) Except as otherwise provided in this subsection, an individual shall not operate an electric bicycle on a trail that is designated as nonmotorized and that has a natural surface tread that is made by clearing and grading the native soil with no added surfacing materials. As a local authority or agency of this state potentially having jurisdiction over a trail described in this subsection, the City may allow and regulate the operation of an electric bicycle on that trail.

(11) As mandated by the Michigan Vehicle Code, this state or the City as a local authority or agency of this state shall administer the provisions of this section in a manner that complies with the Americans with disabilities act of 1990, Public Law 101-336, and the persons with disabilities civil rights act, 1976 PA 220, MCL 37.1101 to 37.1607.

(12) Before an entity described in subsections (7) to (10) may prohibit, authorize, or regulate the use of electric bicycles within its jurisdiction, that entity shall hold a public hearing on the matter.

(13) Subsections (6) to (10) do not apply to the use of electric bicycles on a congressionally authorized public trail system.

SECTION II.

The City of Dearborn Heights Ordains that the Code of Ordinances of the City of Dearborn Heights, Michigan, is hereby revised by repealing Sections 32-457, 32-458, 32-459, 32-460, 32-461, 32-462, 32-463, 32-464, 32-465, 32-466, 32-467, 32-468, 32-469, and 32-470.

SECTION III.

ARTICLE VIII. - REGISTRATION OF ELECTRIC BICYCLES

Sec. 32-901. – "Electric bicycle" defined.
(1) "Electric bicycle" means a device upon which an individual may ride that satisfies all of the following:
(a) The device is equipped with all of the following:
(i) A seat or saddle for use by the rider.
(ii) Fully operable pedals for human propulsion.
(iii) An electric motor of not greater than 750 watts.
(b) The device falls within 1 of the following categories:
(i) Class 1 electric bicycle. As used in this subparagraph, "class 1 electric bicycle" means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.
(ii) Class 2 electric bicycle. As used in this subparagraph, "class 2 electric bicycle" means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.
(iii) Class 3 electric bicycle. As used in this subparagraph, "class 3 electric bicycle" means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.
(2) The definition of "Electric bicycle" as used in this section is intended to be the same as the definition of "Electric bicycle" set forth in section 13e of the Michigan Vehicle Code (codified as MCL 257.13e at the time this City Code section was codified). If the definition of "Electric bicycle" set forth in section 13e of the Michigan Vehicle Code changes, then the definition of "Electric bicycle" as set forth in this section is to be construed to be consistent with what is set forth in the Michigan Vehicle Code.

Sec. 32-902. – Required.
Every person residing in the city who owns any electric bicycle shall meet the registration and other requirements of this article for all such electric bicycles that the person owns. Further, whether or not a person resides in the city, a person shall only operate an electric bicycle in the city if the person can operate the electric bicycle in compliance with the registration and other requirements of this article.

Sec. 32-903. - Application.

(1) A person residing in the city who owns any electric bicycle shall apply for and receive both a registration certificate and a license tag for each such electric bicycle that the person owns. The person shall make application to the police department for both the registration certificate and the license tag for each such electric bicycle on a form or forms furnished by the police department. The person shall provide the following information in the application form related to each such electric bicycle: the electric bicycle's owner's name, address, and phone number (if any); a full description of the electric bicycle, including its make, model, color, and manufacturer's serial number; and the electric bicycle label information as required by section 662a(2) of the Michigan Vehicle Code (codified as MCL 257.662a(2) at the time this City Code section was codified), namely the electric bicycle's: classification number, top assisted speed, and motor wattage. Provided the application form is completed to the extent possible given available information and the person who submits the application pays the required fee(s), the police department shall provide the owner of the electric bicycle with both a registration certificate and a license tag for the subject electric bicycle as more fully described in Section 32-904 and Section 32-905.

(2) A person who does not reside in the city who wants any electric bicycle to be operable in the city may apply for and receive both a registration certificate and a license tag for each such electric bicycle that the person owns and wants to be able to operate in the city. The person shall make application to the police department for both the registration certificate and the license tag for each such electric bicycle on a form or forms furnished by the police department. The person shall provide the following information in the application form related to each such electric bicycle: the electric bicycle's owner's name, address, and phone number (if any); a full description of the electric bicycle, including its make, model, color, and manufacturer's serial number; and the electric bicycle label information as required by section 662a(2) of the Michigan Vehicle Code (codified as MCL 257.662a(2) at the time this City Code section was codified), namely the electric bicycle's: classification number, top assisted speed, and motor wattage. Provided the application form is completed to the extent possible given available information and the person who submits the application pays the required fee(s), the police department shall provide the owner of the electric bicycle with both a registration certificate and a license tag for the subject electric bicycle as more fully described in Section 32-904 and Section 32-905.

Sec. 32-904. - Registration certificate.

Provided an appropriate person has complied with the requirements of Section 32-903 related to obtaining a registration certificate for an electric bicycle, then the police department shall furnish the owner of the electric bicycle with a registration certificate for the electric bicycle. The police department shall keep a duplicate of the registration certificate which shall be kept in the offices of the police department. The owner of the electric bicycle shall keep the registration certificate and shall present same upon demand of any police officer of the city if the ownership or title to the electric bicycle becomes an issue. A person shall not operate an electric bicycle in the city unless a registration certificate has been obtained and maintained for it.

Sec. 32-905. - License tag.

Provided an appropriate person has complied with the requirements of Section 32-903 related to obtaining a license tag for an electric bicycle, then the police department shall furnish the owner of the electric bicycle with a license tag for the electric bicycle, the number of which shall correspond to the registration certificate for the electric bicycle. The license tag and any renewals thereof shall be permanently affixed in a prominent location on the electric bicycle. A person shall not operate an electric bicycle in the city unless a license tag has been obtained for it, maintained for it, and permanently affixed on it as required by this section and this article.

Sec. 32-906. – Violations as civil infractions.
A person who violates any of the provisions of this **ARTICLE VIII. - REGISTRATION OF ELECTRIC BICYCLES**. (namely sections 32-901 to 32-907) is responsible for a civil infraction punishable by a civil fine of $400.00 for each such violation.

Sec. 32-907. - Fees.
Fees for electric bicycle registration certificates, electric bicycle license tags, application for same, and any renewals thereof shall be prescribed by resolution of the council.

SECTION IV.

CODIFICATION DIRECTIVES

Sections 32-880 through 32-900 are deemed to be added and reserved.

Article VIII. - Registration of Electric Bicycles is deemed to be added to the Code under Chapter 32.

SECTION V.

REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

SECTION VI.

SEVERABILITY

Should any section, subsection, clause, or phrase of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid.

SECTION VII.

EFFECTIVE DATE

The City Council finds that the needs of the business affected by this Ordinance will be significantly affected by any delay in this Ordinance's effective date. In the light of this, the City Council declares the adoption of this ordinance to be an emergency action and adopts this ordinance on an emergency basis at the same meeting as the meeting at which it was introduced. Thus, this ordinance is considered to be read both a first time and a second time at the same meeting. This ordinance shall become effective upon publication as provided by law.

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SECTION VIII.

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing record of the ordinance herein set forth.

_____
MO BAYDOUN, Mayor

_____
LYNNE M. SENIA, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of this ordinance adopted by the Council for the City of Dearborn Heights at a regular meeting of the Council held on the 9th day of June, 2026, and became effective by publication in the official newspaper of the City of Dearborn Heights and/or by publication as otherwise permitted by the City Charter on the 11th day of June, 2026.

_____
LYNNE M. SENIA, City Clerk

Publication Date: June 11, 2026.

ORD #26-003

An ordinance to amend Chapter 42, Streets, Sidewalks and Other Public Places, Article I, In General, of the Port Huron Code of Ordinances, to provide requirements for bicycles on sidewalks.

Additions are in yellow
~~Deletions are crossed out in red~~

THE CITY OF PORT HURON ORDAINS:
That Chapter 42, Street, Sidewalks and Other Public Place, Article I, In General, of the Port Huron Code of Ordinances, is hereby amended to provide requirements for bicycles on sidewalks, as follows:

CHAPTER 42.
STREETS, SIDEWALKS AND OTHER PUBLIC PLACES
ARTICLE I. In General

Sec. 42-1. Violations as municipal civil infractions.
No change.

Sec. 42-2. Definitions.
The following works, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

BICYCLE – A vehicle with two or three wheels, solely human-powered, propelled by operable pedals (or a hand-driven equivalent) affixed to a mechanical propulsion system transmitted to one or more wheels, and has handlebars for steering and a saddle seat. A trike or tricycle is a three-wheeled bicycle.

DEPARTMENT – The Department of Public Works.

DIRECTOR — The Public Works Director.

ELECTRIC BICYCLE – A two- or three-wheeled cycle with a seat or saddle for the rider, fully operable pedals, and an electric motor as defined by MCL 257.13e.

ELECTRIC SCOOTER – A standing scooter with a center column and no seat or operable pedals, propelled by an electric motor.

HUMAN-POWERED – Describes a vehicle that can be propelled without motor assistance and solely by means of human energy input.

MOBILITY SCOOTER – A seated personal transporter that usually has three or four wheels, is propelled by an electric motor, and has a floorboard or foot pegs but no operable pedals. It is designed as a mobility aid for people with impaired mobility. A mobility scooter is not considered an electric scooter for the purposes of this article unless specified.

MOPED – A two- or three-wheeled vehicle which is equipped with a motor that does not exceed 50 cubic centimeters piston displacement, produces 2.0 brake horsepower or less, and cannot propel

the vehicle at a speed greater than 30 miles per hour on a level surface. The power drive system shall not require the operator to shift gears.

OPERABLE PEDALS – A pair of foot-operated levers or hand-driven equivalent affixed to a mechanical propulsion system that enables a vehicle to be propelled by human power.

SCOOTER – A standing scooter with a center column and no seat or operable pedals, propelled by a rider pushing off the ground.

SIDEWALK – That portion of a street between the curblines or edge of the roadway and the right-of-way lines and includes lawn extensions and sidewalks and the area reserved therefor where the lawn extensions and sidewalks are not yet constructed.

STREET – All of the land lying between property lines on either side of all streets, alleys and boulevards in the City and includes lawn extensions and sidewalks and the area reserved therefor where the lawn extensions and sidewalks are not yet constructed.

Sec. 42-3 thru 42-12.
No changes.

~~**Sec. 42-13. Installation of telephone booths in rights-of-ways.**~~
~~Notwithstanding any other section of this Code or other City ordinance to the contrary, the City Council may, by contract, for public convenience and necessity, authorize the installation of outdoor commercial telephone booths on that portion of a street located between the property lot lines and the curb within City-owned rights-of-way.~~

Sec. 42-134. Playing ball, obstructing traffic.
No person shall play any ball game in any public street or sidewalk or otherwise obstruct traffic on any street or sidewalk by collecting in groups thereon, for any purpose.

Sec. 42-145. Moving buildings.
No person move, transport or convey any building or other similar bulky or heavy object upon any street, without first obtaining a permit and filing a bond in such sum as shall be fixed by the Public Works Director, the amount of such bond to be commensurate with the risk of damage or injury involved. Such permit shall designate the route to be followed and the time within which the movement shall be completed, and any necessary repairs to any street or installation upon, in or over any street and trees resulting from the movement done under such permit shall be completed. No permittee shall fail to comply with the conditions specified on the permit nor fail to obey any order of the director given in connection with the movement of any such building. No person shall fail to promptly restore any such damage done by him or her under such permit, to the satisfaction of the Director.

Sec. 42-156. Maintenance of street vaults, manholes, awnings.
Every owner and every person in control of any estate maintaining a sidewalk vault, coalhole, manhole or any other excavation or any post, pole, sign, awning, wire, pipe, conduit or other structure in, under, over or upon any street which is adjacent to or a part of his or her estate shall do so only on condition that such maintenance shall be considered as an agreement on his or her part with the City to keep such and the covers thereof and any gas and electric boxes and tubes thereon in good repair and condition at all times during his or her ownership or control thereof and to indemnify and save harmless the City against all damages or actions at law that may arise from or be brought by reason of such excavation or structure

being under, over, in or upon the street or being unfastened, out of repair or defective during such ownership or control.

Sec. 42-167. Removal of snow and ice from sidewalks.

(a) The occupant of every lot or premises adjoining any street or the owner of such lot or premises, if the premises are not occupied, shall clear all ice and snow from sidewalks adjoining such lot or premises within the time required in this section. When any snow or ice shall cease to fall during the daylight hours, such snow or ice shall be cleared from the sidewalks within 12 hours after such cessation. When a fall of snow or ice shall have ceased during the nighttime, it shall be cleared from the sidewalks by 6:00 p.m. of the day following.

(b) If any occupant or owner shall neglect or fail to clear ice or snow from the sidewalk adjoining his or her premises within the time limit or shall otherwise permit ice or snow to accumulate on such sidewalk, he or she shall be guilty of a violation of this section, and in addition the Public Works Director may cause the ice or snow to be cleared. The expense of removal shall become a debt to the City from the occupant or owner of such premises and shall be collected as any other debt to the City.

Sec. 42-178. Street excavations generally.

(a) No person shall make any excavation or opening in or under any street without first obtaining a written permit from the Public Works Director and furnishing a bond pursuant to § 42-4. The Public Works Director may, if the public safety requires immediate action, grant permission to make a necessary street opening in an emergency, provided that a permit shall be obtained on the following business day and the applicable sections of this chapter shall be complied with.

(b) No permit to make any opening or excavation in or under a paved street shall be granted to any person within a period of three years after the completion of any paving or resurfacing thereof. If a street opening is necessary as a public safety measure, the Public Works Director may suspend the operation of this subsection, as to such street opening.

(c) All openings and excavations made pursuant to this section shall be properly and substantially sheeted and braced as a safeguard to workmen and to prevent cave-ins or washouts which would tend to injure the thoroughfare or subsurface structure of the street.

Sec. 42-189. Curb cuts and sidewalk driveway crossings.

(a) No opening in or through any curb of any street shall be made without first obtaining a written permit from the Public Works Director. Curb cuts and sidewalk driveway crossings to provide access to private property shall comply with the following:

(1) No single residential curb cut shall exceed 26 feet nor be less than 12 feet.

(2) No single nonresidential curb cut shall exceed 40 feet nor be less than 12 feet.

(3) The minimum distance between any curb cut and a public crosswalk, utility pole or fire hydrant shall be five feet.

(4) The minimum distance between curb cuts, except those serving residential property, shall be 25 feet.

(5) The maximum number of linear feet of sidewalk driveway crossing permitted for any lot, parcel of land, business or enterprise shall be 45% of the total abutting street frontage, up to and including 200 linear feet of street frontage, plus 20% of the linear feet of street frontage in excess of 200 feet.

(6) Any necessary authorized adjustments to utility poles, light standards, fire hydrants, catchbasins, street or railway signs or signals, or other public improvements or installations shall be accomplished without cost to the City.

(7) All construction shall be in accordance with plans and specifications approved by the Public Works Director.

(b) Exception to the requirements in Subsection (a) of this section may be granted after field inspection by the Public Works Director and the Director of Public Safety, upon written approval given by both the Public Works Director and Director of Public Safety.

Sec. 42-19~~20~~. Barricade and lights required for excavations and obstructions.
All street openings, excavations and obstructions authorized by this chapter shall be properly and substantially barricaded and railed off and at night shall be provided with approved warning lights. Warning lights perpendicular to the flow of traffic shall not be more than three feet apart and parallel to the flow of traffic not over 15 feet apart.

Sec. 42-20~~21~~. Removal of obstructions and filling of excavations.
Encroachments and obstructions in the street may be removed and excavations refilled and the expense of such removal or refilling charged to the abutting landowner when made or permitted by him or her or suffered to remain by him or her, otherwise than in accordance with the terms and conditions of this chapter. The procedure for collection of such expenses shall be as prescribed in this Code for single lot assessments, upon not less than seven days' notice to such landowner in accordance with § 2-768.

Sec. 42-21~~22~~. Temporary street closings.
The Public Works Director shall have authority to temporarily close any street or portion thereof when he or she shall deem such street to be unsafe or temporarily unsuitable for use for any reason. He or she shall cause suitable barriers and signs to be erected on the street indicating that the street is closed to public travel. When any street or portion thereof shall have been closed to public travel, no person shall drive any vehicle upon or over such street or park the vehicle thereon, except as may be necessary incidental to any work being done in the area closed to public travel. No person shall move or interfere with any sign or barrier erected pursuant to this section without authority from the Public Works Director.

Sec. 42-22~~23~~. Portion of Krafft Road closed between 9:00 p.m. and 7:00 a.m.
The Krafft Road public right-of-way lying between the westerly water edge of Lake Huron and a point 292 feet east of the east line of Gratiot Avenue shall be closed to the public from 9:00 p.m. to 7:00 a.m. daily, during which time it shall be unlawful for any person, other than authorized personnel, to be present in such area. Such area and prohibition shall be posted in a conspicuous place.

Sec. 42-23~~24~~. Portion of Holland Avenue closed between 10:00 p.m. and 7:00 a.m.
The Holland Avenue public right-of-way lying between the westerly water edge of Lake Huron and the east right-of-way line of Conger Street shall be closed to the public from 10:00 p.m. to 7:00 a.m.

daily, during which time it shall be unlawful for any person, other than authorized personnel, to be present in such area. Such area and prohibition shall be posted in a conspicuous place.

Sec. 42-24~~25~~. Portion of Ballentine Street closed between 9:00 p.m. and 7:00 a.m.
The Ballentine Street public right-of-way lying between the westerly edge of Lake Huron and the east right-of-way line of Conger Street shall be closed to the public from 9:00 p.m. to 7:00 a.m. daily, during which time it shall be unlawful for any person, other than authorized personnel, to be present in such area. Such area and prohibition shall be posted in a conspicuous place.

Sec. 42-25. Prohibited use of sidewalks.
No person shall operate an electric bicycle, electric scooter, moped, or other motor vehicle upon any sidewalk within the City unless it is used in human-powered mode. This section shall not be construed to prohibit the use of sidewalks by persons riding human-powered bicycles, mopeds, or scooters. This section shall also not be construed to prohibit the use of sidewalks by persons using motorized or nonmotorized wheelchairs or other mobility devices.

Sec. 42-26. Right-of-way established – Safety and courtesy.

(a) A person operating a bicycle shall yield the right-of-way to a pedestrian and shall give an audible signal before overtaking and passing a pedestrian.

(b) The speed limit for any bicycle on a sidewalk is 15 miles per hour. Users must travel on the right-hand side of the path.

(c) Path users must remain attentive to their surroundings and not engage in behavior that poses a risk to the health, safety, or well-being of others on the path. Dogs must be kept under control and on a leash that does not obstruct the sidewalk.

(d) The City may establish courtesy rules and post these along the sidewalk, on the City website, and in other forms of communication. Courtesy rules shall be approved by the City Manager.

§ 42-27~~26~~. through § 42-55. (Reserved)

ADOPTED:
PUBLISHED:
EFFECTIVE:

ORDINANCE #26-05
AN ORDINANCE TO AMEND MARQUETTE CITY CODE CHAPTER 46 – TRAFFIC AND VEHICLES

INTENT:
To clarify which types of vehicles may be used on the multi-use path and City sidewalks and to provide a law enforcement framework under which reckless riding, including excessive speed, can be prohibited.

The City of Marquette Ordains:

SECTION 1. That the title of Chapter 46, Article IV is hereby amended to read:
Article IV. – Designated Paths and Related Traffic

SECTION 2. That a new Section 46-92 is hereby created and added to read as follows:

Sec. 46-92. – Definitions.
For the purposes of this article, the term mobility device shall refer to a vehicle in one of the following categories:

(a) Human-powered mobility device: A wheeled device designed to transport one or more persons and propelled solely by human power.
(b) Electric mobility device:
    (1) An electric bicycle, as defined by MCL 257.13e.
    (2) An electric skateboard, as defined by MCL 257.13f.
    (3) An electric personal assistive mobility device, as defined by MCL 257.13c.
    (4) Any other wheeled device powered solely by human power and an electric motor not greater than 750 watts.

SECTION 3. That Section 46-93 is hereby amended in its entirety to read as follows:

Sec. 46-93. – Multi-use paths.

(a) The city may designate, at the discretion of the chief of police and the director of the community services department, and by the erection of appropriate signs, certain areas as multi-use paths.
(b) Persons traveling on a designated multi-use path may utilize mobility devices, as defined in Section 46-92.
(c) All motorized vehicles not meeting the definition of a mobility device are prohibited from traveling on such designated multi-use paths.

SECTION 4. That a new Section 46-93.5 is hereby created and added to read as follows:

Sec. 46-93.5. – Reckless activity prohibited.

(a) No person shall travel on the multi-use path at a speed greater than what is reasonable and prudent under the conditions and having regard for actual and potential hazards. In every event, speed shall be controlled as may be necessary to avoid colliding with others who are complying with the law and using reasonable care.

(b) No person shall fail to exercise full control over the mobility device they are using on any street, parking lot, sidewalk, or designated multi-use path.

(c) Every person using the multi-use path shall stay as near to the right side of the path as is safe. When traveling on a designated multi-use path, no individual or group of users, including their animals and mobility devices, shall occupy more than one-half of the path as measured from the right side, and shall in no way impede the normal and reasonable movement of other users.

(d) When traveling on a designated multi-use path, any person overtaking another person proceeding in the same direction shall pass to the left of such overtaken user at a safe distance and shall stay to the left until safely clear of the overtaken user.

(e) Any person entering or crossing a designated multi-use path at an uncontrolled point shall yield to traffic on the path.

(f) Every person shall obey the instructions of any official traffic control device applicable thereto unless otherwise directed by a designated city official.

(g) No device shall be used to carry more persons at one time than the number for which it is designed and equipped.

SECTION 5. That Section 46-94 be amended to read as follows:

Sec. 46-94. – Mobility device use on sidewalks.

No person shall ride a mobility device on a sidewalk in the following locations: Washington Street between Lakeshore Boulevard and Seventh Street; Third Street between Fair Avenue and Baraga Avenue; and Front Street between Ridge Street and Baraga Avenue.

SECTION 6. That a new Section 46-94.5 is hereby created and added to read as follows:

Sec. 46-94.5. – Temporary restrictions on mobility devices.

The Chief of Police or City Manager may temporarily designate locations and times at and during which mobility devices may not be operated. These restrictions shall be posted on signs within the designated area.

SECTION 7. That Section 46-97 and 46-98 are hereby repealed in their entirety.

SECTION 8. Effective Date.

This ordinance shall become effective immediately upon adoption.

Paul Schloegel, Mayor

Kyle Whitney, City Clerk

Date Adopted: _____

Date Published: _____

State of Michigan
County of Wayne
Township of Grosse Ile

Ordinance No._____

AN ORDINANCE TO AMEND CHAPTER 34, "BICYCLES," OF THE TOWNSHIP OF GROSSE ILE CODE OF ORDINANCES, TO ADD PROVISIONS RELATED TO ELECTRONIC BIKE USE IN THE TOWNSHIP

The Township of Grosse Ile ordains:

Section 1 of Ordinance. Amendment to Chapter 34.

Chapter 34 of the Code of Ordinances of the Township of Grosse Ile, entitled "Bicycles," is hereby amended to read as follows

§34-1 Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context indicates a different meaning.

BICYCLE

A device propelled solely by human power upon which a person may ride, having two or more wheels in tandem or parallel. A bicycle does not include an electric bicycle or moped.

ELECTRIC BICYCLE (E-BIKE)

A device equipped with a seat or saddle for use by the rider, full operable pedals for human propulsion, and an electric motor of not greater than 750 watts that meets one of the following classifications under Michigan law (MCL 257.13e):

- Class 1: Pedal-assist only; motor ceases to assist at 20 mph. The motor provide assistance only when the rider is pedaling and disengages or ceases to function when the bicycle reach 20 mph.

- Class 2: Throttle-assist capable; motor ceases to assist at 20 mph. The motor may propel the bicycle whether the rider is pedaling or not, disengages or ceases to function when the brakes are applied, and does not propel the bicycle beyond 20 mph.

• Class 3: Pedal-assist only; motor ceases to assist at 28 mph; speedometer required. The motor provides assistance only when the rider is pedaling and disengages or ceases to function when the bicycle reaches 28 mph.

A device that exceeds these statutory limits, lacks fully operable pedal, lacks a seat or saddle, or can be propelled by motor beyond the statutory class limits is not an e-bike for purposes of this chapter.

ELECTRIC SKATEBOARD

A device that meets all of the following criteria, as defined in MCL 257.13f :

- It has a floorboard designed to be stood upon when riding.
- The floorboard is no more than 60 inches long and 18 inches wide.
- It is designed to transport only one person at a time.
- It has an electrical propulsion system with no more than 2,500 watts of power.
- It has a maximum speed of 25 mph on a paved, level surface.
- It may have handlebars (not required).
- It may also be powered by human propulsion in addition to the electric motor.

For purposes of this chapter, "electric skateboard" includes a stand-up electric scooter, when the device otherwise meets MCL 257.13f.

MOPED

A two- or three-wheeled vehicle with a motor not exceeding 100 cc piston displacement, or an equivalent electric motor as provided by state law, a maximum speed of 30 mph, a power drive system that does not required the operator to shift gears, and meeting the definition in MCL 257.32b. Mopeds require state registration and a moped license or valid operator's or chauffer's license for operators under Michigan law.

OTHER POWER-DRIVEN MOBILITY DEVICES (OPDMDs)

OPDMDs are any mobility device powered by batteries, fuel or other engines – whether or not designed primarily for use by individuals with mobility disabilities – used by individuals with mobility disabilities for the purpose of locomotion. Nothing in this chapter is intended to deny a reasonable accommodation required by the American s with Disabilities Act; however, OPDMD use may be subject to safety requirements required by law.

OPERATOR

A person who rides, uses, or controls a bicycle, electric bicycle, electric scooter, or moped.

SHARED-USE PATH / BICYCLE PATH

A path physically separated from motor vehicle traffic and designated for use by bicycles, electric bicycles, pedestrians, and other non-motorized users.

SIDEWALK

A paved or improved pedestrian walkway, generally 4-6 feet in width. The sidewalk is primarily intended for pedestrian travel.

§ 34-2 Compliance required.

A. No person shall operate a bicycle, electric bicycle, or electric skateboard/ scooter (collectively referred to as "permitted devices") upon any of the public roadways, sidewalks, shared-use path, or other public place within Township, except in compliance with this chapter and applicable Michigan law; provided, however, that the provisions of this chapter shall not apply to OPDMDs as defined herein except to the extent neutral safety rules may lawfully apply.

B. Operators of permitted devices shall dismount when directed by a police officer or when necessary to avoid an unsafe condition.

C. No operator shall operate a permitted device in a careless, reckless, or negligent manner that endangers or is likely to endanger and person or property.

§ 34-3 Parental responsibility.

It shall be unlawful for the parent of any minor to fail to exercise reasonable parental control over the minor which results in the minor violating any section of this chapter. A parent or guardian shall not knowingly permit a minor to violate any provisions of this chapter.

§ 34-4 Applicable regulations.

A. Operators of bicycles, electric bicycles, and electric skateboards/scooters shall have all rights and be subject to all duties applicable to the driver of a motor vehicle under Michigan law, except where such provisions cannot reasonably apply.

B. Mopeds shall be operated in accordance with the Michigan Vehicle Code and are not considered bicycles for purposes of this chapter.

C. A device other than a permitted device or OPDMD shall not be operated on a public roadway, sidewalk, shared-use path, park, or other public place unless operations is otherwise authorized by state law or Township ordinance.

§ 34-5 Restrictions on use and operation.

A. Operators shall ride only upon a permanent and regular seat or saddle, where the permitted device is designed with a seat or saddle, and shall not carry more persons than the permitted device is designed to accommodate.

B. Operators of permitted devices on a roadway shall ride as near to the right side as practicable, except when turning left, passing, avoiding hazards, or when the lane is too narrow to share safely.

C. Use of Shared-Use Paths. Class 1 and Class 2 e-bikes and electric skateboards/scooters may operate on shared-use paths unless otherwise posted. Class 3 electric bicycles are prohibited on shared-use paths unless specifically permitted by Township signage. Mopeds are prohibited on shared-use paths unless specifically authorized by state law and Township signage.

D. Sidewalk Use.

(1) Bicycles, Class 1 e-bikes, Class 2 e-bikes, and electric skateboards/scooters shall operate at a reasonable and safe speed on sidewalks unless posted otherwise. Operation shall be a reasonable speed for pedestrian conditions and shall not be an unreasonable speed when pedestrians are present.

(2) Operators must yield to pedestrians and give an audible signal before overtaking on the left.

(3) Class 3 electric bicycles and mopeds are prohibited on sidewalks.

E. Operators shall not attach themselves or their device to any moving vehicle.

F. Operators walking their device are considered pedestrians and must follow pedestrian rules.

§ 34-6 Age and helmet requirements.

A. No person under the age of seven years shall operate a bicycle upon any public roadway in the Township but such person under seven years of age may operate a bicycle upon the public sidewalks, private driveways, or upon or in other places or places open to the public in the Township which are not utilized by vehicular traffic. Persons between the ages of seven and 10 years may operate a bicycle on all public roadways within the Township with parental consent. A person under seven years of age may operate a bicycle on a public roadway only under the direct supervision of ~~a~~an parent, guardian, or responsible adult.

B. Electric Skateboard/Scooter. No person under age 12 shall operate an electric skateboard/scooter on a roadway unless under the direct supervision of an adult or guardian (House Bill 5391).

C. Electric Bicycles. No person under age 14 shall operate a Class 3 electric bicycle. A person under age 14 may ride as a passenger on a Class 3 e-bike only if the e-bike is designed to accommodate passengers.

D. Helmets. A person under 18 years of age operating or riding as a passenger on a Class 3 e-bike shall wear a properly fitted bicycle helmet that complies with application Michigan Department of Transportation (MDOT) safety standards. A person under 19 years of age operating an electric skateboard/scooter or moped on a public thoroughfare shall wear an approved crash helmet as required by Michigan law.

E. Mopeds. No person under age 15 may operate a moped, and all operators must comply with state licensing, registration, helmet, equipment and roadway requirements.

§34-7 Speed limits.

A. No person shall operate a permitted device on a sidewalk or shared-use path at a speed greater than is reasonable and proper under conditions or in excess of 15 mph unless otherwise posted.

B. Class 3 e-bikes shall not exceed 28 mph with motor assistance.

C. No operator shall operate at a speed that is greater than reasonable and prudent for the conditions, including pedestrian traffic, surface conditions, weather, visibility, and the presence of intersections or driveways.

§34.8 Parking and obstruction.

No person shall park or leave a bicycle, electric bicycle, or electric skateboard/scooter in a manner that obstructs pedestrian travel, ADA ramps, building entrances, or vehicular traffic. Permitted devices may be removed or relocated by the Township when reasonably necessary to eliminate an obstruction or hazard.

§34-9 Trail and park restrictions.

The Township prohibits the use of electric bicycles, electric skateboards/scooters, or mopeds on unpaved trails, nature areas, or environmentally sensitive locations.

§34-10 Penalty.

Any person who pleads or is found responsible for a violation of this chapter shall be liable for a municipal civil infraction. The penalty for violation of this chapter is provided in Chapter 1, Article II, of this Code.

***Section 2* of Ordinance. Repeal of Conflicting Ordinances.**

All resolutions, ordinances, or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

***Section 3* of Ordinance. Severability.**

If any section, paragraph, clause, or provision of this Ordinance is for any reason held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

***Section 4* of Ordinance. Publication.**

This Ordinance or a summary of this Ordinance shall be published in a newspaper of general circulation in the Township of Grosse Ile within fifteen (15) days after its adoption.

***Section 5* of Ordinance. Effective date.**

This Ordinance shall take effect upon publication, as provided by law.

ENACTMENT

This ordinance is declared to have been enacted by the Board of Trustees of the Township of Grosse Ile at a meeting duly called and held on the __th day of _____, 2026.

Ayes:
Nays:
Abstentions:
Absent:

Certification

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

I, the undersigned Clerk of the Township of Grosse Ile, Wayne County, Michigan, do certify that the foregoing is a true and complete copy of the ordinance adopted by the Board of Trustees of the Township of Grosse Ile at a meeting held on the __TH day of _____, 2026, the original of which is on file in my office.

GROSSE ILE TOWNSHIP

_____

By: Jamison Yager
Township Clerk

Adopted:
Published:
Effective Date:

MOTION BY:_____

SUPPORTED BY:_____

TO INTRODUCE AND PUBLISH THE FOLLOWING AS PART 10, TITLE 6, CHAPTER 1062.19, AND TO PROVIDE FOR REPEALER, SEVERABILTY AND EFFECTIVE DATE, WITH THE INTENT TO ADOPT AT THE NEXT REGULAR MEETING OF THE BOARD OF TRUSTEES.

MOTION BY: _____

SUPPORTED BY: _____

TO ADOPT AND PUBLISH THE FOLLOWING AS PART 10, TITLE 6, CHAPTER 1062.19 AND TO PROVIDE FOR REPEALER, SEVERABILTY AND EFFECTIVE DATE.

CHARTER TOWNSHIP OF CLINTON
MACOMB COUNTY, MICHIGAN

ORDINANCE NO. _____

THE CHARTER TOWNSHIP OF CLINTON ORDAINS:

Section 1. Preamble. The purpose of this ordinance is to promote and protect the public health, safety and welfare and provide for the consistent and safe regulation of in order to preserve public health, safety and welfare, promote efficient feasible and safe processes, and provide for the harmonious and reliable development of property in a cost effective, efficient and safe manner.

Section 2. The Code of Ordinances for the Charter Township of Clinton, Part 10, Title Six, Chapter 1062.19 is amended to read as follows.

1062.19 ALL TERRAIN VEHICLES, SNOW MOBILES AND UNLICENSED MOTOR VEHICLES PROHIBITED.

A. An Electric Bicycle is defined in MCL 257.13e.

B. The operation of all terrain vehicles, snow mobiles, and unlicensed motorized vehicles, including, but not limited to, golf carts, go-karts, mopeds, electric bicycles and scooters ("Vehicles") upon Township property, including Township parks, is prohibited except as follows:

1. Usage of Electric bicycles shall only be permitted on paved trails and sidewalks.
2. The speed of an Electric bicycle shall not exceed 10 MPH in the Township parks.
3. All persons on an Electric bicycle under the age of 18 shall wear a helmet.

4. An operator of an Electric Bicycle is liable to the Township for any damage caused by said Vehicle to the grounds or to any other Township property.

5. An operator of an Electric Bicycle shall yield the right of way to all pedestrians or other bicycles.

C. This Ordinance does not apply to a power-driven mobility device when that power-driven mobility device is being used by an individual with a mobility disability.

D. This Ordinance does not apply to motor vehicles as defined in MCL 257.33.

E. Anyone who violates this Ordinance is responsible for a civil infraction punishable as follows:

1. First offense is a $100 fine.

2. Second offense is a $250 fine.

3. Third and subsequent offenses are a $500 fine.

4. In addition to fines, the Court may add all costs of enforcement and of fixing any damaged property.

Section 3. Repealer. All ordinances or parts of ordinances in conflict herewith are repealed only to the extent necessary give this ordinance full force and effect.

Section 4. Severability. If any article, section, subsection, sentence, clause, phrase, portion of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of remaining portions of the ordinance, it being the intent of the Township that this ordinance shall be fully severable.

Section 5. Effective Date. The ordinance shall become effective upon adoption and publication.

AYES: _____

NAYS:_____

ABSENT: _____

ORDINANCE DECLARED ADOPTED.

_____
KIM MELTZER, Clerk
Charter Township of Clinton

INTRODUCTION:_____
FIRST PUBLICATION:_____

ADOPTION: _____
SECOND PUBLICATION: _____

CERTIFICATION

I, KIM MELTZER, Clerk for the Township of Clinton, County of Macomb, State of Michigan, certify that this is a true copy of an Ordinance adopted by the Board of Trustees of the Charter Township of Clinton at its regular meeting on the ___ day of _____, 2026.

_____
KIM MELTZER, CLERK
Charter Township of Clinton

REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, SEPTEMBER 28, 2026, AT 7:00 P.M.

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

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA:

CM 26-09-115 **Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0**

To approve the agenda as presented.

Roll call vote on CM 26-09-115 **Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer**
Nays: None

PUBLIC HEARINGS: None

PRESENTATIONS:

Council Goals Update - Danielle Mahoney, Assistant City Manager

Assistant City Manager greeted Council and said there hadn't been a ton of changes since their previous goals update. There were a few things she wanted to highlight. She said the Bi-annual Citizens Survey is currently out in households. They expect to get them back and have results in mid- to late November. There is also a website where residents can go and contribute if they aren't one of the randomly selected households. They have been publicizing that, and they are looking forward to getting those results. They have had a bit of starts and stops on the Public Art & Placemaking Strategy goal. At a previous meeting, Council appointed some additional members, and they updated Council rules to reflect that. That's been some great progress. She said they are happy to report that a strategy is in development. She said she has seen a very rough first draft of that that the committee is working on with Tracie Ringle, the Deputy Parks Director and staff liaison. They want to get some more feedback from the committee. They had to cancel their last meeting due to a lack of quorum, but hopefully, they'll get back on track this next month and they can get a draft before Council for feedback. She said she didn't want to commit to a timeline just yet, but, hopefully, by the end of the year. While this is on track, there are still some lingering questions that the committee and Council need to think through. They've talked about identifying funding sources and they'd like to keep that conversation fluid. They would also like to talk about what the long-term intent and direction of the committee is. She said this could be a little bit broader, thinking for their additional ad hoc committees. When she gets to the end and talks about additional

Council talk points, there is a tie-in to 2050 that weaves through a lot of these committees and future decision-making points from Council.

She said there has been a lot of great progress on the City-School Collaboration. Since they were last in front of Council, they have had a public hearing to amend the City's master plan that occurred at Planning Commission. In September, Council saw the agreement facilitating the transfer back in June. City Manager Cardenas and staff continue to have productive conversations with the schools. They are currently talking about the layout of the high school, the Civic Center and the library campus with the upcoming construction. There has been some talk about potential sharing of a position. They are down a Comms Director, so they've been talking about what that may look like to share resources and collaborate from that lens. There has been some discussion about the recycling center being closed due to the construction on Lee BeGole. They have talked to the schools about relocating that and maybe having that serve as a space. City Manager Cadenas said that summarizes all the developments currently. They have monthly conversations with Mr. Mainka and they are looking forward to the one coming up next week.

She said they have made a lot of great progress on the Economic Development Strategy Reset goal. She called out their Economic Development Manager, Regina Swick. She has put a lot of effort into this along with some other staff. The draft strategy is nearly complete. That is something they want to get in front of the EDC for review and feedback. They have a meeting scheduled for later in October. That will be ready to come to Council for their review and feedback. They will get that shared with Council. Another cool angle they have been looking at is along with economic development. They talked a lot about placemaking and public art and how those kinds of tie in together. Staff have been having conversations on how to connect art and placemaking with the economic development strategy and really kind of weave that thread throughout both of those efforts, so they are reflected in each. Just this week, staff has met Parks staff, Economic Development staff and Planning staff to talk through what ideas there might be to put some more structure in place to really highlight both of these strategies together and then what that could look like in the community. They're meeting with the EDC at the end of October and after they get that feedback from them, they should be ready to present the feedback to Council very soon thereafter.

She said the CIP Millage Renewal is in on-going educational mode right now with the public. Council just saw a memo in their admin packet last week summarizing current efforts. There was an open house this past week. There was low turnout, but they've been hitting a lot of the HOA meetings. There is another one Wednesday where they'll be talking about the CIP millage renewal and other things. They'll continue to keep Council updated on their outreach efforts. Following the election, they'll reconvene to talk through what that looks like.

She said the Property Development & Planning goal hinges on the CIP so they'll have some more conversations and get some more direction from Council following that.

She said the Five-Year Compensation & Benefits Cost Strategy goal essentially can be marked as complete, but it's ongoing as they're constantly looking at their costs and compensation and benefit strategy year to year as they work on the budget. Budget season is upon them once again. They still have some labor negotiations going on right now, what's going on with command and they're preparing for the next one for full-time fire. All of that coincides with next year's budget prep. They'll keep Council updated as each of those efforts move along.

Other than that, community survey results are due later this fall. They'll have an Economic Development Strategy draft to give to Council. Hopefully, they'll also have the Public Art Strategy draft. Then, she wanted to put out a little teaser about the 2050 tie-ins. As they near the end of the year, and as the 2050 Plan continues to take shape and get adopted by Council toward the end of the year, what do these goal updates look like? What do your goal sessions look like moving forward? How would you like to see that plan tied in to processes here at the Council dais and then throughout the City? Something to keep in mind. She wanted to get that out there. An update on labor negotiations, property guidance following the CIP, and depending on how things shake out, they'll be back either late December or early January for their next update.

Mayor Fischer said he didn't want to tie them down to exact timing but asked if she could state which quarter Council might see a draft. Assistant City Manager Mahoney said she could anticipate by the end of this calendar year for the Economic Development Strategy draft is pretty much ready to go. They'd just like to get it in front of the EDC for their feedback. Public Arts, again, there is a very rough draft that has been put together. Staff wanted the Cultural Arts Committee to weigh in a little bit more. That could probably be to Council by the end of the year, if not, by the first quarter of 2027. She said it just depends on how rough a draft they'd like to see. Mayor Fischer said he liked the consistency of the last meeting of each quarter because what happens if they say early January, we'll slip to February and then March. He said they should plan on the last meeting in December for an update.

Member Gurumurthy thanked Assistant City Manager Mahoney for all their efforts. She said she had a question about the community survey. She said it's been about a month since they sent them out. She asked how they were doing with their responses. City Manager Cardenas said they don't have any kind of preliminary information in terms of responses yet. Ms. Walsh-Malloy had an update call with them today that said things are looking good, and they believe they can have results quickly. The survey closes this week and then they'll start gathering the responses. He believes they'll have some feedback in the next couple of weeks as a preliminary review. He said they seem optimistic about it. He doesn't have exact numbers yet, but they seem happy with what they've got so far. Member Gurumurthy said she wanted to make sure at least 50% or 10% responded. She was just curious. Assistant City Manager Mahoney said they could check again this week to see if they've got any preliminary numbers.

CITY MANAGER REPORT:

City Manager Cardenas said this week is Food Waste Prevention week. He said there is a website out there that talks about it. It is blocked by the City's server, but if people are at home and want to check that out, they can at foodwastepreventionweek.com. In that same vein, they received a grant for just over $8,000 from NextCycle to support their composting program. That will go into effect with the work plan for calendar year 2027. This all goes in to support the two drop-off locations, one at Power Park and one at MSU Tollgate Farms.

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Alexandra Morford, 503 W Sunnybrook Dr, Royal Oak, MI, said she is a volunteer and a resident of Royal Oak. The Michigan State Housing Development Authority (MSHDA) reports there is a shortage of approximately 100,000 homes in Michigan. This shortage most significantly impacts families that earn less than the area median income. Families that would live in the homes that are being proposed at 45500 Grand River Avenue. These proposed affordable homes would benefit all Novi families. They would provide convenient homes for families that work at Henry Ford Providence Hospital, Novi Community Schools, and other employment centers that Novi families visit and depend upon daily. Furthermore, these homes provide an affordable housing option so folks who have lived in Novi for their whole lives can continue to live in Novi into retirement, after college or after other life changes. She said so many of their neighbors are struggling with high rents. There is not enough federal, state, and county money to meet the need for affordable homes. She said she believes they should support the opportunities they do have to meet as much of the need as possible. An opportunity to help over 250 families does not come before a city like Novi very often. These homes would make a huge impact on the 250 families who are not before Council today because they are working, helping their kids with homework, unable to fill their gas tank until their next Social Security check arrives, or many other reasons. She cautioned that if you show through your actions in this meeting that Novi isn't willing to meet affordable home developers part way, she doesn't think there are going to be more opportunities for Novi to add affordable homes. There is significant effort and risk for a developer to get a proposal ready to show Council. Future developers will be hesitant to take the risk and put in the effort if they don't think they'll receive support from this council. The economics of building new apartments in this area, even market rate, are getting difficult. There are not other developers who would be able to build affordable homes without a tax agreement similar to the one before Council today. Other cities like Royal Oak have been approving PILOT and TIFF proposals to make affordable homes economically viable. Novi would not be an outlier in moving forward with these proposals. Novi would be an outlier if there was not support to move forward. In summary, she encouraged everyone to support a payment in lieu of taxes (PILOT) and a municipal services agreement for the Lincoln Avenue community's affordable housing development at 45500 Grand River Avenue. She said this will benefit all Novi families. She said she hopes Council does not pass up this opportunity.

Kityana Alexander, 684 Calvert, Detroit, MI 48202, said she was there on behalf of Abundant Housing Michigan and they were there to support the proposal that Lincoln Avenue Communities has to add new affordable homes in Novi. Novi, like so many other communities across the state, does not have enough housing options that are affordable for local workers. A shortage of housing is sparking competition and driving up prices. As Novi's 2025 Master Plan update indicates 40% of renters in the City are cost-burdened. Her organization works to reform housing policy to allow more homes of all shapes and sizes in their state. They are fighting to make change for the long term and change the housing market across Michigan. However, at the same time, they know that low- and middle-income Michiganders urgently need attainable homes now. As a housing organizer, she hears from people who are worried about making rent or who feel like home ownership is increasingly out of reach. She advocates for these Michiganders at the Capitol, but these people can't afford to wait for the legislature to take action. She said they need local leaders to step up. Novi has an opportunity to take the lead on housing affordability. Too many cities and towns in Michigan refuse to welcome new neighbors, especially low- and middle-income folks. This kind of exclusionary approach is holding Michigan back. Creating real, affordable homes for working people is essential to sustaining Michigan's economy and living up to Michigan's values. She thanked Council for their time.

Patricia Shaw, 26065 Whipple, Novi, said she has lived in the Novi/Farmington area for a little over 40 years. She said she was there to voice her strong opposition to the expansion of high-density, commercial and re-zoning in Novi, specifically the City West District Master Plan. While the initial Novi City West development aims to transform 55 acres into a 225 convention hotel, retail and dining and nearly 750 residential units, townhouses, and condominiums, this project is directly linked to a much larger vision for the surrounding area. She said she must ask how the remaining 200 acres in this master plan district will be developed. The City wants to turn those remaining 200 acres into a high-density mini city. It would be like wrapping our town into their already existing town. She strongly opposes this development. Clearing this land permanently destroys critical local wildlife habitats and mature ecosystems and they cannot be replaced. There is no turning back. Preserving this natural space is vital for their community's well-being and environmental health. Furthermore, this project will place a massive, long-term strain on Novi's public infrastructure, resulting in more congestion on Novi, Taft, Beck and Grand River roads. This will require costly road expansion and over-extend Novi's emergency services. She asked this Council, "Will Novi taxpayers be left footing the bill for road expansions and utility upgrades?" She chose to live in Novi because it offered a beautiful balance of convenience and natural beauty. Novi is quickly losing that balance to overdevelopment. Novi does not need another generic shopping and high-density complex at the expense of their environmental and quality of life. Instead of destroying an irreplaceable, natural asset, she asked Council to please protect the Novi taxpayers, the infrastructure and the quality of life that the residents have here living in the Novi community for future generations. She also said, "Please remember, your decisions will shape Novi long after your terms expire. So, ask yourself this question: what will that mean when these decisions go down the road for you and your families?" She said this is question that has to be addressed.

Michelle Duprey said the e-bike and e-scooter proliferation continues with abandon or care, they whiz by her. She feels unprotected and vulnerable. Last August, she was in touch with a lieutenant from Novi's Public Safety regarding the safety of pedestrians on the ITC trail and on Novi sidewalks. In an email, the lieutenant wrote that the City has been receiving numerous complaints regarding e-bikes and e-motorcycles throughout the City. She said it is rampant. She said she understands that the City Council is aware and has been working on a local ordinance to address this problem. She asked, "What progress has the City made on this ordinance?" She said most of them were familiar with the local accident involving two 13-year-olds who were critically injured on September 7, 2026. Immediately thereafter, Bloomfield Township issued a 6-month moratorium prohibiting the use of e-bikes and e-scooters for those 16 and under. She said a rise in injuries and deaths, particularly among the young people across the nation has expedited the Michigan legislature to introduce new bills to address the safety and restrictions necessary for safe e-bike transportation. These bills are not expected to be introduced for voting until after January 1, 2027. She asked, "Where does the City stand on creating a sound ordinance which protects the vulnerable pedestrians, the riders themselves and the cars that sometimes share the roads with e-bike vehicles?" She suggested they pass an ordinance specifying safeguards to protect and educate the Novi community sooner rather than later before something tragic happens in Novi. She thanked Council for their consideration.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 26-09-116 Moved by Casey, seconded by Martinez; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

A. Approve Minutes of:
September 14, 2026 - Regular Meeting

B. Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2027, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

C. Approval of claims and warrants – Warrant 1210

Roll call vote on CM 26-09-116 **Yeas: Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer, Casey**
Nays: None

MATTERS FOR COUNCIL ACTION:

1. **Consideration of a potential Payment in Lieu of Taxes (PILOT) and Municipal Services Agreement for the Lincoln Avenue Community affordable housing development at 45500 Grand River Avenue.**

City Manager Cardenas said as they had already learned, this is a 267-unit mixed income multi-family development at the current DiMaria site on the northwest corner of Taft and Grand River Avenue with all the units' income restricted to households earning no more than 80% of the area median income, better known as AMI and weighted average not to exceed 60% AMI. Lincoln Avenue Community presented the project before City Council on August 10, 2026. Following Council feedback, the developer revised its request, reducing the term of proposed taxes from 40 years to 30 years and restructuring the proposed PILOT payment rates. The developer is requesting conditional approval of the payment in lieu of taxes and municipal service agreement or an alternate MSHDA housing tax increment financing. The City has only reviewed preliminary discussions/reviews of the land use plans for this development, so any action by City Council can only amount to a tentative or conditional indication that if the developer were approved by the City, a PILOT MSA along the lines indicated by the application would be only granted. There are two points that he wanted to articulate prior to the applicant presenting to Council. First, he said they received confirmation from the Michigan Department of Treasury that corridor improvement authorities may not capture MSHDA PILOTs. Any tax increment revenue associated with those properties is lost to the CIA. Secondly, Novi's city attorney's office, as it pertains to the percentage of what the school receives in a municipal service agreement, that is completely up to City Council, but they do not see the authority for a municipality to redirect revenue under the separate municipal services agreement to a school district. He said the developer was there to present to City Council.

Erica Meisner greeted Council and thanked them for having her back. She is the Director of Development with Lincoln Avenue Communities. She said she didn't want to reiterate what Victor shared, so she skipped through the first slide. She said she wanted to address a question that might exist which is why there were there now which is early in the development process. She said as the City manager stated, they have only been through the pre-application for their site plan approval with City Planning staff. There were three because they were seeking financing through MSHDA. They were seeking their tax-exempt bonds and their low-income housing tax credits. They have been in touch with MSHDA now since March and they're very close to their underwriting at this point. They fully understand that the project feasibility depends on receipt of a PILOT, and MSA, or something akin to that which is not unusual. Essentially, all new construction affordable housing in the state of Michigan requires alternative tax treatment in order to be feasible. For that reason, MSHDA requires that applicants seeking its funding provide sufficient evidence that the municipality supports a PILOT or the MSA or TIFF or whatever it may be in order to support project feasibility. She said this conditional approval is really to satisfy MSHDA's requirement. It doesn't constitute or assume that they would get site plan approval ultimately. What they are proposing is, and to have the key business terms up there, they're proposing a PILOT and municipal services agreement (MSA). Key business terms are that it's 30 years and that the total payment would be calculated as a percentage of shelter rents which is the rents that are collected less the utilities that are borne by the project or by the project owner themselves. Its house utilities and then the utilities that they're covering for their residences which would be, in this case, water/sewer. They're proposing that the total payment of those shelter rents not exceed 3% for the first 15 years and 10% for the second 15 years. She said that differed from what

they presented in August. The reason this differs is that they went back to MSHDA. They heard Council's comments and feedback on what they had proposed originally. They went to MSHDA and said and asked if they would consider accepting a PILOT that is 30 years and escalates over time to sort of meet you guys in the middle. They took that request to loan committee and ultimately approved that request.

Ms. Meisner said she wanted to speak to the MSA a little bit. She asked City Manager Cardenas to repeat the last part of what he said about the MSA and the schools. City Manager Cardenas said what they'd heard back from the Mission Department of Treasury is that they cannot allocate or have any kind of PILOT captured for CIAs, so that would just be lost on the CIA and they would not capture anything. With respect to the MSAs, Novi's city attorney says that there is no real authority for an MSA to retract revenue under a separate agreement to a school district. Ms. Meisner said that differs from what she has seen in other municipalities. Learning this, her example might not totally align with what he was saying, but for that reason, the purpose of proposing the MSA is that it grants the City a lot more discretion in where it's directing the payments. In the example that she presented in the agenda packet, she was showing a scenario where one-third of the total payment would be paid through a standard PILOT and that PILOT would be distributed on a pro rata basis to the existing taxing entities. The remaining two-thirds of that payment would then be directed under an MSA payment and the City has the discretion to allocate that as they see fit. She said what she has seen happen in other municipalities is there will be some intergovernmental agreement where the City collects the MSA payment and then through a different agreement, will then distribute to a school district or any other entity that it chooses. She said they would need to confirm all of that based off of what City Manager Cardenas shared.

Ms. Meisner said the purpose of showing this example in the agenda packet is that with your structuring an MSA, you can get closer in total payments to the City or whoever it is choosing to allocate payments to. You could get close to what you otherwise might get under an ad valorem scenario. She said she'd put ad valorem in quotations here because it's really not a case that exists. This is really for representative purposes only. The project they are proposing, a 267-unit affordable community, can't support ad valorem taxes. This is not feasible, but she put it in there for representative purposes only. She pointed out that the total payment in that second bar (on the graph) beyond just to the City and the schools is around $12.7 million. Relative to what the property currently collects under its existing use, that is substantially higher. She said they would project over 30 years, if the property maintains its current use, it would collect around $2 million or $2.2 million. It would be a net add to the City, regardless of how you look at it.

She reiterated the community benefits because it's the community benefits that the PILOT and MSA are really supporting. She said there are three. First, the remediation redevelopment of a nearly 11-acre brownfield in the City West district. This currently functions as commercial and open-air storage and the storage is for heavier industrial uses. They have done a Phase 1 ESA. They will be doing a Phase 2 ESA because there are numerous recognized environmental conditions on the site. As part of the redevelopment, they would remediate all those environmental conditions, make sure it's safe for their residents and activate this corner in a way that it's not currently activated.

The second community benefit is the public park they are proposing. They listened to Council's feedback from the last meeting. They went back and tried to refine their park concept in advance of this meeting, and these are just some of the initial concepts that are coming through. Any public park they would provide would include a playground. It would include a green space. It would include interconnected walking trails that weave throughout the site and ideally, to adjacent sites. They would look forward to refining this further with the input of staff and Council and the Planning Commission. The last benefit is the addition of high-quality affordable housing that fills a need in Novi's housing stock. They are looking at serving families that are earning an average of 60% of the area median income. These families look like people that are working at the mall or other retail shopping centers in Novi. They look like people working at Henry Ford Health, Scout Motors, and Learning Care. It looks like people that are working for the City itself including first responders, police officers, entry-level police officers, firefighters, dispatchers, other first responders and their admin staff. Even teachers. Some of the entry-level teachers would qualify for this housing as well. These are people that already contribute to the community and would benefit from living in a place like this. For that reason, they're asking for Novi's conditional approval of this PILOT and MSA that they can present to MSHDA.

Member Martinez thanked Ms. Meisner for coming back and for making some adjustments to this proposal which, to him, shows that Lincoln is being serious about wanting to be here in Novi. He said he's buying everything that she's selling when it comes to talking about affordable housing in Novi. He said when they study this issue time and time again, this is something that continues to come up. People want to get started, people want a place where they can go after retirement. For him, the issue comes down to timing. He said knowing this council and knowing how the City operates, they like to really, really study and understand these things. They want to make sure they're making good long-term decisions for the City. When he looks at the proposal, it all looks fantastic, but the one thing that's sort of "chicken and the egg," "cart before the horse" is we don't yet have a PILOT ordinance. He knows it's not technically required, but at this stage, he doesn't know that he's comfortable enough giving them a green light or even a yellow light to proceed if they don't yet have a plan and a process in place or metrics and standards that they can go off of in order to determine whether or not this is fitting within what they want for the City. He said if there were a way for this, given their time restraints in other aspects of this project, what he would say in a perfect world, is that a conversation about this project could continue where the City's Ordinance Review Committee could have an opportunity to look at this, see the ordinances that cities like Royal Oak have implemented because it's just something they don't have on the books yet. Every city tends to do these a little bit differently. Some have general ordinances that cover all PILOTs. Some have ordinances for specific projects. He thinks this is a conversation worth having within their Council, so they know how to deal with these projects moving forward. He's very, very sympathetic to the concern. He's sympathetic to the need. He's appreciative of the fact that this is scaled down a little bit from 40 years to 30 years. That, for him, was a big step in the right direction. He's not comfortable giving the conditional approval they're looking for because he thinks there are too many unknown variables that, as a city, it would serve them well to get answers to. He said he

hopes they can see this group back at some point in the future. He hopes they can continue this conversation. That was his position for that night.

Member Smith thanked her for coming and said he agrees with Member Martinez. He fully supports the idea. His big concern is how the MSA works. It seems like there are a lot of questions, a lot of different ways that cities handle it, so he thinks they need to do some more review on that before they go ahead with this. He said his really big wish is that this were a for-sale situation instead of a rent, but they'll leave that to their housing advocates out there. He said he'd love to have affordable housing that's building people's equity. Like Member Martinez said, he hopes they'll see them again with some more solid answers.

Member Staudt said his biggest issue with this is the fact that they don't really have any plans. They have some conceptual photos. He feels like they're putting the cart before the horse and maybe that's just the way, the nature of this kind of proposal, but looking at the proposed development, meaning the buildings, there are many things that he's had serious issues with. He has a long history here of supporting underground parking or garage parking. This is all open parking and garage parking is extraordinarily expensive. He's assuming that when they start cutting back on issues like that, he has a really tough time supporting that. He said his biggest issues at this point come down to Council really doesn't know what they're proposing. To ask a city council to conceptually or temporarily approve something that they don't really see is really difficult. He said Ms. Meisner mentioned in the proposal that years 1-15 are 3%, years 16-30 are 10%--not to exceed a total of 13%. Ms. Meisner said the 13% number is in the proposal? Member Staudt said no, the proposal says the split between 3% and 10% is negotiable, so they could do 5% and 8%, he's assuming. As long as they don't add up to something that exceeds 13%. Ms. Meisner said to clarify, it would be a fixed rate of 3% for the first 15 years and a fixed rate of 10% of shelter rates for the second…Member Staudt said he understood that. Ms. Meisner continued by saying within that 3%, there is discretion as to how you allocate that, whether it be through a PILOT or an MSA. Member Staudt asked, "What about us not liking the 3% or the 10%? That's not negotiable?" Ms. Meisner said for their project feasibility, that's what they are requesting at this time. Member Staudt said that is not what he asked. He asked, "Is it not negotiable at all? Because if it isn't, we're done. As far as I'm concerned, even talking about it, it's kind of 'Here's what we're offering. Take it or leave it.' And I'm on the leave it side if you have no negotiation ability." Ms. Meisner said this question comes at a really interesting time. She said she would say two or three weeks ago, they did not have the ability to flex on those terms. MSHDA has recently come out with new guidance on its state housing tax credit program which has changed the financing landscape in the State of Michigan for affordable housing and it could leave some flexibility in how they're structuring this and the rates that they're structuring. She said they don't know yet. The rules around the program have not yet been established. They'll come out in the next 60-90 days, but after that, they'll be able to re-look at the numbers and re-evaluate the PILOT. Member Staudt said that was fair enough. His suggestion to her was, at that point where they have a clear understanding, meet with the Novi staff and discuss some opportunities because when he has a…he said he was going to use her as a developer. He said when a developer comes to him and tells him their terms are this or nothing, his answer is usually nothing. He said with this, it appears to

be some discussion. The other thing is it gives you some time to think about two large buildings that have, it appears, all indoor hallways and everything is not what he considers "Novi friendly" and he has been here for 19 years and seen hundreds of developments. He thinks there is something they really need to go back and make a clear presentation to Council. He said they should consider *them*—not just what's best for them, but consider what is best for their city. If you look at the type of buildings in Novi, there's nothing currently exactly like what they have. It's two big buildings. If they came back with those two, he'd likely be a no on that part of it, notwithstanding anything to do with the finances. He said he appreciates that it's super hard to come up with something that is both affordable and affordable to build. He works in the construction trade, so he totally understands the cost of construction, but, he said, you also have to look at what they're looking at in terms of the…He said she should go back and look at the last seven or eight developments that they have approved. They're not traditional big box buildings and he thinks that's something they'd have to consider to come back, at least to get his approval.

Ms. Meisner said she had a question about the site plan approval process. She said this is an issue she raised with staff in recent weeks. As she mentioned, they have been through pre-app with the City planning staff. To get to a pre-application for a project of this scale and this impact was, for them, a cost of about $100,000-$120,000 in design expenses. The next step would then be to go into preliminary application and that would be an additional, they're looking at in design and due diligence, an additional $150,000. It's only at that point under the current process that they could potentially get Council's feedback and that's just given that they don't yet have certainty around a PILOT. It's a tough call for them to make. The request is getting Council's feedback earlier with these more conceptual plans before they take this through design development. Member Staudt said he'd suggest they do that when they have greater certainty on their ability to negotiate rates. 60, 90, 120 days. He said he's been around a long time and back in the old days, City Council wouldn't see anything until the end. It put developers in a very difficult position because they did spend a lot of money to get to where Council would say, "No, we don't' like it." So, they instituted these preliminary meetings which he thinks is a fair process for the developers. He said they respect that it's especially expensive to do the design work. He doesn't know that they have totally weighed in as a council to them on the design issues. He said he tried a little bit at the meeting. He's one voice amongst seven, but he said the developers have to figure out a way to get a least four of them to agree that what they're proposing is acceptable to Council. She said that was fair. He said over the years, they've developed a set of standards that they're expecting to be kept up. Unfortunately, whether it's affordable housing or whether it's high-end rentals or condos or townhouses, they like to have consistency among those. That's really all he wanted to say. He appreciated them coming to present to Council. She said for the benefit of the group and the audience, they really value that subjective feedback early because right now, the project is technically in compliance with the zoning ordinance for the City West district. She said this additional layer that Council was providing, and the context and the background was super helpful as they refine the plans further. She said she is looking forward to further feedback and dialogue.

Member Heintz said he is in strong support of a lot of what had been said already. He said, of course, he is a huge supporter of affordable housing. He said the tricky thing here is trying to make sure that it's going to be affordable for any potential future residents and the right fit for Novi. He said he had been pondering since their initial presentation to Council about (he was trying to remember how she had described it) a lot of amenities or a lot of features in the apartments to make it look really nice and be high quality. He said regarding the balance of trying to make the numbers work for all of them, were there other iterations or different levels they had tried in the past where they could scale back a little bit in an effort to make it a little more cost-effective. He asked if that is something they had done in other locations. Ms. Meisner said it is something they have done, but not typically in markets like Novi. For a market like Novi with Novi's existing housing stock with the competing newer properties, they're trying to match or at least somewhat get in close range of the level of quality and living experience that they're looking for. She said certainly, in other situations, they have scaled back. Instead of doing granite, they'll do a laminate countertop. Instead of doing a double-height community room, they'll do a single-floor community room. There are certainly different levers they can pull in order to manage cost. Member Heintz asked in doing something like that, would that have a substantial impact then about the tax? Would it be the years or the percentages or would it just be not very noticeable? Ms. Meisner said it could potentially. They would need to pull a lot of those levers for it to have a measurable impact, but it's certainly something that they're willing to explore if the City is open to those through the design and site planning process. If they're open to those concessions on design and amenities. She said they are open to those conversations. Member Heintz said like Member Staudt had said, he is just one of seven members of Council. If he were to suggest anything for future presentations, he'd be interested in seeing an Option A, Option B or something in between and the impact that would have on the City and the redirection of potential taxes. He thinks that could be a nice benefit to both the potential development and the City of Novi as well.

Member Gurumurthy thanked Ms. Meisner for taking Council's previous comments. She said affordable housing is, of course, one of the most important topics. They've heard about it enough from the community, so she is glad they were having this discussion. She asked Ms. Meisner about reducing the term to 30 years. She asked if the 30-year term is more for this payment, but they're still doing the 40-year amortization, so at least the affordability goes through the 40 years? Ms. Meisner said right now, the affordability period is governed by something else. It's governed by MSHDA rules, regulations, independent of the loan terms. Okay, so right now, she said she apologized for not knowing this the last time, but the strictest affordability period of the sources that they're pursuing is for MSHDA's gap funding and that affordability period is for 50 years. Now, with the new state housing tax credit, it remains to be seen if MSHDA directs them towards that gap funding or if they direct them towards the state housing tax credits. The state housing tax credits, she doesn't know where that affordability period lies right now. She thinks that's to be determined, but she suspects it will be in alignment with the minimum affordability period for the federal LIHTC which is 30 years. They are very open to discussion around affordability period. If there's a preference of the City with a PILOT or MSA or whatever it might be for a specific affordability period, they'd love to have that conversation. It's something they can work with. Member Gurumurthy said it's good to

know that it is a flexible, prone to discussion point, irrespective of the payment 30 years. Ms. Meisner said that is correct. And the PILOT will come with its own, assuming if they were to pursue that, it would have its own affordability covenants in it that they would be required to, and they could be set by Council. Member Gurumurthy said if they were to do a 50-year term, the payment would be for 30 years, so the rest of the 20 years, it's just normal. There would be no cut in the payment, but the City would get the usual taxes or whatever the amount is for the remaining 20 years, but the affordability is maintained? Ms. Meisner said she couldn't promise that her predecessors wouldn't come back and say, "Hey, we are refinancing the property and we are investing in all these improvements and we need another PILOT." She said given the way the numbers are penciling right now, she believes that the property can support ad valorem taxes after Year 30.

Member Gurumurthy said one of the things that she noticed on the previous slide, was a concern or something she'd like to see more…she heard in the slide that there were things to go to the CIA and then there is school is 75% and 25, but then she heard that nope, CIA. There is a little bit of a missing thing here. She said she would like to see, because before they do anything here, she thinks there should be more clarity and alignment. She said she'd like to request that. She said she has seen that PILOT is one of the ways that communities promote affordable housing. There is nothing wrong with that part, but it's the data that is presented, it's not always clear. It's either a mismatch or, and because they want it based on clarity, they also want to ask about the schools. What about no CSO? She said hopefully, they continue the discussion, that's where she is as well. There is a point of discussion Ms. Meisner said in terms of the term versus the affordability. That's something she would like her to discuss with the City and then come back with more clarity in terms of what exactly the MSA versus the PILOT and how it's seen. She also had concerns about the imbalance of 3% and the 10% because there should be some flexibility there. Member Gurumurthy asked the whole MSA itself, she knows they came up with this number, but do they have to do some study or something because that's actual services? She said she doesn't know what was done to come up with that number. That number must also be validated. Member Gurumurthy said that's where she is with this whole thing. She has more questions than answers.

Ms. Meisner said, in response to Member Gurumurthy's comment about the 3%, the first 15 years is the most important number that they're keyed into. They have to set that rate at a rate that will allow them to pay back their deferred developer fee which is the money that they're investing into the project as a debt source. She said that is something their lenders and equity investors are looking for. They have to pay that back within 15 years. The 3% is really based off their ability to pay back that fee. As the numbers shift, as they're getting new information from MSHDA, as they're refining the building, the construction costs are changing, that may change. Member Gurumurthy said it would be good to see that as well. She said she is hoping that they continue these discussions because this is something Novi needs. She'd just like more clarity. Ms. Meisner asked if Council does working sessions. Member Gurumurthy clarified what Ms. Meisner meant when she said "working sessions." Did she mean discussing this whole idea and Ms. Meisner said yes, like a roundtable, open the spreadsheet and she can walk them through everything. They could have a lawyer there. They could have consultants there.

Everybody can be answering questions in real time. Member Gurumurthy said her thought would be for the developer to spend time with the City team and then there is some open discussion point about the affordability term versus the 30 years. That would be another open. Then she also heard there is an opportunity between the 3% and the 10% flexibility. There are all these points they could first discuss with city staff and then it could be presented in a document for Council to digest. Then, they can talk about the next step if they still don't understand. She asked the mayor and the City attorney if there are other ways to do this.

City Attorney Schultz said the reference was to some councils who hold study sessions and more work sessions with the developer. That has not been Novi's council's practice. He said they typically work through city administration and then come back here. Ms. Meisner said they'll do that.

Mayor Pro Tem Casey said they had put Ms. Meisner through her paces at the meeting. She thanked Ms. Meisner for coming. She asked if Ms. Meisner would talk to them again about where the other funding sources are coming in. She said she didn't want to misquote numbers, but she had $8 million in her head and $2 million in her head from the county. She asked Ms. Meisner to refresh their understanding of that. Ms. Meisner said she didn't have a sources and uses slide in the slide deck, but right now, what they were currently looking at, the capital stack will include equity which is coming through…She apologized if she was explaining something they already knew, but they'll have debt and they'll have equity. The equity is through the syndication of low-income housing tax credits and potentially state low-income housing tax credits. That is based off the total construction cost or eligible basis of the project. That will flux as the project program and the construction costs change. She said the permanent debt they're currently looking at would also come through MSHDA currently through their direct lending program. That is based off the project's NOI or net operating income, that's what it's sized off of. That's really what they're honed in on with the PILOT in particular because that's changing their NOI and their debt sizing. Ms. Meisner said the next piece is a flat $8 million from MSHDA through their direct lending program. That is a competitive program that they run. Right now, they run applications annually. For whatever reason, they are deviating from their historical schedule and they're going to be running another round this coming December. Their application technically goes in in a couple of weeks for this direct lending program. If, for whatever reason, they do not submit, which they won't do without the PILOT, they could potentially submit in December to that program. That's a flat $8 million. They feel very confident they would get that, even though it's a competitive program because it's based off efficient use of resources. She said because the project is pretty large, the $8 million, when broken down on a per unit basis, is relatively low compared to some of the other projects they're competing against. Oakland County, Kyle Hines, the director of their housing trust fund program, wasn't able to make it to the meeting, but currently, the number that they were looking at with them is around $3 million. It started at $2 million and that was based off feedback from Kyle about their funding availability and their ability to use tax revenue where, at the time, they were not able to. She said it sounds as though that door has since been opened, which would allow them to access more funds, which is why that number has increased. Those are the core components of the capital stack right now.

Mayor Pro Tem Casey said if Ms. Meisner went to her presentation and found that slide that shows the graph that says, "Potential Payments to Tax Entities over 30 Years." That's that big chart. When she looks at these numbers, she said she knows the ad valorem is an example. She said if she looks at that and she looks for the City, she sees $3.5 million. She asked if that is over the course of 30 years in the ad valorem instance. Ms. Meisner said that is correct. Mayor Pro Tem Casey said the PILOT and the MSA, the City's at $2.5 million over the course of the 30 years. Novi's contribution is about $1 million because that's the gap between what they could potentially get for tax revenue in that space versus what the developer is suggesting they'll wind up getting over the 30 years. Ms. Meisner says it depends on the split and how Novi chooses to allocate the MSA. She said she didn't want to affirm because she would need to run the numbers to actually say where this would pan out, but she sized the actual contribution. Without the PILOT and MSA as proposed, they're looking at a gap of $5 million with the current program and the current capital stack. So, you're feeling that as a $1 million change over 30 years, but for them, it's a $5 million gap. Mayor Pro Tem Casey said some of the concerns that she relayed last time, she's trying to make sure she understands because Ms. Meisner was giving them a different look at the numbers. She said what Ms. Meisner was probably picking up from Council is this was new to all of them. She said they were trying to get their understanding of how a program like this works. She said the more information Ms. Meisner could provide them would be helpful in continuing to educate them about the whole process.

Mayor Pro Tem Casey asked when you build a development like this in the community, do you have a sense what percent of the residents who move in come from that community because they were current residents of that community or are they residents who come from outside that community and move in? Ms. Meisner said it depends. There's theoretical, what their market analyst is projecting versus what's actually happening in practice. To see what's actually happening in practice in their communities, she would need to go back and talk to their property managers, their asset management teams to see what that looks like. For what they're projecting for this project, "they" being their market analyst who they've engaged, they are projecting that the capture rate for the project would be relatively low. In order to fill the project, they would need to capture just 1-2% of eligible residents who live within the primary market area. The primary market area for this project is smaller than any other primary market area she has seen. She said she'd guess within a 5- to 10-mile radius of the project. That's what they're capturing for their residents. She said whether they live in Novi or north or some of the adjacent towns, she didn't know. And she didn't think their market analyst could really project that. Generally, yes, they're living close and many of them likely work in Novi already.

Mayor Pro Tem Casey said it was great information that Ms. Meisner gave them about salary ranges for some of the positions for people who work in the community. It would also be interesting because she heard one of her colleagues mention it as part of their comments to understand the projected age ranges, too. She knows there is some sensitivity in real estate for what you can and can't share with that, but she heard the reference to seniors. She thinks it would be interesting for them to understand how their

market analyst may forecast what percent would be seniors and what percent would be families with young kids, especially as they talk about potential impacts to the school. Mayor Pro Tem Casey said she'd like Ms. Meisner to put that down in her notes.

Mayor Pro Tem Casey asked the City Attorney about one of the comments that one of her colleagues brought up has to do with the idea of creating an ordinance. She asked what a realistic timeline would be to research, study, analyze, go through their ordinance review, and then come in front of Council with an ordinance if they think that's something that is going to be required. City Attorney Schultz said he'd call that a few months. Mayor Pro Tem Casey said she thought that's what he'd say, but she thought she'd ask anyway. She said she thinks that matters in terms of all of the conversation they're having. That's another piece to build into the timeline to understand when they might expect to see the developer back. Also, she asked the City attorney, she wasn't sure what it would look like, but she thinks it sounds like there is some openness to looking at the plans earlier in the process. She said she thinks Ms. Meisner got some great feedback from one of her colleagues in terms of building design as an example, not even just the plan itself. She said she's not sure how they do that similar to how they do PROs, where they get an early look at it before the developer goes too far down a path. She doesn't know how that would work, but she was signaling that she thinks it'd be something for them to investigate. City Attorney Schultz said they should talk about that before they get too far down the road. He said there is no process built into the ordinance now. It's a little different from the re-zoning which is kind of a legislative action by the council. He said they could talk about it, but it's not there now. He said to be clear, one of the issues with the early look is the developer tends to want to rely on that and then assume that that approval's coming. He said they, as Council, need to know what that means before they decide to do it and they'll talk about it. Mayor Pro Tem Casey said because they don't do study sessions in the way that some other councils do, she's looking for that blend. She is looking for that opportunity because she doesn't believe any of them want to send the developer on a path where they're spending $300,000 without having any kind of input from them. This is unique to Council. This is the first kind of conversation they've had on any project that looks like this. She said she is a little more open to opportunities to try something different as they go. She said obviously, she believes the developer will be coming back in front of them. She said she is not sure where their process went awry this time, but they got materials from the developer the day of the meeting at about 12:00 p.m. or 1:00 p.m. She said that makes it really hard for the six of her colleagues who work full-time to have a chance to make sure they can read it in time because they're working during their day. They want to make sure they have time to read it, time to digest it and time to ask thoughtful questions if there are some that need to go through the City manager. She said she was requesting that getting the materials to them earlier is better. She said in her mind, if there is information that they think Council should have in advance of them coming back in front of them, please give it to the City manager. He can put it in an off-week packet for them and make sure they are fully understanding the situation that's in front of them. Regarding the park, Mayor Pro Tem Casey asked if the expectation is that that park becomes a city park or is that something that the complex itself will continue to manage and maintain. Ms. Meisner said right now, they're proposing the park for a couple of reasons. One, commercial they don't see as viable right now in this location at this time. They're also not commercial developers, so it would require a joint

venture which is not something they're opposed to, but there needs to be a credible demand for the commercial. Secondly, the park allows them to, because it is considered a mixed use, well, when paired with multi-family, it's a mixed use that would allow them to pursue the MDO, get the increased density. They're using that as a tool to get a higher density on the site. Ms. Meisner said under the current ordinance, as she understands it, it has to be a public park and committed to the City or dedicated to the City in order for it to comply with that mixed-use designation. The intent would be to dedicate it to the City after they build it. They can talk about an upfront contribution in order to fund a reserve for maintenance. That is something they have done in some other cases. She has talked to some other folks about why the City would want to take on this park. She thinks it would be a cool value add to the Grand River corridor. Also, it would be the City's park and they could ultimately redevelop it in whatever way they see fit at a later date. That is a potential benefit that a lot of communities will see in a dedication.

Ms. Meisner said in terms of delivery of materials, they submitted the initial presentation and the request back at the end of August with all of their supporting documentation. The accompanying slides, which reiterate the information, came through last night. She said they would work with staff about making sure they submit their information in order to give Council sufficient time. If they need more than four weeks, the developer is happy to work around that.

Mayor Fischer said he is still confused as to what is allowed and what is not. He asked if she could walk him through Slide 4 again. She said based on her understanding and her conversations with other communities, what they've enacted in other communities in Michigan and what they're hearing from their attorneys, recognizing that it may conflict with what the City is hearing. Mayor Fischer stopped her and asked why they would not get this aligned before they came back to Council. Ms. Meisner said she didn't know the information Mr. Cardenas was going to share until he said it at the meeting. To clarify, Mayor Fischer said she was showing a slide that shows certain things that the developer's attorneys say is how the contract could be constructed, but City staff and Novi's City attorney didn't align with the developer on that before the they decided to come before Council at the meeting. Ms. Meisner said the information on Slide 4 was presented in the memo they shared at the end of August. She said she couldn't speak for staff, but there are a lot of moving pieces, there are a lot of open questions, and they've been having real dialogue. Mayor Fischer told her to walk them through her understanding, which contradicts their staff's understanding of these pieces. Ms. Meisner said they will make a payment. What they're proposing here is a percentage of shelter rents that escalates. Under this proposal, there is a scenario where they could structure this all as a PILOT. Where 100% of their contribution is a PILOT payment, her understanding is that that would be allocated on a pro rata basis as taxes are currently allocated. The CIA would take 50% and then the balance would be allocated on a pro rata basis. Mayor Fischer asked what does that 3% correlate to what they would get ad valorem in year one. He asked the City, as a fiduciary, would raise how much total across all tax jurisdictions? What would the 3% yield? Ms. Meisner said she had it on her computer and she could tell them the specifics, but it's going to be roughly four…it would be around 10-15,000 under that upper right-hand corner. But then with the MSA program payment, it would be measurably higher. So you'd be getting around the 75,000 or higher. Mayor Fischer said

on the total left side, the total payment of 3% in year one would be X dollars. He asked how many. Ms. Meisner said the 3% payment would be just over 100. It'd be between $100,000 and $150,000 based off this graph. Mayor Fischer said versus the ad valorem in year one. Ms. Meisner said the ad valorem is a hypothetical. It doesn't exist. Mayor Fischer said he understood that it is hypothetical. Ms. Meisner said current taxes right now are $54,000 on the site. Mayor Fischer said that is not what he was asking. He said her hypothetical ad valorem, which she actually had calculated, she had to have a year one in that. He asked what is the year one under the ad valorem. She said she could not speak to that without pulling out her computer.

Mayor Fischer said he thought part of his frustration goes to the workshop discussion or when they get materials, is that the developer's job is to align with staff and get a lot of these figured out before they come to Council. He said he didn't even know what he was looking at, what he was voting on, what they were talking about and then to have the developer ask Council to tentatively commit to a 30-year large financial commitment for the City of Novi with incomplete, pretty much unreadable information being presented to them. He said that is really frustrating from their perspective, because to that point, they had a job as staff to get them the information so they could digest it and they do. He said they see plenty of developments and they're able to digest and make decisions. He said he was not sure what he was looking at from this presentation that was provided very late on.

Mayor Fischer said he had some questions about the $8 million, $3 million. He said if he divides that by the 267 units, she was telling him that the state and county alone right there are contributing about $42,000 per unit. He asked her if that was correct. Ms. Meisner said she would trust his math on that and say yes. Mayor Fischer then asked if she were able to take into account the City's contribution, what would that equate to per unit? She said the net benefit to the project would be $5 million, $5 million dollars divided by 267 units. He asked her how she got $5 million. She said the PILOT allows them to increase their debt capacity. The PILOT, as proposed with their current underwriting, allows them to increase their debt capacity by $5 million. Depending on how the actual payment is split and decided on at a later date, to the Mayor Pro Tem's point, they're looking at a difference of about $1 million over the 30 years that the City would realize or that the City would be not receiving under the ad valorem scenario. Mayor Fischer asked about the CIA. He said that is a City jurisdiction. He said he saw $18 million there. He asked how she was computing that into the $5 million and the $1 million. She said that reduction is part of the $5 million. She said she was not clear on his question. Mayor Fischer asked how she was talking about $1 million contribution from the City when the CIA is showing a $16 million reduction and the CIA is fully run and under the jurisdiction of the City. She said she was referring specifically to the City line item right there on the chart. Mayor Fischer said in their last meeting, there were a lot of talks and there continues to be through this packet about the impact to the CIA. He said to not understand that the City and the CIA are one and the same and they're trying to protect both of those to ensure that they're all contributing fair shares to this, how is that not clear on this? He asked how it is confusing. Ms. Meisner said the number is right there. She didn't think it was confusing. Mayor Fischer asked her where she got the $1 million and why she wasn't including the

CIA. She said she understood his point now and moving forward, they will display that information as the CIA being a part of the City.

Mayor Fischer said there is a very large contribution from all the taxing jurisdictions, plus the $11 million from the state and county. He said they had questions about that last time and once again, from a preparedness perspective, she didn't come with the sources and uses to walk them through any of it. He asked if that was correct. He said it wasn't included in the packet. He didn't miss it. Ms. Meisner said it was not in the packet. He said the Council is made up of very data-driven people. To understand the developer's funding mechanisms in totality so they can understand the impact to the City and their contribution is a fair request. He said he thinks it was a request that, quite frankly, was made last time, so to come back without that information is rather insulting, to be quite honest. Mayor Fischer asked her if they have a property in Ypsilanti. She said yes. He asked her if it is open. She said yes. He asked her if it is at full capacity. She said yes. He asked her how many workers from the area, from the local Ypsilanti Public Safety and teachers live there currently out of the 300+ units. Ms. Meisner said she would need to talk to their property managers and get that information from them. He said he was surprised. He said she showed them four or five slides talking about salaries of people in Novi. He said she was making a point that everyone is going to move there. He said he'd think that would be a data point she would have liked to have shared with them at the meeting. He said there have got to be some other communities about which she could given them that information. He asked her if she knew. Ms. Meisner said that a lot of that information is confidential because it's residents' information, so she would need to pull that specifically. She said she'd be happy to do that and work with their property managers. Mayor Fischer said it's confidential to share a ratio of local public and safety…Ms. Meisner said it's not information she could readily access. He said if there were going to be five slides on a certain point, he would like to see more data on their success in that fashion. He said between the lack of information at the meeting, he certainly couldn't support any motion as is provided here because, again, he thinks there are way too many moving parts. He said he thought them coming before Council was very preliminary. He said there are no Ts crossed and no Is dotted. He said as far as even going into a site plan, all those things, it's very ambiguous. He said, again, the contribution they're looking for, a financial contribution from the City of Novi residents, is quite serious and he's just not sure that the seriousness is being taken by their company. He asked what kind of margin her company makes on a project like this. Ms. Meisner said in this scenario, with their current underwriting, she could speak to their paid developer fee. She said they were looking at around $1.5 million. Mayor Fischer asked her what percentage margin it would be for them. Ms. Meisner said she knows how to use that term in other contexts, but it's not a term that they use. She asked what he specifically meant by that. Mayor Fischer said on a total project investment of $100 million, what percentage did she think they were going to make on this or whatever their dollar amount of investment is. She said 2%.

Mayor Fischer said he thought it was pretty clear he is not in support of moving forward with any sort of tentative indication, but they did have a motion potential for their packet. He said he'd turn it over to City Council to see if anyone was willing to go ahead with that. City Attorney Schultz clarified by saying that if they weren't ready to make any motion of tentative approval, they didn't need to take any action.

Member Staudt said he had a couple of questions. Going back to the buildings themselves, he said the developer talks a lot about seniors. He asked what the ADA situation is with these buildings. He asked if they are single floor and fully ADA compliant on the floor levels. Ms. Meisner said yes, they'll be fully ADA compliant. They'll meet all ADA requirements. She said they are elevator service buildings, so all of the units will be ADA compliant. Member Staudt asked if all these units will be single floor. She said that is correct. He said they are not multi-floor and she said yes.

2. Receive an update on the requested progress with the Novi Ice Arena

City Manager Cardenas said there are three items that Council is looking for: the user agreements, sponsor opportunities and branding efforts. One thing the council was very explicit about was immediate formalization of those agreements. Unfortunately, he didn't think they were meeting the expectation of "immediate" since they were planning to do it in October. He said the agreements had been drafted. They'll make sure that those meetings happen pretty quickly with the user groups and that they bring it back to their entities for review. Hopefully, they can have that back by the second week of October or, more likely, the beginning of November. Regarding the sponsorship opportunities, they were waiting back for that study that Suburban Ice is currently conducting. He thinks there are some efforts they can do on their side to review other opportunities that are other examples that are out there throughout the country, to bring back to Council for consideration because he thinks there are lost opportunities that they're missing out on. He said the branding efforts are in full swing. He said they may have seen it already on the Ice Arena's website that they are prominently displaying that it is a city-owned facility and they're going to be unveiling a new logo that's going to be very explicit that this is a City facility that has the Ice Arena operations conjunctive to that.

Mayor Pro Tem Casey commended the City Manager and the administration for coming back to Council with this kind of update after hearing Council's feedback from just a couple of weeks ago. She thanked him for coming back with this kind of update and she looks forward to hopefully other instances in the future where they get this kind of immediate response back.

Mayor Fischer said he agreed. It is very timely. They seem to be moving along swiftly, especially on the items that they have called out, like contracts. He said it would be nice to see the draft contracts in their admin pack before they start those engagements with those user groups. He said he'd also impress upon them that it's very important that they move expeditiously with these, that they've been at a lapse for quite a long time. He said a little bit more medium term on the sponsorship opportunities. He said he thinks some sort of information in their admin packet about how they're starting to envision the structure. He asked City Manager Cardenas if this is something that Suburban will manage. If they're managing it, what are they taking? Is it going to be done by staff and somehow put into the Ice Arena fund? He asked if they were envisioning that the Parks Foundation be involved? He said he is interested to see their thinking and brainstorming. He said it's great that they realize that there is a missed opportunity, but the next step is how they will transact that. He said he looks forward to seeing the branding move along.

He thinks one piece that might be missing, though, is a little bit of a longer-term strategy. He said they talked about potential future uses of the facility where they could see, if they had capital dollars, what would they do to expand it or change it or renovate it that would be most impactful, and value added to the project. He said there was nothing he was expecting right now, but he wanted that included in future memos just to keep it on the radar that over the next 6-12 months, that's something he expects them to come back with.

3. **Consideration of awarding a contract to G2 Consulting Group for material testing services in the amount of $301,272 for the Public Safety Facilities projects, subject to final form and approval by the City Manager's and City Attorney's offices.**

CM 26-09-117 **Moved by Staudt, seconded by Casey: MOTION CARRIED 7-0**

Approval to award a contract to G2 Consulting Group for material testing services in the amount of $301,272 for the Public Safety Facilities projects, subject to final form and approval by the City Manager's and City Attorney's offices.

Roll call vote on CM 26-09-117 **Yeas: Heintz, Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy**
Nays: None

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT: None

COMMITTEE REPORTS: None

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 8:30 P.M.

_____
Cortney Hanson, City Clerk

_____
Justin Fischer, Mayor

Date approved: October 12, 2026

_____
Transcribed by Diana Charles
Customer Service Representative

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Approval of shared parking use agreement with 25460 Trans X Rd, Novi 48375

SUBMITTING DEPARTMENT: Parks, Recreation & Cultural Services

KEY HIGHLIGHTS:

- The R/C Raceway Track was constructed in spring of 2022. The track is open to 1/8 scale and smaller battery powered R/C models from dawn to dusk May 1 – November 1.
- Event parking is limited at the park. A formal agreement is being proposed with a neighboring property owner for shared use of parking lots.

BACKGROUND INFORMATION:

The City of Novi purchased the 3.64-acre parcel of property at the intersection of Novi Road and Trans-X Drive in 2017. The R/C Raceway Track was constructed in spring of 2022. The track is open to 1/8 scale and smaller battery powered R/C models from dawn to dusk May 1 – November 1.

Since the opening of the R/C Raceway, Defrim Cizmja, the owner of a neighboring property (25460 Trans X Rd) has supported the development of the park. Donations have included trees, boulders, gravel and other material items in addition to assistance with grading and plowing of the parking lots. The estimated amount of real and in-kind contributions is approximately $15,000.

In 2026 the Raceway hosted five weekday and ten weekend races/events. There are not enough parking space available to accommodate all participants and spectators. Mr. Cizma has allowed overflow parking for the events on his property. In exchange, he has been allowed to temporarily park up to eight vehicles on the Water Tower Park property during the Raceway offseason (November 1 – May 1).

The proposed agreement formalizes the shared parking and vehicle access between the City and Mr. Cizma including all details related to dates and associated responsibilities and liabilities. Approval of the motion authorizes the Director of Parks, Recreation and Cultural Services to act as the signor on behalf of the City.

RECOMMENDED ACTION: Approval of shared parking use agreement with 25460 Trans X Rd, Novi 48375, and authorize Jeff Muck, Director of Parks, Recreation & Cultural Services to sign the agreement on the City's behalf.

ELIZABETH KUDLA SAARELA
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ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

September 10, 2026

Jeffrey Muck, CPRP, Director
Parks, Recreation & Cultural Services
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

Re: Raceway Parking License

Dear Mr. Muck:

We have worked with you to prepare the enclosed License for Shared Driveway Access that will authorize the City to share parking with the adjacent property owners, Defrim and Elvira Cizmja, during the peak months of the City's peak usage of the City's raceway park. In exchange, the City authorizes the adjacent property owner to use City parking during off-season for the raceway.

Since the City prepared the License Agreement, it should be approved by City Council before signature by the adjacent property owners.

Since the Agreement is a license, does not create real property rights in either party, is intended for the personal use of the adjacent property owner and not subsequent users, and is revocable by either party with 30-days notice to the other party, the License for Shared Driveway Access does not need to be recorded with the Oakland County Register of Deeds.

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
Thomas R. Schultz, Esquire

LICENSE FOR SHARED DRIVEWAY ACCESS

KNOW ALL MEN BY THESE PRESENTS, that the City of Novi, a Michigan municipal corporation ("City"), whose address is 45175 Ten Mile, Novi, MI 48375, owner of Parcel A (as described on the attached Exhibit A), and Defrim and Elvira Cizmja, husband and wife ("Grantee"), whose address is 45605 Nine Mile Rd, Novi, MI 48374, owner of Parcel B (as described on the attached Exhibit B) in consideration of ($10.00) and the mutual promises and obligations recited below, hereby covenant and agree as follows:

1. That City, for the benefit Parcel B, and its successors, assigns and transferees, hereby grants a general purpose non-exclusive fully revocable ingress/egress access license for shared driveway and parking access over the driveway and parking area for automobiles and other motor vehicles ("License Area A"), as described and depicted herein and on Exhibit C.

2. That Grantee for the benefit of Parcel A, and its successors, assigns and transferees, hereby grants a general purpose ingress/egress access license for shared driveway and parking access over the driveway and parking area for automobiles and other motor vehicles ("License Area B"), as described and depicted herein and on Exhibit D.

3. That said licenses are intended to promote shared parking and vehicular, access and circulation to and from Parcels A and B over the driveways and parking areas depicted on Exhibits C and D, the driveway and parking areas of which shall hereafter be subject to a nonexclusive revocable license for the benefit of the other parcel for the purpose of vehicular access parking and circulation.

4. The drives and parking within the License Areas shall be maintained in a good and useful condition by the respective property owners, with damages caused by either parcel owner or its guests or invitees to be promptly repaired by that parcel owner, unless an alternative arrangement between the parties is made, at each one's sole expense.

5. Permitted periods of use are set forth in Exhibit E. No vehicles shall be stored on Parcel A, with parking limitations requiring that no vehicle be parked or stored for more than 24 hours. The maximum number of vehicles permitted to be parked on Parcel A at any one time shall not exceed 8.

6. That this License and the rights and responsibilities set forth are nonexclusive and are revocable by either party with 30-days notice.

7. Each Party, shall hold harmless and indemnify the other party and its councils, boards, directors, agents and employees from any and all claims, suits, actions, losses, damages, or demands with respect to the use of the License Areas set forth in this Agreement.

8. Each Party shall procure and maintain so long as the license is in effect comprehensive general liability insurance naming as additional insureds the other party, its officers, agents and employees, to protect from claims for damages because of bodily injury or death and from claims for injury or destruction of property including loss of use resulting therefrom, any and all of which may arise out of or result from the Licensee's use of the licensed premises. The limits of liability for bodily injury including accidental death shall be $1,000,000.00 per occurrence. The limits of liability for property damage shall be $1,000,000.00 per occurrence. The policy shall include general aggregate coverage in the amount of $2,000,000. Such insurance shall be furnished by an insurance company qualified to do business in the State of Michigan and acceptable to the City. The insurance shall be primary and non-contributory with respect to the additional insureds. The Licensee shall provide an endorsement on the insurance policy providing for sixty (60) days written, advance notice of cancellation to be furnished to the other party.

9. That this agreement and the licenses granted may not be expanded or modified except by a further agreement in writing by the parties hereto or their heirs, successors or assigns that is first approved by the City of Novi.

City of Novi, a Michigan municipal corporation,

_____

By: _____, Its

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me ____day of_____, 2026, by _____, the _____ of a Michigan _____ on its behalf.

_____

Notary Public
Acting in Oakland County, Michigan
My commission expires: _____

_____

_____
By: Defrim Cizmja

_____
Elvira Cizmja

STATE OF MICHIGAN)___
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me ____day of_____, 2026, by Defrim Cizmja and Elvira Cizmja, husband and wife.

_____
Notary Public
Acting in County, Michigan
My commission expires: _____

Drafted By:
Elizabeth K. Saarela
ROSATI, SCHULTZ, JOPPICH & AMTSBEUCHLER, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When recorded, return to:
Cortney Hanson, Clerk
CITY OF NOVI
45175 Ten Mile Road
Novi, MI 48375-3024

EXHIBIT A
25460 NOVI RD, NOVI 48375
CITY PROPERTY

LEGAL DESCRIPTION

T1N, R8E, SEC 23 PART OF NW 1/4 BEG AT PT DIST S 1653.99 FT & S 87-58-32 E 60.04 FT FROM NW SEC COR, TH S 87-58-32 E 296.24 FT, TH S 36-20-00 E 267.70 FT, TH S 19-04-20 W 50.79 FT, TH S 24-59-40 W 20 FT, TH S 32-48-00 W 22 FT, TH S 44-28-00 W 62.32 FT, TH S 36-33-00 E 141.20 FT, TH S 54-08-00 W 178.86 FT, TH N 36-33-00 W 525.91 FT, TH N 150.95 FT TO BEG 3.64 A

Parcel 22=23-151-029

EXHIBIT B
25460 TRANS X RD, NOVI 48375

LEGAL DESCRIPTION

T1N, R8E, SEC 23 PART OF NW 1/4 BEG AT PT DIST S 1593.95 FT & S 87-58-32 E 362.62 FT FROM NW SEC COR, TH N 53-34-00 E 224.82 FT, TH S 36-19-00 E 312.40 FT, TH S 53-39-00 W 205.35 FT, TH N 36-20-00 W 296.72 FT, TH N 87-58-32 W 24.82 FT TO BEG 1.48 A

Parcel 22-23-151-027

EXHIBIT C

LICENSE AREA A



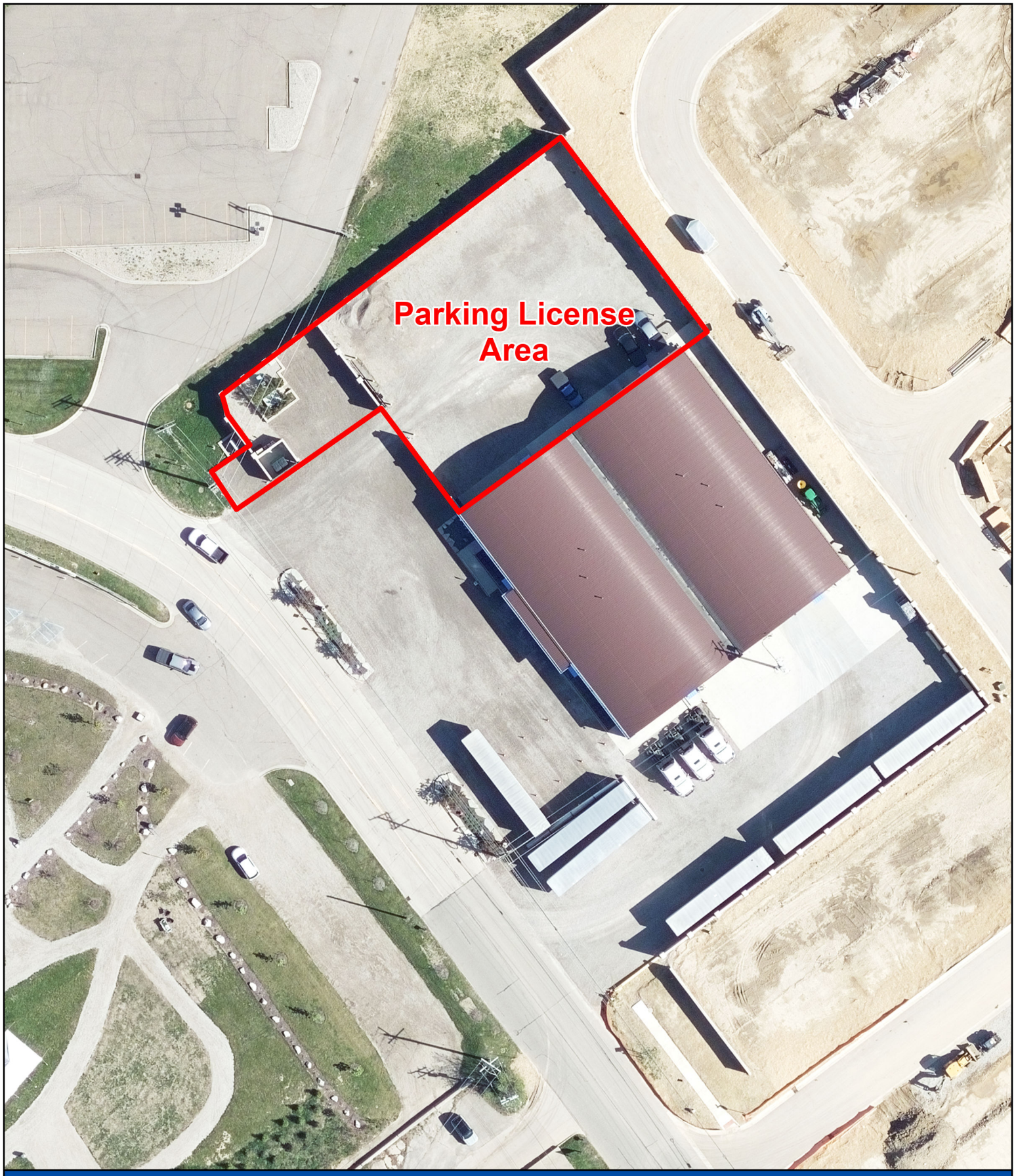
Water Tower Park Parking

City of Novi

0 45 90 180 Feet

Map Print Date: 6/26/26
Map Author: J. Gartha

EXHIBIT D
LICENSE AREA B



Water Tower Park Parking

City of Novi

0 40 80 160 Feet

Map Print Date: 6/30/26
Map Author: J. Gartha

EXHIBIT E
PARKING SCHEDULE

	City Use	Grantee Use		
Parcel A	**All year**	**Nov 1-May 1**		
Parcel B	**May 1-Oct 1**	**All year**		

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Approval of Resolution to Amend the Lakeshore Lodge Rental Rates and approve the updated Novi Facility Use Policy.

SUBMITTING DEPARTMENT: Parks, Recreation & Cultural Services

KEY HIGHLIGHTS:

- Updated Policies for Facility Use by Political Candidates and Homeowner Associations and Community Use of Lakeshore Lodge
- Clarification of Permitted Alcohol Use in City Facilities
- Reviewed and Recommended by the Finance and Administration Committee

BACKGROUND INFORMATION:

The City of Novi's facilities include community rooms, parks, recreation areas, parking lots, multipurpose rooms, government buildings, and other public facilities. The proposed policy establishes uniform procedures for facility use, supports appropriate public gathering and expression, and ensures the efficient administration, accessibility, and enjoyment of City facilities.

The Finance and Administration Committee worked with City staff and City attorney to review and update the policies to clarify procedures, improve administrative efficiency, and address items that no longer meet the needs of the community or City staff.

Following the August FAC meeting, City staff made minor revisions to the draft policy, including adjustments to the frequency and fees associated with homeowner association meetings and increased cancellation fees for facility rentals.

RECOMMENDED ACTION: Approve the Resolution to Amend the Lakeshore Lodge Rental Rates and approve the updated Novi Facility Use Policy.

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION TO AMEND THE LAKESHORE LODGE RENTAL RATES

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 October 12, 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 _____.

RECITALS

WHEREAS, Section 25-67 of the City Code requires rates for use of facilities in Lakeshore Park to be set by City Council resolution; and

WHEREAS, the Council has determined to set rates for the use of the "Lakeshore Lodge" facility.

NOW, THEREFORE, BE IT RESOLVED that the City of Novi hereby establishes rates for the use of Lakeshore Lodge as follows:

Lakeshore Lodge Rates (capacity 110):

Weekday 2- hour minimum - $120 per hour resident $130 per hour non-resident
Weekend 3- hour minimum - $140 per hour resident $150 per hour non-resident

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 12th day of October, 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

~~For Council consideration 9.14.26~~

CITY OF NOVI
USE OF CITY FACILITIES POLICIES

I. Purpose and Objective

The City of Novi's facilities include community rooms, parks, parking lots, recreation areas, multipurpose rooms, and other government buildings and facilities. The intent of this policy is to establish uniform procedures for the use of City facilities; to provide sufficient forums for gathering and expression of speech, to identify the purposes of City facilities; to ensure the efficient uninterrupted administration of the City government and City facilities and their premises; and to ensure the enjoyment of City facilities by all users. To the extent that this policy regulates First Amendment activity, it is not the intent of this policy to allow uniformity of expressive conduct at all locations, or within all areas of a specific location. Where the policy contains a limit on the use of a forum, it is not intended to silence speech or engage in prohibiting expressive conduct at all locations, or within all areas of a specific location.

The policy describes the terms, conditions, and user qualifications for the following public parks and facilities owned by the City of Novi:

- Bosco Fields
- Brookfarm Park
- Dog Park
- DPW Facilities
- Fire/Police Stations
- Fuerst Park/Amphitheater
- Ice Arena
- ITC Community Sports Park/Shelter
- ITC Trail
- Jessica's Splashpad
- Lakeshore Park/Lodge and 3 park shelters
- Meadowbrook Commons
- Novi Civic Center
- Novi Northwest Park
- Pavillion Shore
- Power Park
- R/C Raceway
- Rotary Park/Shelter
- Township Hall
- Village Barr
- Village Wood Lake
- Water Tower
- Wildlife Woods Park/Shelter

II. Definitions. As used in this policy, the following terms are intended to have the following specified meanings:

A. Designated Facility Manager. The Designated Facility Manager shall be the department responsible for processing applications and enforcing this policy in relation to any City facility, as identified in Section VII of this policy. The term shall include any specific individual(s), including, but not limited to, an on-site facility manager, designated by the department as the City's or facility's contact person for matters relating to the facility rental, such as cancellations and special requests identified in this policy as requiring the Designated Facility Manager's permission. For most of the facilities covered by this policy, the Parks, Recreation, and Cultural Services Department (PRCS) will be the Designated Facility Manager; other facilities may be the responsibility of other entities or City departments.

B. Traditional Public Forum. City parks (to the extent that they are open-air and not designated for specific uses such as sports fields and reservation-based picnic shelters) and public streets and public sidewalks that are part of the City's general transportation network are recognized as Traditional Public Forums. These properties are open to a broad range of expressive purposes consistent with applicable state and federal law. To the extent that this policy and/or City Ordinances regulate activities within Traditional Public Forums, such regulations are intended only to reasonably regulate the time, place, and manner of activities within the forums under relevant law.

C. Limited Public Forum. Any City facility, City-owned property, or portion thereof that is not within the definition of a Traditional Public Forum, but which has been expressly designated in this policy as a Limited Public Forum, that express designated in this policy being as a Limited Public Forum for specific purposes identified in this policy. It is the intent of this policy that, where a portion of a facility or property is designated as a Limited Public Forum, that designation shall be narrowly construed as applying only to the identified portion of the facility or its premises, and is not intended to transform the property as a whole or any other portion of the facility or its premises (e.g. common hallways, lobbies, and sidewalks and parking lots that are not part of the City's general transportation network) into either a limited or Tradition Public Forum.

D. Non-Public Forum. Any City facility, City-owned property or portion thereof that is not within the definition of a Traditional Public forum, and which has not expressly been designated in this policy as a Limited Public Forum, and which has not expressly been designated in this policy as a Limited Public Forum. It is the intent of this policy that Non-Public Forums are not to be the site of any activity or use by non-City individuals or entities for purposes unrelated to the purpose for which the facility or property exists. To the extent that this policy and/or City Ordinances regulate First Amendment

Activity in Non-Public Forums, such regulations are intended as reasonable regulations to promote the efficient and undisturbed use of the forum for its intended purpose.

E. User Representative. The person who is identified in a facility's usage application, arranges the reservation of a facility, and/or who is otherwise the primary contact for a User.

F. User. Any individual, group, organization or other entity that has arranged for the use of a City facility, whether through reservation, usage agreement, or other means, and regardless of whether the facility is a fee-based or on-fee-based facility.

III. General Application Procedures and Disclosures and Reservation of Rights for all City Facilities.

Unless otherwise stated in this policy, these General Procedures shall apply to all City of Novi facilities. Where a procedure for a particular facility elsewhere conflicts with or expands upon a General Procedure, the facility-specific procedure shall control.

A. Application Required. No User may use a City facility without requesting and scheduling said facility through the appropriate Designated Facility Manager. Applications must be submitted to the Parks, Recreation and Cultural Services (PRCS) Department at least three weeks prior to the date requested, signed and completed and delivered in person, by email, or by fax.

B. Discretion to Deny Application. The City, at its sole discretion, reserves the right to limit and/or deny requests for meetings, parties, or other events. In reviewing a request, the City shall consider factors including but not limited to: (a) the applicant's history of compliance with use policies; (b) the conformity of the application to this policy and all other applicable policies, ordinances, laws, and regulations; (c) whether using the facility as proposed would threaten public health, safety, or welfare based on factors including but not limited to the ability to manage crowds at the facility, expected public interest, need to maintain order due to expected protests at event; (d) the consistency of the proposed use with the purposes for which the room is designed and intended, such as but not limited to the size, dimensions and existing furniture, fixtures and equipment in the room; (e) the availability of the room or facility; (f) whether proposed use would conflict with administration or needs of, or uses by, the City government; and (g) any other factor deemed relevant by the Designated Facility Manager of the facility involved.

C. Age Restrictions for Renters. Any individual or group representative must be at least 21 years of age to reserve use of the facility. Groups comprised of

individuals younger than 18 years of age must have two (2) adults (21 + years) in attendance for every 20 people during the time of the rental.

D. Insurance. The City of Novi does not provide individual accident health insurance for the use of its facilities. Groups of individuals may be required to procure and maintain a General Liability Insurance Policy, at its/their sole cost and expense, for any death or injuries to persons or loss or damage to property that may arise from or in connection with its use of the facility and the activities associated with it, to supply a certificate of such insurance to the City of Novi as additional insured. Minimum acceptable limits of such insurance will be $1 million each occurrence and $1 million aggregate. The City of Novi must receive Policy verification including dates of coverage and financial limits for the event at least 30 days prior to the first rental date. The City may require endorsements to the policy as deemed necessary.

E. First Aid. No on-site treatment is available at City facilities. First aid is the direct responsibility of any User of City facilities.

F. Gratuities. City facility personnel are not allowed to accept gratuities.

G. Assignment/Transfer. No usage, usage agreement, permit, or facility reservation shall be assigned or transferred without the City's consent.

H. Right of inspection and Control. The City reserves the right to inspect and control all events, private parties, meetings and receptions held on its premises. The User shall be responsible for paying the City the costs of replacement for any and all destroyed, damaged or missing facility property caused by the Users' guests, independent contractors, User, User's Representative, or any person on User's behalf. The User is responsible to reimburse the City for all fees and costs incurred by the City should additional staff be required to control User's event.

I. Damage to Facility. Any damages to the building and/or grounds will be charged to the User or User Representative that signed the agreement. The User or User Representative is responsible for checking the room for damages and cleanup in a manner that is acceptable to the City. A City of Novi employee will check the User or User Representative in and out. The check-in/out form is to be signed by the User or User Representative upon the rental's completion. This does not apply to park shelters.

J. Personal Property. The City shall not be responsible and assumes no liability for lost or stolen equipment, personal property, money, effects and goods. The City will assume no liability for any equipment, personal property, money, personal effects, and goods left in a City facility or any damages to such items if they are moved or cleaned by our employees in the

performance of their duties. Users and User Representatives are not allowed to store items before their event at any City facility.

K. Hold Harmless and indemnification Agreement. The User Representative and the User they represent shall pay on behalf of, indemnify, and hold harmless the City of Novi, its elected and appointed officials, and volunteers and others working on behalf of the City of Novi, against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages that may be asserted, claimed, or recovered against or from the City of Novi, by reason of personal injury, including bodily injury or death and/or property damages, including loss of use thereof, that arises out of or is in any way connected or associated with use of a City of Novi facility. Where a facility requires a written agreement, a hold harmless and indemnification provision that consists of language substantially similar to that of this paragraph shall be included and signed.

L. Cancellation. The City of Novi reserves the right to accept, reject, or cancel any event, use, usage agreement, or reservation for any reason and in its sole discretion. If a facility is mistakenly scheduled for more than one event, use or reservation of a City facility at the same time, the Designated Facility Manager or their designated representative shall contact each party involved to identify the mistake and ascertain whether any party will voluntarily agree to reschedule, and if not then the Designated Facility Manager shall, within their discretion, decide which party's event, use, usage agreement, or reservation is cancelled due to a scheduling mistake as described above or any circumstances beyond control of the City of Novi, including but not limited to weather, loss of utilities, civil unrest, or other uncontrollable happenstance, the event will be rescheduled at the earliest convenience of all parties. If a usage fee has been paid in connection with an event, use, or reservation that must be cancelled due to scheduling mistake by the City as described above or cancellation by the City for any reason (other than circumstances beyond the City's control) and the event, use, or reservation cannot be rescheduled for any reason, the City shall refund such usage fees to the User, which shall be the full extent of the liability of the City in connection with such a cancellation incurred by a User(other than a refund if applicable), User Representative, any person, guest, vendor or contractor associated with the event, use, reservation, rental, or usage agreement, or any third party. If a User or User Representative cancels an event or use:

- 30 days prior to the event the User will be refunded their deposit minus a 15% administrative fee. Less than 30 days prior to the event the User will be refund 50% of any fees (rental and/or deposit). No refunds are issued or cancellation less than 15 days prior to the event. *Event deposit made within 24 hours of qpplication. Full payment due 2-weeks prior to rental*.

- 90 days or more prior to the event the User will be refunded less 50% of deposit. Less than 90 days prior to the event the user will be refunded less 100% of security deposit. Less than 30 days prior to the event the User will not receive a refund for rental Civic Center Special Event Package (full building) or the combined four quarters (Banquet, Gateway, Event, Theatre). *Event deposit made within 24 hours of application. Full payment due 30 days prior to rental.*

Cancellation requests must be in writing. Email: noviparks@cityofnovi.org.

M. Policy Enforcement / Penalties. Failure to comply with this policy may result in all or any of the following: forfeiture of some or all of the security deposit; cancellation of the event, meeting, or other use; immediate termination of event, meeting, or other use without notice or warning; immediate removal of individuals from the premises by City staff or the Novi Police Department without notice or warning; payment of the City the costs of replacement for any and all destroyed, damaged, or missing City property caused by User's guests, independent contractors, User, User Representative, or any person on User's behalf; rejection of any or all future requests to use the City's facilities; criminal prosecution for any violations of law or ordinance; and any other civil remedies to which the City may be entitled law or in equity.

N. City Sponsored Events. The City and City-sponsored uses and events are specifically excluded from compliance with this policy.

O. Fees. The Designated Facility Manager, in coordination with the City Manager or City Manager's designee, is authorized to establish usage fees and other fees relating to the use of City facilities for which this policy contemplates a fee.

P. Exceptions to Policy. The City Council may allow exceptions to this policy to accommodate and enable events of City-wide, regional, state-wide, or national significance to be held at City facilities, such as but not limited to, visits by the President of the United States or Michigan Governor, or candidates for such positions.

IV. General Regulations for All City Facilities.

Unless otherwise stated in this policy, these General Regulations shall apply to all City Facilities. Where a regulation for a specific facility elsewhere in this policy conflicts with or expands upon a General Regulation, the facility specific procedure shall control.

A. Compliance with laws and policies. All persons using the City of Novi's facilities shall observe and comply with the regulations of this policy, all applicable ordinances, rules, and regulations of the City of Novi, and all federal and state laws.

B. Prohibited Uses. City facilities and equipment shall not be used for: a) activities that are in conflict with City policies, rules, or ordinances, or state or federal laws; b) activities that are discriminatory in the legal sense; c) illegal gambling; d) the primary purpose of petition signature gathering, except as allowed in Section V of this policy; e) political campaign events or fundraisers, except as allowed in reserved rooms in the Novi Civic Center, Township Hall, Fuerst Park Amphitheater, or park shelters or the Ice Arena as provided by Section V of this policy; or f) religious services or regular worship activities, except in reserved rooms in the Novi Civic Center, Township Hall, Fuerst Park Amphitheater, or park shelters as provided by Section VI of this policy. Rentals may not be for profit or for a continual recreational-type program. The City of Novi does not allow private functions to charge a fee, admission, or accept donations. Sales of merchandise, products, and services are prohibited.

C. Notice/Control of Renter's Invitees. The User Representative is responsible for ensuring that all policies, rules, and regulations are strictly adhered to by all persons participating in the activity for which they are the User Representative. To the extent that rooms or areas of City facilities are reserved, the User, the User Representative, and the User's invitees shall contain their activities to the area reserved or interior of the reserved room, and shall not use hallways or other common areas of the facility in connection with their event.

D. Non-Interference with Facility. No User's activities shall interfere with the administration of the City of Novi, the primary purpose of the facility being used, or the enjoyment of the facility by other users of the facility.

E. Room capacities. Room capacities must be adhered to. Users and User's invitees may not overflow into hallways and/or disturb City staff, City business, other activities, or events at the facility.

F. Maintenance and Clean-up. Routine maintenance will be done by City staff. However, trash pickup and other clean up duties are to be performed by the User, and it is expected that the User will clear and clean any areas of the facility used by the User or the User's invitees. Furniture, fixtures, and equipment may not be moved from room to room or removed from the building without permission. At the conclusion of a User's use, the room must be returned to the condition in which it was found. Any decorations used must be removed and disposed of properly immediately following the function.

G. Prohibited items. No sparkle, glitter, confetti, etc. is permitted. Double-sided tape, pins, nails, staples and adhesives are not allowed on walls, tables, chairs etc. Only painters' tape is allowed on walls and partition walls. Open flames are not allowed with exception of Sterno for chaffing dishes, lighters for a cake candle. If theatre stage is used, nothing can be pinned or adhered to the curtain or side panels. No helium balloons or flower petals are allowed without permission.

H. Control of Children. All children in attendance must remain in the reserved rooms(s). Children are not allowed to roam unsupervised in other areas of a City building, such as hallways, rooms or lounges.

I. Alcoholic Beverages. Alcohol permits for the Novi Civic Center require eight weeks processing time, a TIPS certificate, insurance and endorsement and additional fees. ~~Only beer and wine are allowed. Beer and wine are allowed at the Library, Lakeshore Park, the Novi Ice Arena, and Villa Barr, but no other City of Novi Park. Glass bottles are prohibited.~~

J. Paper Goods. Paper goods are the responsibility of the User and are not provided by the City of Novi.

K. Equipment. Equipment provided to or used by the User must be utilized for its intended purpose.

L. Non-smoking facilities. Smoking and vaping is prohibited within 100 feet of a park features, including, but not limited to, playgrounds, fields, courts, shelters, etc., and not allowed within any City buildings. Smoking and vaping include tobacco and non-tobacco products, include tobacco and non-tobacco products, including, but not limited to cigarettes, cigars, non-cigarette smoking tobacco, smokeless tobacco, herbal or clover cigarettes, e-cigarettes, smoking gels. Smoking marijuana is not permitted in or at City facilities.

M. Animals. No animals or pets allowed in or at City facilities except the following: (a) police dogs; (b) service animals that have been allowed as defined by Title II and Title III of the Americans with Disabilities Act; (c) other animals that have been allowed as part of an approved or City sponsored program or event; (d) dogs in the City's dog park.

N. Signs. The display, posting, or placement of any sign, poster, or flag is not allowed within or on the grounds of City facilities, except (1) City-owned signs; and (2) holding a sign, poster, or flag on the grounds of a Traditional Public Forum. Special permission may be granted by the City Manager or Facility Manager for signs relating to User events at the facility for which there is a User Representative. The City reserves the right to request and require the User or User Representative to provide a copy of promotional materials (including social networks) and/or invitations that User creates for the event/meeting.

O. Food and Beverage Sales. Food and beverage sales within or at a public facility are prohibited, unless permission is specifically given (e.g., for food trucks).

P. Merchandise sales. The sale of any merchandise goods within or at a public facility is prohibited unless authorized by the City Manager or their designee.

Q. Reservation of City's Rights. The City reserves the right to act in the best interest of the City on matters not specifically covered in these rules.

V. Political and Fundraising Activities in City-Owned Buildings and on City-Owned Properties

A. General Policy. Except as and where specifically allowed under this policy (e.g., reserved fee-based rooms), City facilities shall not be used for political activities, events, fundraisers, or assemblies. Where specified political activities, events, fundraisers, or assemblies are permitted, they must be open to the public subject to occupancy limits and security concerns.

B. Political Campaign Events and Fundraisers. Political campaign events and fundraisers advocating a political candidate, ballot proposal, or other political cause may occur only in fee-based rooms in the Novi Civic Center, Township Hall, Fuerst Park amphitheater, and park shelters available for rent at ITC Community Sports Park, Lakeshore Park, Rotary Park, and Wildlife Woods Park. In these facilities the activity must be confined to the reserved room or shelter and be carried out consistent with all other applicable provisions of this policy.

C. Campaign Finance Law. No City facility shall be used in a manner that would cause the City to be in violation of the Michigan Campaign Finance Act., Act 388 of 1976, as amended, or any other applicable state or federal law.

D. Government Officials in their Official Capacities. This policy shall not be construed to limit the ability of elected or appointed government officials from using either fee-based or non-fee based facilities in furtherance of performing the public duties associated with their office.

E. After-Hours Meetings with Government Officials. It is recognized that, from time to time, elected or appointed officials desire opportunities to schedule after-hours meetings with citizens on their personal time that are not required as part of their public duties (e.g. office hours, coffee socials, town hall meetings). For purposes of this policy, such meetings shall be considered in furtherance of the public duties associated with the official's office, provided that they are open to all, and do not include campaigning or fundraising. City facilities designated in Section VII as Limited Public

Forums for specified political activities may be used by elected and appointed officials for such meetings with citizens subject to the Michigan Campaign Finance Act and all other applicable law, and subject to all rules, regulations, and fees in the same manner as any other applicant. No such event shall occur that requires the expenditure of public funds or the provision of in-kind services by the City (e.g. coffee service, refreshments, photocopies, labor costs) that could be construed as making a public expenditure or providing a contribution of volunteer public services in violation of the Michigan Campaign Finance Act. In no case shall such an event be held in such a manner as to constitute a violation of the Michigan Open Meetings Act.

F. Signature Gathering. No portion of a City facility (including but not limited to meeting rooms, hallways, corridors, and internal sidewalks, parking lots, and drives) other than a Traditional Public Forum shall be used by any person or group having the primary purpose of soliciting signatures for candidate nominating petitions, ballot proposal petitions, or similar documents. This policy, however, is not intended to prohibit an invitee attending the same event within the same room to sign a petition.

G. Political Fundraisers. Political Fundraisers are prohibited except in fee-based rooms at the Novi Civic Center, Township Hall, Fuerst Park, and shelters available for rent in ITC Community Sports Park, Lakeshore Park, Rotary Park, and Wildlife Woods. This policy, however, is not intended to prohibit invitees of a User from incidentally asking other invitees attending the same event in the same room to support a fundraising effort of an individual attendee or the User of the room (e.g., selling tickets for a future event; circulating a fundraising brochure; selling products such as cookies; or holding a 50/50, door prize or similar raffle solely among attendees of the event), or to engage in activities within the scope of the meeting for which the room was reserved related to the administration of an off-site fundraiser (e.g., collecting monies owed from an off-site fundraiser, distributing fundraiser materials such as brochures or raffle tickets; replenishing supplies for a product-based fundraiser; or distributing goods ordered through a prior fundraiser).

H. Elections and Election Laws. Various City facilities are used as polling locations for elections and for other election related purposes. During the period of time that a City facility is being used as a polling location, no part of that facility shall be used for a political activity, of any kind. No person shall use a City facility for any purpose that is not allowed under state election laws, rules, and regulations.

VI. Religious or Faith-Based Uses of City Facilities.

A. Religious Services / Regular Worship. In recognition of the City's interest in complying with the Establishment Clause of the First Amendment of the U.S. Constitution, no City facility other than rooms at the Novi Civic Center shall

be used for the purpose of conducting worship activities of any religious organization. Where facilities are allowed to be used for religious services or made available on a first-come, first-served basis, subject to all applicable usage regulations in the same manner as any other user of the facility.

B. Faith Based Groups and Incidental Faith-Based Activities. For City facilities that have not been opened for religious services, the limitation shall be narrowly construed so as not to prohibit the use of Traditional or Limited Public Forum by an applicant because the applicant is faith-based, offers a religious perspective on matters relevant to subjects for which the forum has been opened and/or engages in faith-based activity (including but not limited to prayer, singing, and reciting religious texts) that is incidental to a permissible use of the forum and does not amount to conducting a religious service. For purposes of this policy, weddings or other ceremonies and events that could be carried out in a purely secular manner, but which the User chooses to have conducted by a minister of any religion, shall be considered an event with an incidental faith-based component as opposed to a religious ceremony or worship event.

VII. Facility-Specific Regulations.

The following facility-specific regulations are intended to be supplemental and additional to the General Application Procedures and Disclosures and General Regulations for All Facilities, except where a facility-specific regulation conflicts with a general procedure or regulation, in which case the facility-specific regulation shall control.

A. Novil Council Chambers, Novi Civic Center Rooms, Township Hall

1. Forum Designation and Permitted Uses. The Council Chambers, Civic Center and Township Hall are open as a Limited Public Forum without charge to civic, community, and non-profit organizations for the same purposes as Novi Civic Center Meeting Rooms and for political meetings and assemblies, including meet-the-candidate days, debates, public policy forums and similar public events, subject to the requirements and restrictions in this Subsection VII.A.

2. Designated Facility Manager: Applications shall be made to the Parks, Recreation, and Cultural Services office.

3. Priority. Priority for use of the City Council Chambers, Novi Civic Center Rooms, Township Hall shall be given to the City government (including officials, administrators, and employees acting in their official capacities), public bodies that use the Council Chambers for their meetings, City-sponsored assemblies, and assemblies co-sponsored by the City. All other users shall be considered non-priority users. No proposed use of the Council Chambers by non-priority users shall be scheduled as to conflict with these priority uses. If a

public body requires use of the City Council Chambers for a meeting or other purpose not anticipated at the time that the use of the Council Chambers was approved for a non-priority user (e.g. for a special meeting of the City Council or other public body), the City reserves the right to cancel the non-priority user's reservation of the Council Chambers and may relocate the non-priority user's event to an alternate City facility if available. In this circumstance, if the only available suitable alternate location is a fee-based facility, the usage fee shall be waived administratively.

4. Political Uses. Political party organizations and similar political or policy-oriented organizations may reserve City Council Chambers for meetings or assemblies (but not campaign events or fundraisers) in the same manner as any other civic or community organization, subject to Section V and all other applicable rules and regulations of this policy.

5. Food and Beverage. No food or beverages may be served in City Council Chambers without the authorization of the Designated Facility Manager. Food and beverages may be served in Novi Civic Center Rooms and Township Hall.

B. Meadowbrook Commons. Meadowbrook Commons a City of Novi residential community for active older adults. Meadowbrook Commons apartments is connected to the City's Meadowbrook activity center, the main location for many of its special events and activities for our 55 and older residents.

1. Forum Designation and Permitted Uses. The Meadowbrook Commons as a whole, shall be designated as a Non- Public Forum. No activities unrelated to the purpose of the forum or the purpose for which a room has been reserved, shall take place in the forum. The Meadowbrook Commons rooms available for reservation shall be regulated as Limited Public Forums for the purpose of providing space for meetings, lectures, seminars, banquets, political events, religious activities, and similar gatherings or events to the public, civic and community groups, charitable organizations, and the business community.

2. Designated Facility Manager. Applications shall be made to the Meadowbrook Commons front desk.

3. Scope of Use. To the extent that rooms are reserved at the Meadowbrook Commons for a specific purpose, the User, the User Representative, and their invitees shall contain their activities to the interior of the reserved room and shall not use hallways or other common areas of the facility in connection with their event.

4. Political Uses. Political activities, including campaign events,

fundraisers, and partisan events, are not allowed at the Meadowbrook Commons.

5. Religious Uses. Meadowbrook Commons rooms may be reserved for the purpose of conducting worship services on a first-come, first-served basis, subject to all applicable rules and regulations of this policy, including Section VI, payment of the usage fee, and the availability of a room suited to the applicant's needs.

C. Novi Ice Arena. The first floor of Novi Ice Arena consists of the ice surface and related facilities. The second floor, known as the "main floor" contains space available for reservation that includes a conference room and gym. The pro-shop is operated by an outside vendor via contract.

1. Forum Designation and Permitted Uses.

(a) The Ice Arena, as a whole, shall be regulated as a Non- Public Forum. No activities unrelated to the purpose of the forum or the purpose for which a room or other portion of the facility has been reserved, shall take place in the forum.

(b) The first floor of the Ice Area is intended to be regulated as a Non-Public Forum, within which the ice surface and accessory facilities (e.g. locker rooms) is available for rental only for Ice Area-related purposes (e.g. hockey and other ice-based events, practices, etc.) on a fee-based, first-come first-served basis, subject to the following regulations.

(c) The Ice Arena Club's second-floor rooms available for reservation shall be regulated as Limited Public Forums for the purpose of providing space for meetings, lectures, seminars, banquets, political events, religious activities, and similar gatherings or events to the public, civic and community groups, charitable organizations, and the business community.

2. Designated Facility Manager. Applications shall be made at the Novi Ice Arena.

3. Scope of Use. To the extent that any portion of the Ice Arena is reserved for any specific purpose, the User, the User Representative, and their invitees shall contain their activities to the interior of the reserved room and shall not use hallways or other common areas in connection with their event.

4. Political Uses. Political activities, including campaign events, fundraisers, and partisan events, are allowed at reserved rooms of the second-floor, provided that the applicant pays all fees and

charges for use of the facility, subject to Section V and all other applicable rules and regulations of this policy.

D. All City Parks.

1. Forum Designation and Permitted Uses. City Parks in general are open as a Traditional Public Forum (to the extent that they are open-air and not designated for specific uses such as sports facilities/fields and reservation-based picnic shelters), subject to the Rules and Regulations established in Chapter 19 of the Novi Code of Ordinances, all other applicable ordinances, statutes, and regulations, including but not limited to those pertaining to disturbing the peace, noise, and nuisance, and to the requirements and restrictions set forth in this Subsection VII.D.

2. Designated Facility Manager. Applications for reservation-based park facilities are to be made to the Parks, Recreation and Cultural Arts.

3. Scope of Use. Users of City Parks shall conduct their activities so as to not disrupt the operations of portions of parks designated for specific purposes, including but not limited to: baseball, soccer, and other athletic fields.

E. Fee-Based Reservation Park Facilities. The following park facilities are available on a first-come first-served fee-based basis, subject to the terms of this policy and the following rules and regulations:

1. ITC Community Sports Park, Lakeshore Park, Rotary, and Wildlife Woods Shelters-Specific Rules and Regulations:

(a) Shelters at ITC Community Sports Park, Rotary Park, and Wildlife Woods are rented on a per day basis. Lakeshore Shelters can be rented for a half day (9am-3pm, 4pm-9pm) Memorial Day weekend through Labor Day weekend, subject to special regulations for the Lakeshore Lodge. Shelters shall not be reserved or used earlier than 8am or later than sunset.

(b) Reservations are for the shelter only. Park equipment, volleyball courts, and other park facilities are open to the general public on a first- come-first-served basis unless in use for a City-sponsored program.

(c) Outside equipment such as inflatables, mechanical rides, amplified sound systems, etc., are not permitted.

(d) Small portable propane grills are allowed. Users may use the

City provided charcoal grills on-site, but Users are responsible for providing their own charcoal. Grills must be cleared off/cleaned. Coals should be left in the grill, not placed in trash bins.

2. Designated Facility Manager. Users are required to obtain permission from the Designated Facility Manager or the Designated Facility Manager's designee to have catering, but the caterer must be properly licensed by Oakland County. Renter must also provide a copy of caterer's $1 million liability insurance and endorsement. The general liability insurance rider from the vendor must name the following:

   City of Novi
   45175 Ten Mile Road
   Novi, MI 48375

3. All decorations must be removed at the conclusion of the event. Nails and staples are not allowed. No confetti, birdseed, rice allowed. No fireworks, sparklers, smoke bombs or any other flammable devices/items. Powders such as color run or gender reveal are not allowed.

4. Cancellations must be three weeks prior to rental date. A $50 cancellation fee for a full day rental and $25 fee for half day will be charged. No refunds for cancellations less than three weeks before rental date. Shelter cancellations must be made 30 days prior to rental date and will incur a 50% cancellation fee. No refund if within 30 days. Transfers (one time) will incur a $25 administration fee and must be requested 15 days prior to original rental date. Cancellation requests must be in writing. Email: noviparks@cityofnovi.org.

5. Alcohol Allowance Policy. Beer, ~~and~~ wine, and champagne are only allowed at Lakeshore Park. No glass bottles are permitted. Alcoholic beverages are not permitted at any other parks.

6. No fees charged by User. The City of Novi does not allow private functions to charge a fee, admission or accept donations at park shelters.

7. Lakeshore Beach

   (a) Participants must enter/exit beach area through the tunnel only. (No swimming to or from designated swim area to or from watercraft).

   (b) Swim at your own risk.

(c) Watercraft launching or docking is not available and not permitted.

(d) Animals are not permitted on the beach.

(e) Swimming allowed only in designated areas.

(f) No glass containers allowed.

(g) No fishing from any area on City property.

(h) No smoking or vaping.

8. Lakeshore Lodge.

Public rentals are available only from October 1 through May 15. Operational hours are Monday–Friday: 5pm - 9pm and Saturday & Sunday, 8am - 9pm (subject to staffing). Maximum occupancy is limited to 110 individuals for small and mid-size gatherings, including but not limited to:

- Baby and bridal showers
- Small company events
- Family gatherings
- Birthday and retirement parties
- Weddings

In addition to the general City of Novi rental rules, the following apply:

- No amplified sound, including DJs, live music, karaoke, large speakers, or inflatable movie screens.
- Sound must be fully contained within the rented indoor space.
- Small speakers used solely for background music permitted.
- Outdoor patio use is limited. No tables or chairs may be set up outdoors.
- Alcohol permits follow the same approval process used for the Novi Civic Center.
- ~~Discounted rentals for non-profit groups and homeowner association meetings, and homeowner associations will be entitled to one free meeting use per year. HOA are permitted one free meeting at either Lakeshore Lodge or Civic Center, Mon-Thu. Additional meetings will be charged the non-profit rate. Any meetings held Fri-Sun will be charged the full rate~~

9. Cancellation/Refund Policy. The City of Novi reserves the right to accept, reject, or cancel any event, use, usage agreement, or reservation for any reason and in its sole discretion. If a facility is mistakenly scheduled for more than one event, use or reservation of a City facility at the same time, the Designated Facility Manager or their designated representative shall contact each party involved to identify the mistake and ascertain whether any party will voluntarily agree to reschedule, and if not then the Designated Facility Manager shall, within their discretion, decide which party's event, use, usage agreement, or reservation is cancelled due to a scheduling mistake as described above or any circumstances beyond control of the City of Novi, including but not limited to weather, loss of utilities, civil unrest, or other uncontrollable happenstance, the event will be rescheduled at the earliest convenience of all parties. If a usage fee has been paid in connection with an event, use, or reservation that must be cancelled due to scheduling mistake by the City as described above or cancellation by the City for any reason (other than circumstances beyond the City's control) and the event, use, or reservation cannot be rescheduled for any reason, the City shall refund such usage fees to the User, which shall be the full extent of the liability of the City in connection with such a cancellation incurred by a User(other than a refund if applicable), User Representative, any person, guest, vendor or contractor associated with the event, use, reservation, rental, or usage agreement, or any third party. If a User or User Representative cancels an event or use:

90 days or more prior to the event the User will be refunded less 50% of deposit. Less than 90 days prior to the event the user will be refunded less 100% of security deposit. Less than 30 days prior to the event the User will not receive a refund for rental of Lakeshore Lodge.

10. Fields (Tournaments). The following requirements and regulations shall apply to reservations of park fields for tournaments:

    (a) During the period of the reservation and field use, the User shall procure and maintain a General Liability insurance policy in accordance with this policy.

    (b) The User will not charge a parking fee, however it may charge an entrance fee.

    (c) Outside concessions and vendors are not permitted unless the User has obtained approval from the Parks, Recreation

and Cultural Services. Any food vendor approved by Parks, Recreation and Cultural Services must be properly licensed by Oakland County.

(d) The User shall provide tournament game schedule and field set up information a minimum of one week prior to the event to the Parks, Recreation and Cultural Arts department.

(e) The amounts of a non-refundable deposit and all fees and charges for field reservations shall be established by Parks, Recreation and Cultural Services. The deposit is due at the time of reservation. Full payment of all fees for the reserved fields must be made 30 days after the tournament date. Any cancellations or changes must be made in writing. Email: noviparks@cityofnovi.org.

(f) Users and their participants and guests shall abide by all City and park ordinances and rules.

(g) Users shall provide the name and daytime phone number of the event's on-site contact person.

(h) Users may rake a baseball field, but not use any mechanical devices or vehicles for said purpose.

(i) Inclement weather may result in the cancellation of field use.

F. Homeowners Associations/Non-Profits. The City may establish a non-profit rental/reservation rate for any of the facilities. Homeowner associations will be entitled to one free meeting use per year at either Lakeshore Lodge or Civic Center, Monday through Thursday only. Additional HOA meetings, however, will be charged the non-profit rate, and any meeting held Friday, Saturday, or Sunday will be charged the full rate.

~~F.~~G. Facilities Not Available for Use by Outside Groups/Individuals. The following City facilities and properties, or portions thereof, are Non-Public Forums. No space within these facilities is available for fee-based or non-fee-based use, and no portion of these facilities nor any portion of their premises that is not entitled to regulation as a Traditional Public Forum is intended to be opened as forums for activities unrelated or disruptive to the purpose of the facility.

1. Fire Stations 1, 2, 3 and 4

2. Police Department Building

3. Department of Public Works Facility (including outbuildings)

4. Park Maintenance Facility

5. Villa Barr house

6. Any other facility not identified in this policy as a Traditional Public Forum or Limited Public Forum.

VIII. Alcohol at City Properties

Purpose

In response to inquiries and requests from residents, local businesses, and community organizations, the City of Novi has determined to authorize, on a limited basis, the use of alcohol at certain City-owned or City-managed facilities. The use is limited to specific locations and is subject to the rules set forth below. The purpose of this policy and corresponding Rules is to prevent common and recognized problems that can arise from alcohol consumption, to ensure a safe and enjoyable environment for all those who use City facilities, and to reduce the risk of liability.

General Policy

The City does not maintain a liquor license for any of its facilities. In addition, by City ordinance, alcohol may not be consumed at public facilities except as authorized by this policy. The City Council has determined that, at the specific facilities designated in this policy ***only***, alcohol can be possessed and consumed either:

(1) Under to a special event license issued by the State of Michigan/Liquor Control Commission to a non-profit organization for a specific event; or alternatively

(2) As part of a private event for which no license is required from the State of Michigan.

Private events for which no special event license is required are those in which a limited number of people are invited in connection with a private gathering—such as a wedding shower or reception or a banquet sponsored for a particular group of individuals and their guests—and alcohol is provided free of charge by the host or Sponsor or brought to the event by individuals for personal consumption.

Events requiring a special event license are those that the general public is permitted to attend and which involve the provision of alcohol by the non-profit entity sponsoring the event for a charge, as Michigan law does not allow the provision of alcohol to the general public free of charge.

Some of the following rules apply to either type of event. Additional rules may apply depending on which type of event is held.

The City reserves the right to deny the request for the use of alcohol, and to deny the Alcohol Use Application, if it finds that the Sponsor cannot or likely will not meet the requirements of this policy and these Rules, cannot sufficiently indemnify or hold harmless the City, or if the proposed event is in any way inconsistent with the use of the public facilities and the purpose of this policy as stated above.

Generally-Applicable Rules

In addition to any and all applicable state and local laws, ordinances, or regulations relating to the sale, service, consumption, and possession of alcohol, the following rules shall apply to carry out the policy stated herein.

1. Unless otherwise specified in this policy and under these Rules, an Alcohol Use Application shall be completed indicating the intent to serve or sell alcoholic beverages. Approval shall be received from the City Manager and the Police Chief or their designees. An Application for a **private event** shall be submitted at least five (5) business days before the event. An Application for an event under a **special event license** shall be submitted at the time the application for the license is submitted to the State of Michigan Liquor Control Commission.

2. A $1,000 deposit is required to be paid 5 days in advance of the event to guarantee compliance with these rules. The deposit is refundable at the conclusion event unless forfeited in accordance with these rules.

3. No alcohol may be consumed at any City facility during hours of operation for the conduct of official business. (8:00 am to 5:00 pm, Monday through Friday.)

4. No alcohol may be taken from the City facility. All alcoholic beverages shall be consumed on the premises where use has been authorized.

5. Alcohol service is limited to beer, wine, and champagne packaged in bottles. Hard liquor may be allowed with a bartender. Beer kegs are not allowed.

6. If bar service is provided, a maximum of two drinks may be served to an individual at any one time. Compliance with this provision shall be the responsibility of the host or bartender.

7. If bar service is provided, no special sales or reductions will be permitted for volume purchases.

8. Alcohol may be possessed or consumed only by individuals over the age of 21. The event Sponsor shall ensure that identification is in accordance with applicable law, to ensure that no one under the age of 21 is served alcohol. The only acceptable forms of identification shall be a state or other official identification card, a driver's license with photo, or a passport.

9. No alcohol shall be served to any person who is obviously intoxicated. Doing so may result in criminal prosecution.

10. The availability of liquor at an event shall not be advertised without the prior written approval of the City. Compliance with this provision shall be the responsibility of the host or bartender.

11. If bar service is provided, no announcement of "last call" may be made. The bar shall simply close at the required time. Compliance with this provision shall be the responsibility of the host or bartender.

12. Alcohol must be possessed, consumed, and served only in areas designated for the specific event by the City.

13. City representatives may enter the event at any and all times to review compliance with this policy and these rules.

Event Sponsor Obligations

For purposes of this policy, "Sponsor" means the person or group responsible for organizing an event involving alcohol in a City facility or on City lands.

Individual representatives(s) of the event Sponsor shall be identified in the Alcohol Use Application and the event Sponsor, if an individual, or at least representative of the event Sponsor, if a group, must be present at the event at all times.

The event Sponsor is responsible for:

1. Submitting the Alcohol Use Application, if required, and posting the required deposit.

2. Securing and paying the premium for insurance and providing proof of insurance (to the extent required by this policy and these Rules).

3. Securing the required special event license from the State of Michigan/Michigan Liquor Control Commission, if alcohol is to be sold at the event.

4. Providing "server trained" supervisors or bartenders as required in this policy and these Rules.

5. Providing the required hold harmless/indemnification agreement to the City.

Insurance

Insurance requirements differ depending on whether the event involves the sale of alcohol to invited members of the public in connection with an event sponsored by a

non-profit organization or is a private event at which the Sponsor provides the alcohol free of charge or alcohol is brought for personal consumption.

A. Non-profit "special event"

A certificate of insurance coverage of not less than $500,000 per occurrence and a minimum aggregate coverage of not less than $1,000,000, including $1,000,000 of alcohol liability coverage, is required to cover any liability arising out of or associated with the event. The City of Novi and its City Council, officers, agents, and employees must be named as "additional insured." The certificate is required five (5) days in advance of the event. The certificate shall be provided to the City Clerk's office, which shall be responsible for verifying that the required coverage is provided.

B. Private event/party

Sponsors must provide a copy of their Personal Liability Home Owners, Condominium Owners, or Renters liability policy reflecting coverage for the event of not less than $500,000 per occurrence and a minimum aggregate coverage of not less than $1,000,000, including $1,000,000 of Host Liquor Law/Liquor Law Liability coverage, or other evidence of sufficient coverage for the event as determined by the City. Sponsors are strongly encouraged to advise their insurance broker that they will be serving/selling alcohol at an event away from their residence in order that their Personal Liability Home Owners or Tenants and Condominium Owners Liability can be extended and endorsed to include such coverage.

Indemnification/Hold Harmless Agreement Required

The event Sponsor must agree to defend, indemnify and hold harmless the City of Novi, its officers, agents and employees from all claims, liabilities, demands, damages and actions, or whatever form or nature, for property damage, personal injury or death, arising out of or in any way relating to the event and the use by the Sponsor.

Alcohol to be served by Trained Servers (Licensed Events and Large Private parties)

At every event conducted under a ***special event license*** at which alcohol is sold, the sponsor must provide at least one (1) bartender who has completed a Michigan Server Training Program established pursuant to the Michigan Liquor Control Commission, and specifically MCL 436.1906 (such as TAM, TIPS, C.A.R.E., or ServSafe Alcohol. The trained server must oversee all other servers during the event. All servers shall be over the age of 21.

At any ***private event*** at which more than 25 people will be present and at which alcohol will be provided by the Sponsor at no charge, the Sponsor shall provide least one (1) bartender who has completed a Michigan Server Training Program, except as otherwise provided in this policy and these Rules.

Violation of Policy/Rules

A City of Novi staff member will intervene whenever he or she encounters a violation of the policy. Depending upon the severity of the infraction, City of Novi staff may ask the Sponsor of the event to stop the violation, or may close down the portion of the event involving alcohol. Should the Sponsor fail to comply, staff members may call the police for enforcement. Violations of this policy and these Rules shall result in a forfeiture of the deposit.

No Gambling or Games of Chance

No gambling or games of chance will be permitted at any event except as specifically authorized by the City Council.

City Facilities at which Alcohol is Permitted

Alcohol may be possessed and consumed in the following facilities or on the following properties, subject to the above rules except as noted below and to the extent authorized by Resolution of the City Council:

1. The Civic Center, Township Hall, and Villa Barr Art Park, in locations identified in the approval of the Alcohol Use Application by the City Manager and Police Chief or their designees.

2. The Novi Public Library, in locations authorized by the Library Director and identified in the approval of the Alcohol Use Application by the City Manager and Police Chief or their designees. The City will grant the Application only if and to the extent the Board of Trustees of the Library similarly authorize the use of alcohol at the Library facility.

3. Lakeshore Park/Lodge, subject to the following:

    a. Alcohol may be possessed and consumed by individuals who provide their own alcohol, or may be provided at no charge by an event Sponsor.

    b. Unless the event is conducted under a special event license, a trained server is not required to be provided by the event Sponsor.

    c. Unless the event is conducted under a special event license, no alcohol may be sold.

    d. Park hours must be observed; no consumption is permitted outside of park hours.

    e. No insurance is required.

4. Novi Ice Arena, subject to the following:

a. Non-profit "special events" only (i.e., licensed through the State of Michigan.

b. The City will grant the Application only if and to the extent the Director of Parks, Recreation, and Cultural Services and the Arena Manager authorize the use of alcohol at the Ice Arena facility.

c. No more than three (3) events may be held by any one non-profit within any 12-month period.

Facility	Public Forum?	Available for Rent/ Reservation?	Alcohol Permitted?	Political/ Religious Use?
Bosco Fields	Traditional	No	No	No
Dog Park	Traditional	No	No	No
DPW Facilities	Non-public	No	N/A	N/A
Fire/Police Stations	Non-public	No	N/A	N/A
Fuerst Amphitheater	Limited	Yes	No	Fundraiser
Fuerst Park	Traditional	Yes	No	No.
Ice Arena	1st floor-Non-Public 2nd Floor-Limited	Yes	Yes	2nd floor-Yes
ITC Community Sports Park	Traditional	No	No	No.
ITC Shelter	Limited	Yes	TBD	Fundraiser
ITC Trail	Traditional	No	No	No
Jessica's Splashpad	Traditional	No	No	No
Lakeshore Lodge	Limited	Yes	Yes	Fundraiser
Lakeshore Park	Traditional	No	Yes	No.
Lakeshore Shelter	Limited	Yes	Yes	Fundraiser
Meadowbrook Commons	Non-public	No	N/A	No.
Novi Civic Center	Limited	Yes	Yes	Fundraiser Services
Novi Northwest Park	Traditional	No	No	No
Pavillion Shore	Traditional	No	No	No
Power Park	Traditional/ Designated	Yes (fields only)	No	No
R/C Raceway	Traditional	No	No	No
Rotary Park	Traditional	No	No	No.
Rotary Shelter	Limited	Yes	No	Fundraiser
Township Hall	Limited	Yes	Yes	Fundraiser

Villa Barr House	Non-public	No	N/A	N/A
Villa Barr Park	Limited	Yes	Yes	No
Water Tower	Traditional	No	No	No
Wildlife Woods Park	Traditional	No	No	No.
Wildlife Woods Shelter	Limited	Yes	No	Fundraiser.

IX. Repealer, Conflicts, and Severability

A. Prior Facility Use Policies Repealed. This policy amends, restates and supersedes any and all prior facility use and political activities policies adopted by the City Council. Any prior facility use and political activities policies are hereby repealed.

B. Conflicts. If any provision of this policy is inconsistent or conflicts with the City Code of the City of Novi, or any other binding state or federal statutes, regulations, or law, this policy shall be superseded to the extent that it conflicts with those statutes, laws, ordinances, regulations, or other laws.

C. Severability. In the event that any of the terms or provisions of this policy are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify, or impair any of the other terms, provisions or covenants of this policy or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

Adopted: September 14, 2006.
Amended: October 12, 2026.

CITY OF NOVI
USE OF CITY FACILITIES POLICIES

I. Purpose and Objective

The City of Novi's facilities include community rooms, parks, parking lots, recreation areas, multipurpose rooms, and other government buildings and facilities. The intent of this policy is to establish uniform procedures for the use of City facilities; to provide sufficient forums for gathering and expression of speech, to identify the purposes of City facilities; to ensure the efficient uninterrupted administration of the City government and City facilities and their premises; and to ensure the enjoyment of City facilities by all users. To the extent that this policy regulates First Amendment activity, it is not the intent of this policy to allow uniformity of expressive conduct at all locations, or within all areas of a specific location. Where the policy contains a limit on the use of a forum, it is not intended to silence speech or engage in prohibiting expressive conduct at all locations, or within all areas of a specific location.

The policy describes the terms, conditions, and user qualifications for the following public parks and facilities owned by the City of Novi:

- Bosco Fields
- Brookfarm Park
- Dog Park
- DPW Facilities
- Fire/Police Stations
- Fuerst Park/Amphitheater
- Ice Arena
- ITC Community Sports Park/Shelter
- ITC Trail
- Jessica's Splashpad
- Lakeshore Park/Lodge and 3 park shelters
- Meadowbrook Commons
- Novi Civic Center
- Novi Northwest Park
- Pavillion Shore
- Power Park
- R/C Raceway
- Rotary Park/Shelter
- Township Hall
- Village Barr
- Village Wood Lake
- Water Tower
- Wildlife Woods Park/Shelter

II. Definitions. As used in this policy, the following terms are intended to have the following specified meanings:

A. Designated Facility Manager. The Designated Facility Manager shall be the department responsible for processing applications and enforcing this policy in relation to any City facility, as identified in Section VII of this policy. The term shall include any specific individual(s), including, but not limited to, an on-site facility manager, designated by the department as the City's or facility's contact person for matters relating to the facility rental, such as cancellations and special requests identified in this policy as requiring the Designated Facility Manager's permission. For most of the facilities covered by this policy, the Parks, Recreation, and Cultural Services Department (PRCS) will be the Designated Facility Manager; other facilities may be the responsibility of other entities or City departments.

B. Traditional Public Forum. City parks (to the extent that they are open-air and not designated for specific uses such as sports fields and reservation-based picnic shelters) and public streets and public sidewalks that are part of the City's general transportation network are recognized as Traditional Public Forums. These properties are open to a broad range of expressive purposes consistent with applicable state and federal law. To the extent that this policy and/or City Ordinances regulate activities within Traditional Public Forums, such regulations are intended only to reasonably regulate the time, place, and manner of activities within the forums under relevant law.

C. Limited Public Forum. Any City facility, City-owned property, or portion thereof that is not within the definition of a Traditional Public Forum, but which has been expressly designated in this policy as a Limited Public Forum, that express designated in this policy being as a Limited Public Forum for specific purposes identified in this policy. It is the intent of this policy that, where a portion of a facility or property is designated as a Limited Public Forum, that designation shall be narrowly construed as applying only to the identified portion of the facility or its premises, and is not intended to transform the property as a whole or any other portion of the facility or its premises (e.g. common hallways, lobbies, and sidewalks and parking lots that are not part of the City's general transportation network) into either a limited or Tradition Public Forum.

D. Non-Public Forum. Any City facility, City-owned property or portion thereof that is not within the definition of a Traditional Public forum, and which has not expressly been designated in this policy as a Limited Public Forum, and which has not expressly been designated in this policy as a Limited Public Forum. It is the intent of this policy that Non-Public Forums are not to be the site of any activity or use by non-City individuals or entities for purposes unrelated to the purpose for which the facility or property exists. To the extent that this policy and/or City Ordinances regulate First Amendment

Activity in Non-Public Forums, such regulations are intended as reasonable regulations to promote the efficient and undisturbed use of the forum for its intended purpose.

E. User Representative. The person who is identified in a facility's usage application, arranges the reservation of a facility, and/or who is otherwise the primary contact for a User.

F. User. Any individual, group, organization or other entity that has arranged for the use of a City facility, whether through reservation, usage agreement, or other means, and regardless of whether the facility is a fee-based or on-fee-based facility.

III. General Application Procedures and Disclosures and Reservation of Rights for all City Facilities.

Unless otherwise stated in this policy, these General Procedures shall apply to all City of Novi facilities. Where a procedure for a particular facility elsewhere conflicts with or expands upon a General Procedure, the facility-specific procedure shall control.

A. Application Required. No User may use a City facility without requesting and scheduling said facility through the appropriate Designated Facility Manager. Applications must be submitted to the Parks, Recreation and Cultural Services (PRCS) Department at least three weeks prior to the date requested, signed and completed and delivered in person, by email, or by fax.

B. Discretion to Deny Application. The City, at its sole discretion, reserves the right to limit and/or deny requests for meetings, parties, or other events. In reviewing a request, the City shall consider factors including but not limited to: (a) the applicant's history of compliance with use policies; (b) the conformity of the application to this policy and all other applicable policies, ordinances, laws, and regulations; (c) whether using the facility as proposed would threaten public health, safety, or welfare based on factors including but not limited to the ability to manage crowds at the facility, expected public interest, need to maintain order due to expected protests at event; (d) the consistency of the proposed use with the purposes for which the room is designed and intended, such as but not limited to the size, dimensions and existing furniture, fixtures and equipment in the room; (e) the availability of the room or facility; (f) whether proposed use would conflict with administration or needs of, or uses by, the City government; and (g) any other factor deemed relevant by the Designated Facility Manager of the facility involved.

C. Age Restrictions for Renters. Any individual or group representative must be at least 21 years of age to reserve use of the facility. Groups comprised of

individuals younger than 18 years of age must have two (2) adults (21 + years) in attendance for every 20 people during the time of the rental.

D. Insurance. The City of Novi does not provide individual accident health insurance for the use of its facilities. Groups of individuals may be required to procure and maintain a General Liability Insurance Policy, at its/their sole cost and expense, for any death or injuries to persons or loss or damage to property that may arise from or in connection with its use of the facility and the activities associated with it, to supply a certificate of such insurance to the City of Novi as additional insured. Minimum acceptable limits of such insurance will be $1 million each occurrence and $1 million aggregate. The City of Novi must receive Policy verification including dates of coverage and financial limits for the event at least 30 days prior to the first rental date. The City may require endorsements to the policy as deemed necessary.

E. First Aid. No on-site treatment is available at City facilities. First aid is the direct responsibility of any User of City facilities.

F. Gratuities. City facility personnel are not allowed to accept gratuities.

G. Assignment/Transfer. No usage, usage agreement, permit, or facility reservation shall be assigned or transferred without the City's consent.

H. Right of inspection and Control. The City reserves the right to inspect and control all events, private parties, meetings and receptions held on its premises. The User shall be responsible for paying the City the costs of replacement for any and all destroyed, damaged or missing facility property caused by the Users' guests, independent contractors, User, User's Representative, or any person on User's behalf. The User is responsible to reimburse the City for all fees and costs incurred by the City should additional staff be required to control User's event.

I. Damage to Facility. Any damages to the building and/or grounds will be charged to the User or User Representative that signed the agreement. The User or User Representative is responsible for checking the room for damages and cleanup in a manner that is acceptable to the City. A City of Novi employee will check the User or User Representative in and out. The check-in/out form is to be signed by the User or User Representative upon the rental's completion. This does not apply to park shelters.

J. Personal Property. The City shall not be responsible and assumes no liability for lost or stolen equipment, personal property, money, effects and goods. The City will assume no liability for any equipment, personal property, money, personal effects, and goods left in a City facility or any damages to such items if they are moved or cleaned by our employees in the performance of their duties. Users and User Representatives are not allowed to store items before their event at any City facility.

K. Hold Harmless and indemnification Agreement. The User Representative and the User they represent shall pay on behalf of, indemnify, and hold harmless the City of Novi, its elected and appointed officials, and volunteers and others working on behalf of the City of Novi, against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages that may be asserted, claimed, or recovered against or from the City of Novi, by reason of personal injury, including bodily injury or death and/or property damages, including loss of use thereof, that arises out of or is in any way connected or associated with use of a City of Novi facility. Where a facility requires a written agreement, a hold harmless and indemnification provision that consists of language substantially similar to that of this paragraph shall be included and signed.

L. Cancellation. The City of Novi reserves the right to accept, reject, or cancel any event, use, usage agreement, or reservation for any reason and in its sole discretion. If a facility is mistakenly scheduled for more than one event, use or reservation of a City facility at the same time, the Designated Facility Manager or their designated representative shall contact each party involved to identify the mistake and ascertain whether any party will voluntarily agree to reschedule, and if not then the Designated Facility Manager shall, within their discretion, decide which party's event, use, usage agreement, or reservation is cancelled due to a scheduling mistake as described above or any circumstances beyond control of the City of Novi, including but not limited to weather, loss of utilities, civil unrest, or other uncontrollable happenstance, the event will be rescheduled at the earliest convenience of all parties. If a usage fee has been paid in connection with an event, use, or reservation that must be cancelled due to scheduling mistake by the City as described above or cancellation by the City for any reason (other than circumstances beyond the City's control) and the event, use, or reservation cannot be rescheduled for any reason, the City shall refund such usage fees to the User, which shall be the full extent of the liability of the City in connection with such a cancellation incurred by a User(other than a refund if applicable), User Representative, any person, guest, vendor or contractor associated with the event, use, reservation, rental, or usage agreement, or any third party. If a User or User Representative cancels an event or use:

- **Civic Center Room Rentals**
  - **30 days or more prior to the event:** The User will receive a refund of the deposit, less a 15% administrative fee.
  - **Less than 30 days but at least 15 days prior to the event:** The User will receive a refund of 50% of fees paid, including rental and/or deposit fees.
  - **Less than 15 days prior to the event:** No refunds will be issued for cancellations.

The event deposit is due within 24 hours of application. Full payment is due two weeks prior to the rental date.

- **Civic Center Special Event Package (Full Building) or Combined Four Quarters (Banquet, Gateway, Event, Theatre)**
    - **90 days or more prior to the event:** The User will receive a refund of the rental payment, less 50% of the event deposit.
    - **Less than 90 days prior to the event:** The User will receive a refund of the rental payment, less 100% of the security deposit.
    - **Less than 30 days prior to the event:** No refund of rental payments will be issued.

The event deposit is due within 24 hours of application. Full payment is due 30 days prior to the rental date.

Cancellation requests must be in writing. Email: noviparks@cityofnovi.org.

M. Policy Enforcement / Penalties. Failure to comply with this policy may result in all or any of the following: forfeiture of some or all of the security deposit; cancellation of the event, meeting, or other use; immediate termination of event, meeting, or other use without notice or warning; immediate removal of individuals from the premises by City staff or the Novi Police Department without notice or warning; payment of the City the costs of replacement for any and all destroyed, damaged, or missing City property caused by User's guests, independent contractors, User, User Representative, or any person on User's behalf; rejection of any or all future requests to use the City's facilities; criminal prosecution for any violations of law or ordinance; and any other civil remedies to which the City may be entitled law or in equity.

N. City Sponsored Events. The City and City-sponsored uses and events are specifically excluded from compliance with this policy.

O. Fees. The Designated Facility Manager, in coordination with the City Manager or City Manager's designee, is authorized to establish usage fees and other fees relating to the use of City facilities for which this policy contemplates a fee.

P. Exceptions to Policy. The City Council may allow exceptions to this policy to accommodate and enable events of City-wide, regional, state-wide, or national significance to be held at City facilities, such as but not limited to, visits by the President of the United States or Michigan Governor, or candidates for such positions.

IV. General Regulations for All City Facilities.

Unless otherwise stated in this policy, these General Regulations shall apply to all City Facilities. Where a regulation for a specific facility elsewhere in this policy

conflicts with or expands upon a General Regulation, the facility specific procedure shall control.

A. Compliance with laws and policies. All persons using the City of Novi's facilities shall observe and comply with the regulations of this policy, all applicable ordinances, rules, and regulations of the City of Novi, and all federal and state laws.

B. Prohibited Uses. City facilities and equipment shall not be used for: a) activities that are in conflict with City policies, rules, or ordinances, or state or federal laws; b) activities that are discriminatory in the legal sense; c) illegal gambling; d) the primary purpose of petition signature gathering, except as allowed in Section V of this policy; e) political campaign events or fundraisers, except as allowed in reserved rooms in the Novi Civic Center, Township Hall, Fuerst Park Amphitheater, or park shelters or the Ice Arena as provided by Section V of this policy; or f) religious services or regular worship activities, except in reserved rooms in the Novi Civic Center, Township Hall, Fuerst Park Amphitheater, or park shelters as provided by Section VI of this policy. Rentals may not be for profit or for a continual recreational-type program. The City of Novi does not allow private functions to charge a fee, admission, or accept donations. Sales of merchandise, products, and services are prohibited.

C. Notice/Control of Renter's Invitees. The User Representative is responsible for ensuring that all policies, rules, and regulations are strictly adhered to by all persons participating in the activity for which they are the User Representative. To the extent that rooms or areas of City facilities are reserved, the User, the User Representative, and the User's invitees shall contain their activities to the area reserved or interior of the reserved room, and shall not use hallways or other common areas of the facility in connection with their event.

D. Non-Interference with Facility. No User's activities shall interfere with the administration of the City of Novi, the primary purpose of the facility being used, or the enjoyment of the facility by other users of the facility.

E. Room capacities. Room capacities must be adhered to. Users and User's invitees may not overflow into hallways and/or disturb City staff, City business, other activities, or events at the facility.

F. Maintenance and Clean-up. Routine maintenance will be done by City staff. However, trash pickup and other clean up duties are to be performed by the User, and it is expected that the User will clear and clean any areas of the facility used by the User or the User's invitees. Furniture, fixtures, and equipment may not be moved from room to room or removed from the building without permission. At the conclusion of a User's use, the room must be returned to the condition in which it was found. Any decorations used

must be removed and disposed of properly immediately following the function.

G. Prohibited items. No sparkle, glitter, confetti, etc. is permitted. Double-sided tape, pins, nails, staples and adhesives are not allowed on walls, tables, chairs etc. Only painters' tape is allowed on walls and partition walls. Open flames are not allowed with exception of Sterno for chaffing dishes, lighters for a cake candle. If theatre stage is used, nothing can be pinned or adhered to the curtain or side panels. No helium balloons or flower petals are allowed without permission.

H. Control of Children. All children in attendance must remain in the reserved rooms(s). Children are not allowed to roam unsupervised in other areas of a City building, such as hallways, rooms or lounges.

I. Alcoholic Beverages. Alcohol permits for the Novi Civic Center require eight weeks processing time, a TIPS certificate, insurance and endorsement and additional fees.

J. Paper Goods. Paper goods are the responsibility of the User and are not provided by the City of Novi.

K. Equipment. Equipment provided to or used by the User must be utilized for its intended purpose.

L. Non-smoking facilities. Smoking and vaping is prohibited within 100 feet of a park features, including, but not limited to, playgrounds, fields, courts, shelters, etc., and not allowed within any City buildings. Smoking and vaping include tobacco and non-tobacco products, include tobacco and non-tobacco products, including, but not limited to cigarettes, cigars, non-cigarette smoking tobacco, smokeless tobacco, herbal or clover cigarettes, e-cigarettes, smoking gels. Smoking marijuana is not permitted in or at City facilities.

M. Animals. No animals or pets allowed in or at City facilities except the following: (a) police dogs; (b) service animals that have been allowed as defined by Title II and Title III of the Americans with Disabilities Act; (c) other animals that have been allowed as part of an approved or City sponsored program or event; (d) dogs in the City's dog park.

N. Signs. The display, posting, or placement of any sign, poster, or flag is not allowed within or on the grounds of City facilities, except (1) City-owned signs; and (2) holding a sign, poster, or flag on the grounds of a Traditional Public Forum. Special permission may be granted by the City Manager or Facility Manager for signs relating to User events at the facility for which there is a User Representative. The City reserves the right to request and require the User or User Representative to provide a copy of promotional

materials (including social networks) and/or invitations that User creates for the event/meeting.

O. Food and Beverage Sales. Food and beverage sales within or at a public facility are prohibited, unless permission is specifically given (e.g., for food trucks).

P. Merchandise sales. The sale of any merchandise goods within or at a public facility is prohibited unless authorized by the City Manager or their designee.

Q. Reservation of City's Rights. The City reserves the right to act in the best interest of the City on matters not specifically covered in these rules.

V. Political and Fundraising Activities in City-Owned Buildings and on City-Owned Properties

A. General Policy. Except as and where specifically allowed under this policy (e.g., reserved fee-based rooms), City facilities shall not be used for political activities, events, fundraisers, or assemblies. Where specified political activities, events, fundraisers, or assemblies are permitted, they must be open to the public subject to occupancy limits and security concerns.

B. Political Campaign Events and Fundraisers. Political campaign events and fundraisers advocating a political candidate, ballot proposal, or other political cause may occur only in fee-based rooms in the Novi Civic Center, Township Hall, Fuerst Park amphitheater, and park shelters available for rent at ITC Community Sports Park, Lakeshore Park, Rotary Park, and Wildlife Woods Park. In these facilities the activity must be confined to the reserved room or shelter and be carried out consistent with all other applicable provisions of this policy.

C. Campaign Finance Law. No City facility shall be used in a manner that would cause the City to be in violation of the Michigan Campaign Finance Act., Act 388 of 1976, as amended, or any other applicable state or federal law.

D. Government Officials in their Official Capacities. This policy shall not be construed to limit the ability of elected or appointed government officials from using either fee-based or non-fee based facilities in furtherance of performing the public duties associated with their office.

E. After-Hours Meetings with Government Officials. It is recognized that, from time to time, elected or appointed officials desire opportunities to schedule after-hours meetings with citizens on their personal time that are not required as part of their public duties (e.g. office hours, coffee socials, town hall meetings). For purposes of this policy, such meetings shall be considered in furtherance of the public duties associated with the official's

office, provided that they are open to all, and do not include campaigning or fundraising. City facilities designated in Section VII as Limited Public Forums for specified political activities may be used by elected and appointed officials for such meetings with citizens subject to the Michigan Campaign Finance Act and all other applicable law, and subject to all rules, regulations, and fees in the same manner as any other applicant. No such event shall occur that requires the expenditure of public funds or the provision of in-kind services by the City (e.g. coffee service, refreshments, photocopies, labor costs) that could be construed as making a public expenditure or providing a contribution of volunteer public services in violation of the Michigan Campaign Finance Act. In no case shall such an event be held in such a manner as to constitute a violation of the Michigan Open Meetings Act.

F. Signature Gathering. No portion of a City facility (including but not limited to meeting rooms, hallways, corridors, and internal sidewalks, parking lots, and drives) other than a Traditional Public Forum shall be used by any person or group having the primary purpose of soliciting signatures for candidate nominating petitions, ballot proposal petitions, or similar documents. This policy, however, is not intended to prohibit an invitee attending the same event within the same room to sign a petition.

G. Political Fundraisers. Political Fundraisers are prohibited except in fee-based rooms at the Novi Civic Center, Township Hall, Fuerst Park, and shelters available for rent in ITC Community Sports Park, Lakeshore Park, Rotary Park, and Wildlife Woods. This policy, however, is not intended to prohibit invitees of a User from incidentally asking other invitees attending the same event in the same room to support a fundraising effort of an individual attendee or the User of the room (e.g., selling tickets for a future event; circulating a fundraising brochure; selling products such as cookies; or holding a 50/50, door prize or similar raffle solely among attendees of the event), or to engage in activities within the scope of the meeting for which the room was reserved related to the administration of an off-site fundraiser (e.g., collecting monies owed from an off-site fundraiser, distributing fundraiser materials such as brochures or raffle tickets; replenishing supplies for a product-based fundraiser; or distributing goods ordered through a prior fundraiser).

H. Elections and Election Laws. Various City facilities are used as polling locations for elections and for other election related purposes. During the period of time that a City facility is being used as a polling location, no part of that facility shall be used for a political activity, of any kind. No person shall use a City facility for any purpose that is not allowed under state election laws, rules, and regulations.

VI. Religious or Faith-Based Uses of City Facilities.

A. Religious Services / Regular Worship. In recognition of the City's interest in complying with the Establishment Clause of the First Amendment of the U.S. Constitution, no City facility other than rooms at the Novi Civic Center shall be used for the purpose of conducting worship activities of any religious organization. Where facilities are allowed to be used for religious services or made available on a first-come, first-served basis, subject to all applicable usage regulations in the same manner as any other user of the facility.

B. Faith Based Groups and Incidental Faith-Based Activities. For City facilities that have not been opened for religious services, the limitation shall be narrowly construed so as not to prohibit the use of Traditional or Limited Public Forum by an applicant because the applicant is faith-based, offers a religious perspective on matters relevant to subjects for which the forum has been opened and/or engages in faith-based activity (including but not limited to prayer, singing, and reciting religious texts) that is incidental to a permissible use of the forum and does not amount to conducting a religious service. For purposes of this policy, weddings or other ceremonies and events that could be carried out in a purely secular manner, but which the User chooses to have conducted by a minister of any religion, shall be considered an event with an incidental faith-based component as opposed to a religious ceremony or worship event.

VII. Facility-Specific Regulations.

The following facility-specific regulations are intended to be supplemental and additional to the General Application Procedures and Disclosures and General Regulations for All Facilities, except where a facility-specific regulation conflicts with a general procedure or regulation, in which case the facility-specific regulation shall control.

A. Novil Council Chambers, Novi Civic Center Rooms, Township Hall

1. Forum Designation and Permitted Uses. The Council Chambers, Civic Center and Township Hall are open as a Limited Public Forum without charge to civic, community, and non-profit organizations for the same purposes as Novi Civic Center Meeting Rooms and for political meetings and assemblies, including meet-the-candidate days, debates, public policy forums and similar public events, subject to the requirements and restrictions in this Subsection VII.A.

2. Designated Facility Manager: Applications shall be made to the Parks, Recreation, and Cultural Services office.

3. Priority. Priority for use of the City Council Chambers, Novi Civic Center Rooms, Township Hall shall be given to the City government (including officials, administrators, and employees acting in their official capacities), public bodies that use the Council Chambers for their meetings, City-sponsored assemblies, and assemblies co-

sponsored by the City. All other users shall be considered non-priority users. No proposed use of the Council Chambers by non-priority users shall be scheduled as to conflict with these priority uses. If a public body requires use of the City Council Chambers for a meeting or other purpose not anticipated at the time that the use of the Council Chambers was approved for a non-priority user (e.g. for a special meeting of the City Council or other public body), the City reserves the right to cancel the non-priority user's reservation of the Council Chambers and may relocate the non-priority user's event to an alternate City facility if available. In this circumstance, if the only available suitable alternate location is a fee-based facility, the usage fee shall be waived administratively.

4. Political Uses. Political party organizations and similar political or policy-oriented organizations may reserve City Council Chambers for meetings or assemblies (but not campaign events or fundraisers) in the same manner as any other civic or community organization, subject to Section V and all other applicable rules and regulations of this policy.

5. Food and Beverage. No food or beverages may be served in City Council Chambers without the authorization of the Designated Facility Manager. Food and beverages may be served in Novi Civic Center Rooms and Township Hall.

B. Meadowbrook Commons. Meadowbrook Commons a City of Novi residential community for active older adults. Meadowbrook Commons apartments is connected to the City's Meadowbrook activity center, the main location for many of its special events and activities for our 55 and older residents.

1. Forum Designation and Permitted Uses. The Meadowbrook Commons as a whole, shall be designated as a Non- Public Forum. No activities unrelated to the purpose of the forum or the purpose for which a room has been reserved, shall take place in the forum. The Meadowbrook Commons rooms available for reservation shall be regulated as Limited Public Forums for the purpose of providing space for meetings, lectures, seminars, banquets, political events, religious activities, and similar gatherings or events to the public, civic and community groups, charitable organizations, and the business community.

2. Designated Facility Manager. Applications shall be made to the Meadowbrook Commons front desk.

3. Scope of Use. To the extent that rooms are reserved at the Meadowbrook Commons for a specific purpose, the User, the User Representative, and their invitees shall contain their activities to the interior of the reserved room and shall not use hallways or other

common areas of the facility in connection with their event.

4. Political Uses. Political activities, including campaign events, fundraisers, and partisan events, are not allowed at the Meadowbrook Commons.

5. Religious Uses. Meadowbrook Commons rooms may be reserved for the purpose of conducting worship services on a first-come, first-served basis, subject to all applicable rules and regulations of this policy, including Section VI, payment of the usage fee, and the availability of a room suited to the applicant's needs.

C. Novi Ice Arena. The first floor of Novi Ice Arena consists of the ice surface and related facilities. The second floor, known as the "main floor" contains space available for reservation that includes a conference room and gym. The pro-shop is operated by an outside vendor via contract.

1. Forum Designation and Permitted Uses.

(a) The Ice Arena, as a whole, shall be regulated as a Non- Public Forum. No activities unrelated to the purpose of the forum or the purpose for which a room or other portion of the facility has been reserved, shall take place in the forum.

(b) The first floor of the Ice Area is intended to be regulated as a Non-Public Forum, within which the ice surface and accessory facilities (e.g. locker rooms) is available for rental only for Ice Area-related purposes (e.g. hockey and other ice-based events, practices, etc.) on a fee-based, first-come first-served basis, subject to the following regulations.

(c) The Ice Arena Club's second-floor rooms available for reservation shall be regulated as Limited Public Forums for the purpose of providing space for meetings, lectures, seminars, banquets, political events, religious activities, and similar gatherings or events to the public, civic and community groups, charitable organizations, and the business community.

2. Designated Facility Manager. Applications shall be made at the Novi Ice Arena.

3. Scope of Use. To the extent that any portion of the Ice Arena is reserved for any specific purpose, the User, the User Representative, and their invitees shall contain their activities to the interior of the reserved room and shall not use hallways or other common areas in connection with their event.

4. Political Uses. Political activities, including campaign events, fundraisers, and partisan events, are allowed at reserved rooms of the second-floor, provided that the applicant pays all fees and charges for use of the facility, subject to Section V and all other applicable rules and regulations of this policy.

D. All City Parks.

1. Forum Designation and Permitted Uses. City Parks in general are open as a Traditional Public Forum (to the extent that they are open-air and not designated for specific uses such as sports facilities/fields and reservation-based picnic shelters), subject to the Rules and Regulations established in Chapter 19 of the Novi Code of Ordinances, all other applicable ordinances, statutes, and regulations, including but not limited to those pertaining to disturbing the peace, noise, and nuisance, and to the requirements and restrictions set forth in this Subsection VII.D.

2. Designated Facility Manager. Applications for reservation-based park facilities are to be made to the Parks, Recreation and Cultural Arts.

3. Scope of Use. Users of City Parks shall conduct their activities so as to not disrupt the operations of portions of parks designated for specific purposes, including but not limited to: baseball, soccer, and other athletic fields.

E. Fee-Based Reservation Park Facilities. The following park facilities are available on a first-come first-served fee-based basis, subject to the terms of this policy and the following rules and regulations:

1. ITC Community Sports Park, Lakeshore Park, Rotary, and Wildlife Woods Shelters-Specific Rules and Regulations:

(a) Shelters at ITC Community Sports Park, Rotary Park, and Wildlife Woods are rented on a per day basis. Lakeshore Shelters can be rented for a half day (9am-3pm, 4pm-9pm) Memorial Day weekend through Labor Day weekend, subject to special regulations for the Lakeshore Lodge. Shelters shall not be reserved or used earlier than 8am or later than sunset.

(b) Reservations are for the shelter only. Park equipment, volleyball courts, and other park facilities are open to the general public on a first- come-first-served basis unless in use for a City-sponsored program.

(c) Outside equipment such as inflatables, mechanical rides,

amplified sound systems, etc., are not permitted.

(d) Small portable propane grills are allowed. Users may use the City provided charcoal grills on-site, but Users are responsible for providing their own charcoal. Grills must be cleared off/cleaned. Coals should be left in the grill, not placed in trash bins.

2. Designated Facility Manager. Users are required to obtain permission from the Designated Facility Manager or the Designated Facility Manager's designee to have catering, but the caterer must be properly licensed by Oakland County. Renter must also provide a copy of caterer's $1 million liability insurance and endorsement. The general liability insurance rider from the vendor must name the following:

City of Novi
45175 Ten Mile Road
Novi, MI 48375

3. All decorations must be removed at the conclusion of the event. Nails and staples are not allowed. No confetti, birdseed, rice allowed. No fireworks, sparklers, smoke bombs or any other flammable devices/items. Powders such as color run or gender reveal are not allowed.

4. Cancellations must be three weeks prior to rental date. A $50 cancellation fee for a full day rental and $25 fee for half day will be charged. No refunds for cancellations less than three weeks before rental date. Shelter cancellations must be made 30 days prior to rental date and will incur a 50% cancellation fee. No refund if within 30 days. Transfers (one time) will incur a $25 administration fee and must be requested 15 days prior to original rental date. Cancellation requests must be in writing. Email: noviparks@cityofnovi.org.

5. Alcohol Allowance Policy. Beer, wine, and champagne are only allowed at Lakeshore Park. No glass bottles are permitted. Alcoholic beverages are not permitted at any other parks.

6. No fees charged by User. The City of Novi does not allow private functions to charge a fee, admission or accept donations at park shelters.

7. Lakeshore Beach

(a) Participants must enter/exit beach area through the tunnel only. (No swimming to or from designated swim area to or from watercraft).

(b) Swim at your own risk.

(c) Watercraft launching or docking is not available and not permitted.

(d) Animals are not permitted on the beach.

(e) Swimming allowed only in designated areas.

(f) No glass containers allowed.

(g) No fishing from any area on City property.

(h) No smoking or vaping.

8. Lakeshore Lodge.

Public rentals are available only from October 1 through May 15. Operational hours are Monday–Friday: 5pm - 9pm and Saturday & Sunday, 8am - 9pm (subject to staffing). Maximum occupancy is limited to 110 individuals for small and mid-size gatherings, including but not limited to:

- Baby and bridal showers
- Small company events
- Family gatherings
- Birthday and retirement parties
- Weddings

In addition to the general City of Novi rental rules, the following apply:

- No amplified sound, including DJs, live music, karaoke, large speakers, or inflatable movie screens.
- Sound must be fully contained within the rented indoor space.
- Small speakers used solely for background music permitted.
- Outdoor patio use is limited. No tables or chairs may be set up outdoors.
- Alcohol permits follow the same approval process used for the Novi Civic Center.

9. Cancellation/Refund Policy. The City of Novi reserves the right to accept, reject, or cancel any event, use, usage agreement, or reservation for any reason and in its sole discretion. If a facility is mistakenly scheduled for more than one event, use or reservation of a City facility at the same time, the Designated Facility Manager or

their designated representative shall contact each party involved to identify the mistake and ascertain whether any party will voluntarily agree to reschedule, and if not then the Designated Facility Manager shall, within their discretion, decide which party's event, use, usage agreement, or reservation is cancelled due to a scheduling mistake as described above or any circumstances beyond control of the City of Novi, including but not limited to weather, loss of utilities, civil unrest, or other uncontrollable happenstance, the event will be rescheduled at the earliest convenience of all parties. If a usage fee has been paid in connection with an event, use, or reservation that must be cancelled due to scheduling mistake by the City as described above or cancellation by the City for any reason (other than circumstances beyond the City's control) and the event, use, or reservation cannot be rescheduled for any reason, the City shall refund such usage fees to the User, which shall be the full extent of the liability of the City in connection with such a cancellation incurred by a User(other than a refund if applicable), User Representative, any person, guest, vendor or contractor associated with the event, use, reservation, rental, or usage agreement, or any third party. If a User or User Representative cancels an event or use:

90 days or more prior to the event the User will be refunded less 50% of deposit. Less than 90 days prior to the event the user will be refunded less 100% of security deposit. Less than 30 days prior to the event the User will not receive a refund for rental of Lakeshore Lodge.

10. Fields (Tournaments). The following requirements and regulations shall apply to reservations of park fields for tournaments:

    (a) During the period of the reservation and field use, the User shall procure and maintain a General Liability insurance policy in accordance with this policy.

    (b) The User will not charge a parking fee, however it may charge an entrance fee.

    (c) Outside concessions and vendors are not permitted unless the User has obtained approval from the Parks, Recreation and Cultural Services. Any food vendor approved by Parks, Recreation and Cultural Services must be properly licensed by Oakland County.

    (d) The User shall provide tournament game schedule and field set up information a minimum of one week prior to the event to the Parks, Recreation and Cultural Arts department.

(e) The amounts of a non-refundable deposit and all fees and charges for field reservations shall be established by Parks, Recreation and Cultural Services. The deposit is due at the time of reservation. Full payment of all fees for the reserved fields must be made 30 days after the tournament date. Any cancellations or changes must be made in writing. Email: noviparks@cityofnovi.org.

(f) Users and their participants and guests shall abide by all City and park ordinances and rules.

(g) Users shall provide the name and daytime phone number of the event's on-site contact person.

(h) Users may rake a baseball field, but not use any mechanical devices or vehicles for said purpose.

(i) Inclement weather may result in the cancellation of field use.

F. Homeowners Associations/Non-Profits. The City may establish a non-profit rental/reservation rate for any of the facilities. Homeowner associations will be entitled to one free meeting use per year at either Lakeshore Lodge or Civic Center, Monday through Thursday only. Additional HOA meetings, however, will be charged the non-profit rate, and any meeting held Friday, Saturday, or Sunday will be charged the full rate.

G. Facilities Not Available for Use by Outside Groups/Individuals. The following City facilities and properties, or portions thereof, are Non-Public Forums. No space within these facilities is available for fee-based or non-fee-based use, and no portion of these facilities nor any portion of their premises that is not entitled to regulation as a Traditional Public Forum is intended to be opened as forums for activities unrelated or disruptive to the purpose of the facility.

1. Fire Stations 1, 2, 3 and 4

2. Police Department Building

3. Department of Public Works Facility (including outbuildings)

4. Park Maintenance Facility

5. Villa Barr house

6. Any other facility not identified in this policy as a Traditional Public Forum or Limited Public Forum.

VIII. Alcohol at City Properties

Purpose

In response to inquiries and requests from residents, local businesses, and community organizations, the City of Novi has determined to authorize, on a limited basis, the use of alcohol at certain City-owned or City-managed facilities. The use is limited to specific locations and is subject to the rules set forth below. The purpose of this policy and corresponding Rules is to prevent common and recognized problems that can arise from alcohol consumption, to ensure a safe and enjoyable environment for all those who use City facilities, and to reduce the risk of liability.

General Policy

The City does not maintain a liquor license for any of its facilities. In addition, by City ordinance, alcohol may not be consumed at public facilities except as authorized by this policy. The City Council has determined that, at the specific facilities designated in this policy ***only***, alcohol can be possessed and consumed either:

(1) Under to a special event license issued by the State of Michigan/Liquor Control Commission to a non-profit organization for a specific event; or alternatively

(2) As part of a private event for which no license is required from the State of Michigan.

Private events for which no special event license is required are those in which a limited number of people are invited in connection with a private gathering—such as a wedding shower or reception or a banquet sponsored for a particular group of individuals and their guests—and alcohol is provided free of charge by the host or Sponsor or brought to the event by individuals for personal consumption.

Events requiring a special event license are those that the general public is permitted to attend and which involve the provision of alcohol by the non-profit entity sponsoring the event for a charge, as Michigan law does not allow the provision of alcohol to the general public free of charge.

Some of the following rules apply to either type of event. Additional rules may apply depending on which type of event is held.

The City reserves the right to deny the request for the use of alcohol, and to deny the Alcohol Use Application, if it finds that the Sponsor cannot or likely will not meet the requirements of this policy and these Rules, cannot sufficiently indemnify or hold harmless the City, or if the proposed event is in any way inconsistent with the use of the public facilities and the purpose of this policy as stated above.

Generally-Applicable Rules

In addition to any and all applicable state and local laws, ordinances, or regulations relating to the sale, service, consumption, and possession of alcohol, the following rules shall apply to carry out the policy stated herein.

1. Unless otherwise specified in this policy and under these Rules, an Alcohol Use Application shall be completed indicating the intent to serve or sell alcoholic beverages. Approval shall be received from the City Manager and the Police Chief or their designees. An Application for a **private event** shall be submitted at least five (5) business days before the event. An Application for an event under a **special event license** shall be submitted at the time the application for the license is submitted to the State of Michigan Liquor Control Commission.

2. A $1,000 deposit is required to be paid 5 days in advance of the event to guarantee compliance with these rules. The deposit is refundable at the conclusion event unless forfeited in accordance with these rules.

3. No alcohol may be consumed at any City facility during hours of operation for the conduct of official business. (8:00 am to 5:00 pm, Monday through Friday.)

4. No alcohol may be taken from the City facility. All alcoholic beverages shall be consumed on the premises where use has been authorized.

5. Alcohol service is limited to beer, wine, and champagne packaged in bottles. Hard liquor may be allowed with a bartender. Beer kegs are not allowed.

6. If bar service is provided, a maximum of two drinks may be served to an individual at any one time. Compliance with this provision shall be the responsibility of the host or bartender.

7. If bar service is provided, no special sales or reductions will be permitted for volume purchases.

8. Alcohol may be possessed or consumed only by individuals over the age of 21. The event Sponsor shall ensure that identification is in accordance with applicable law, to ensure that no one under the age of 21 is served alcohol. The only acceptable forms of identification shall be a state or other official identification card, a driver's license with photo, or a passport.

9. No alcohol shall be served to any person who is obviously intoxicated. Doing so may result in criminal prosecution.

10. The availability of liquor at an event shall not be advertised without the prior written approval of the City. Compliance with this provision shall be the responsibility of the host or bartender.

11. If bar service is provided, no announcement of "last call" may be made. The bar shall simply close at the required time. Compliance with this provision shall be the responsibility of the host or bartender.

12. Alcohol must be possessed, consumed, and served only in areas designated for the specific event by the City.

13. City representatives may enter the event at any and all times to review compliance with this policy and these rules.

Event Sponsor Obligations

For purposes of this policy, "Sponsor" means the person or group responsible for organizing an event involving alcohol in a City facility or on City lands.

Individual representatives(s) of the event Sponsor shall be identified in the Alcohol Use Application and the event Sponsor, if an individual, or at least representative of the event Sponsor, if a group, must be present at the event at all times.

The event Sponsor is responsible for:

1. Submitting the Alcohol Use Application, if required, and posting the required deposit.

2. Securing and paying the premium for insurance and providing proof of insurance (to the extent required by this policy and these Rules).

3. Securing the required special event license from the State of Michigan/Michigan Liquor Control Commission, if alcohol is to be sold at the event.

4. Providing "server trained" supervisors or bartenders as required in this policy and these Rules.

5. Providing the required hold harmless/indemnification agreement to the City.

Insurance

Insurance requirements differ depending on whether the event involves the sale of alcohol to invited members of the public in connection with an event sponsored by a non-profit organization or is a private event at which the Sponsor provides the alcohol free of charge or alcohol is brought for personal consumption.

A. Non-profit "special event"

A certificate of insurance coverage of not less than $500,000 per occurrence and a minimum aggregate coverage of not less than $1,000,000, including $1,000,000

of alcohol liability coverage, is required to cover any liability arising out of or associated with the event. The City of Novi and its City Council, officers, agents, and employees must be named as "additional insured." The certificate is required five (5) days in advance of the event. The certificate shall be provided to the City Clerk's office, which shall be responsible for verifying that the required coverage is provided.

B. Private event/party

Sponsors must provide a copy of their Personal Liability Home Owners, Condominium Owners, or Renters liability policy reflecting coverage for the event of not less than $500,000 per occurrence and a minimum aggregate coverage of not less than $1,000,000, including $1,000,000 of Host Liquor Law/Liquor Law Liability coverage, or other evidence of sufficient coverage for the event as determined by the City. Sponsors are strongly encouraged to advise their insurance broker that they will be serving/selling alcohol at an event away from their residence in order that their Personal Liability Home Owners or Tenants and Condominium Owners Liability can be extended and endorsed to include such coverage.

Indemnification/Hold Harmless Agreement Required

The event Sponsor must agree to defend, indemnify and hold harmless the City of Novi, its officers, agents and employees from all claims, liabilities, demands, damages and actions, or whatever form or nature, for property damage, personal injury or death, arising out of or in any way relating to the event and the use by the Sponsor.

Alcohol to be served by Trained Servers (Licensed Events and Large Private parties)

At every event conducted under a ***special event license*** at which alcohol is sold, the sponsor must provide at least one (1) bartender who has completed a Michigan Server Training Program established pursuant to the Michigan Liquor Control Commission, and specifically MCL 436.1906 (such as TAM, TIPS, C.A.R.E., or ServSafe Alcohol. The trained server must oversee all other servers during the event. All servers shall be over the age of 21.

At any ***private event*** at which more than 25 people will be present and at which alcohol will be provided by the Sponsor at no charge, the Sponsor shall provide least one (1) bartender who has completed a Michigan Server Training Program, except as otherwise provided in this policy and these Rules.

Violation of Policy/Rules

A City of Novi staff member will intervene whenever he or she encounters a violation of the policy. Depending upon the severity of the infraction, City of Novi staff may ask the Sponsor of the event to stop the violation, or may close down the portion of the event involving alcohol. Should the Sponsor fail to comply, staff members may call the police for enforcement. Violations of this policy and these Rules shall result in a forfeiture of the deposit.

No Gambling or Games of Chance

No gambling or games of chance will be permitted at any event except as specifically authorized by the City Council.

City Facilities at which Alcohol is Permitted

Alcohol may be possessed and consumed in the following facilities or on the following properties, subject to the above rules except as noted below and to the extent authorized by Resolution of the City Council:

1. The Civic Center, Township Hall, and Villa Barr Art Park, in locations identified in the approval of the Alcohol Use Application by the City Manager and Police Chief or their designees.

2. The Novi Public Library, in locations authorized by the Library Director and identified in the approval of the Alcohol Use Application by the City Manager and Police Chief or their designees. The City will grant the Application only if and to the extent the Board of Trustees of the Library similarly authorize the use of alcohol at the Library facility.

3. Lakeshore Park/Lodge, subject to the following:

    a. Alcohol may be possessed and consumed by individuals who provide their own alcohol, or may be provided at no charge by an event Sponsor.

    b. Unless the event is conducted under a special event license, a trained server is not required to be provided by the event Sponsor.

    c. Unless the event is conducted under a special event license, no alcohol may be sold.

    d. Park hours must be observed; no consumption is permitted outside of park hours.

    e. No insurance is required.

4. Novi Ice Arena, subject to the following:

    a. Non-profit "special events" only (i.e., licensed through the State of Michigan.

    b. The City will grant the Application only if and to the extent the Director of Parks, Recreation, and Cultural Services and the Arena Manager authorize the use of alcohol at the Ice Arena facility.

c. No more than three (3) events may be held by any one non-profit within any 12-month period.

Facility	Public Forum?	Available for Rent/ Reservation?	Alcohol Permitted?	Political/ Religious Use?
Bosco Fields	Traditional	No	No	No
Dog Park	Traditional	No	No	No
DPW Facilities	Non-public	No	N/A	N/A
Fire/Police Stations	Non-public	No	N/A	N/A
Fuerst Amphitheater	Limited	Yes	No	Fundraiser
Fuerst Park	Traditional	Yes	No	No.
Ice Arena	1st floor-Non-Public 2nd Floor-Limited	Yes	Yes	2nd floor-Yes
ITC Community Sports Park	Traditional	No	No	No.
ITC Shelter	Limited	Yes	TBD	Fundraiser
ITC Trail	Traditional	No	No	No
Jessica's Splashpad	Traditional	No	No	No
Lakeshore Lodge	Limited	Yes	Yes	Fundraiser
Lakeshore Park	Traditional	No	Yes	No.
Lakeshore Shelter	Limited	Yes	Yes	Fundraiser
Meadowbrook Commons	Non-public	No	N/A	No.
Novi Civic Center	Limited	Yes	Yes	Fundraiser Services
Novi Northwest Park	Traditional	No	No	No
Pavillion Shore	Traditional	No	No	No
Power Park	Traditional/ Designated	Yes (fields only)	No	No
R/C Raceway	Traditional	No	No	No
Rotary Park	Traditional	No	No	No.
Rotary Shelter	Limited	Yes	No	Fundraiser
Township Hall	Limited	Yes	Yes	Fundraiser
Villa Barr House	Non-public	No	N/A	N/A
Villa Barr Park	Limited	Yes	Yes	No
Water Tower	Traditional	No	No	No
Wildlife Woods Park	Traditional	No	No	No.

Wildlife Woods Shelter	Limited	Yes	No	Fundraiser.

IX. Repealer, Conflicts, and Severability

A. Prior Facility Use Policies Repealed. This policy amends, restates and supersedes any and all prior facility use and political activities policies adopted by the City Council. Any prior facility use and political activities policies are hereby repealed.

B. Conflicts. If any provision of this policy is inconsistent or conflicts with the City Code of the City of Novi, or any other binding state or federal statutes, regulations, or law, this policy shall be superseded to the extent that it conflicts with those statutes, laws, ordinances, regulations, or other laws.

C. Severability. In the event that any of the terms or provisions of this policy are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify, or impair any of the other terms, provisions or covenants of this policy or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

Adopted: September 14, 2006.
Amended: October 12, 2026.

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Approval to authorize vote for the 2026 Michigan Municipal League Liability & Property Pool Board of Directors Election Ballot.

SUBMITTING DEPARTMENT: City Manager

KEY HIGHLIGHTS:

- Regular ballot for the Michigan Municipal League (MML) Liability & Property Pool Board of Directors, provided to the City of Novi as a pool member

BACKGROUND INFORMATION:

The Michigan Municipal League (MML) Liability & Property Pool Board of Directors is comprised of nine members of elected and appointed municipal officials from around the state, with Administration provided by the MML's Risk Management Services Division. The Liability & Property Pool is a non-profit self-insurance pool owned and controlled by its members. The Pool provides comprehensive property, general liability, auto liability, public officials' liability insurance, and related services to over 400 Michigan cities, villages, townships, and other public entities. The City of Novi has been a member since June 2026.

With over $82 million in assets, the Pool offers stable, cost-effective, and broad coverage options. Expert risk management services are provided by municipal risk specialists with decades of experience. Over the last five years, the Pool has issued $9.8 million in dividends, representing about 9% of members' premiums during the same period. Its mission is to be a stable, cost-effective, long-term risk management choice for members and associate members of the League.

The current 2026 Liability & Property Pool Board Directors Election ballot is for two Director positions and has two candidates (plus a write-In option). One incumbent Director has agreed to see re-election and one appointee is seeking election to her first term. Each director will serve a three-year term beginning January 1, 2027. A brief, biographical sketch of the candidates is provided for review.

RECOMMENDED ACTION: Approval to authorize vote for the 2026 Michigan Municipal League Liability & Property Pool Directors Election Ballot.

4

michigan municipal league | liability & property pool

1675 Green Road
Ann Arbor, MI 48105
P: 734-662-3246
800-653-2483
F: 734-662-8083
mml.org

To: Members of the MML Liability & Property Pool

From: Michael J. Forster, Fund Administrator

Date: September 14, 2026

Subject: Pool Director Election

Dear Pool Member:

Enclosed is your ballot for this year's Board of Directors election. One (1) incumbent Director has agreed to seek re-election and one (1) appointee is seeking election to her first term. You may also write in one or more candidates if you wish.

A brief biographical sketch of each candidate is provided for your review.

I hope you will affirm the work of the Nominating Committee by returning your completed ballot in the enclosed return envelope, no later than November 6th. Alternately, you may complete your ballot online:

> Go to www.mml.org. At the top of the page, hover over *Programs & Services* and select *Risk Management* from the drop-down list. Next, look for the *Jump To* panel and select *Liability & Property Pool*. The ballot link is on the next page, in the *Jump To* panel, under *Online Forms*.

The MML Liability & Property Pool is owned and controlled by its members. Your comments and suggestions on how we can serve you better are very much appreciated. Thank you again for your membership in the Pool, and for participating in the election of your governing board.

Sincerely,

Michael J. Forster
Pool Administrator
mforster@mml.org

The Candidates

Three-year terms beginning January 1, 2027



George Bosanic, Manager, City of Greenville

George has nearly 35 years of experience as a municipal official with over 30 years serving as the city manager of the City of Greenville. He has served in leadership roles on numerous local boards and commissions over the years and is a past board member of the MML Workers' Compensation Fund Board.

George is a member of the Michigan Local Government Management Association and International City Management Association.

George is seeking re-election to his third term.



Valerie Kindle, Mayor, City of Harper Woods

Valerie has served as mayor of Harper Woods since 2020 and on City Council since 2012. She currently serves on the Michigan Municipal League Board of Trustees, the Michigan Association of Mayors Board of Directors, and as president of the Michigan Women in Municipal Government.

Active in her community, Valerie is a board member of the Friends of the Harper Woods Library, the Harper Woods Lions Club, the Grosse Pointe Chamber of Commerce, and the League of Women Voters Grosse Pointe. Valerie also serves on the Harper Woods Planning Commission, Ordinance Committee, and as a board member and second vice president for the Grosse Pointes & Harper Woods NAACP.

Valerie is a member and volunteer for New Life Ministries Worldwide, a retired State of Michigan delinquency worker, and a case manager with Michigan Works. She has a bachelor's degree from Ferris State University in criminal justice and is a graduate of Wayne State University Labor College and WCCCD.

Valerie is seeking election to her first term.

Michigan Municipal League
Liability & Property Pool

OFFICIAL BALLOT - 2026

Vote for two Directors by marking the line to the left of the name for three-year terms beginning January 1, 2027.

____ George Bosanic, Incumbent
Manager, City of Greenville

____ Valerie Kindle, Appointee,
Mayor, City of Harper Woods

_____
Write-In Candidate

I hereby certify that:

_____
(Municipality/Agency)

by action of its governing body, has authorized its vote to be cast for the above persons to serve as Director of the Michigan Municipal League Liability and Property Pool.

_____
Official Signature
Date:

Ballot deadline:
November 6, 2026

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Approval of a warranty deed to dedicate 60 feet of half-width right-of-way along the south side of Grand River Avenue from Johnson Property #1, LLC as part of Gatsby's (parcel 50-22-16-451-047).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This process is required to accept right-of-way dedications.
- This brings the segment to its full master planned right-of-way width.

BACKGROUND INFORMATION:

Johnson Property #1, LLC is requesting the acceptance of a Warranty Deed conveying 60 feet of proposed half-width right-of-way along the south side of Grand River Avenue. The proposed right-of-way dedication will bring this segment of Grand River Avenue to its full master planned half-width right-of-way of 60 feet.

The Warranty Deed has been approved by the City Attorney (Beth Saarela, September 18, 2026) and City's Engineering Consultant, Spalding DeDecker (September 4, 2026). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a warranty deed to dedicate 60 feet of half-width right-of-way along the south side of Grand River Avenue from Johnson Property #1, LLC as part of Gatsby's (parcel 50-22-16-451-047).

Gatsby's Right-of-Way

Location Map



CITY OF NOVI
cityofnovi.org

Legend

- Major Road
- Subject Parcel
- Tax Parcels

Right of Way

- Dedicated
- Prescriptive



N

Feet

0 30 60 120

Map Author: Kate Purpura
Map Print Date: 09/25/2026

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

September 18, 2026

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

Re: Gatsby's Patio JSP 24-0014
Acceptance Documents

Dear Mr. Croy:

We have received and reviewed the following original documents in connection with Gatsby's Patio:

- Warranty Deed- ROW (***Approved***)
- Title Search

We have the following comments:

Warranty Deed – Grand River

The Warranty Deed for Grand River Avenue is acceptable subject to approval of the legal descriptions by the City's Consulting Engineer. There is no mortgage on the property. The Warranty Deed should be placed on an upcoming City Council Agenda for acceptance. Once accepted the Warranty Deed should be recorded with the Oakland County Register of Deeds in the usual manner.

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
Charles Boulard, Community Development Director
Lindsay Bell, Director of Planning
Diana Shanahan, Director of Planning
Brad Doane, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Stacey Choi, Planning Assistant
Humna Anjum, Project Engineer
Kate Purpura, Project Engineer
Alyssa Craigie, Administrative Assistant
Sydney Waynick & Ted Meadows, Spalding DeDecker
Rikki Puzzuoli & Melissa Scalici, Alliance Title
Thomas R. Schultz, Esquire

WARRANTY DEED

Drafted by: Mary Catherine Johnson, 46355 Rockledge, Plymouth, MI 48170

When recorded return to: City of Novi, for right-of-way purposes., 31001 Lahser Road, Beverly Hills, MI 48025

THE GRANTOR(s): **Johnson Property #1, LLC, a Michigan limited liability company**

Whose address is: 46355 Rockledge, Plymouth, MI 48170

Conveys and warrants to: **City of Novi, for right-of-way purposes.**

Whose address is: 31001 Lahser Road, Beverly Hills, MI 48025

the following described premises: **See attached Exhibit A and Exhibit B.**

Tax Parcel No: **Part of 22-16-451-047**
Commonly known as: **45701 Grand River, Novi, MI 48374**

for the sum of **Dollars and No Cents ($)**

COUNTY Transfer Tax: Exempt in accordance with MCLA 207.505 (5)(a).
STATE Transfer Tax: Exempt in accordance with MCLA 207.526 (6)(a).

Subject to easements, reservations and restrictions of record.

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

"The Grantor grants to the grantee the right to make all division(s) under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967."

Dated: 7-21-2026

Signed and Sealed:

Johnson Property #1, LLC, a Michigan limited liability company

Mary Catherine Johnson

by Mary Catherine Johnson, Authorized Signer

STATE OF Michigan }
COUNTY OF Oakland } ss
}

On this July 21, 2026, before me personally appeared, **Johnson Property #1, LLC, a Michigan limited liability company by Mary Catherine Johnson, Authorized Signer,** who provided satisfactory evidence to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

D. DIVITTO
Notary Public, State of Michigan
County of Oakland
My Commission Expires May 30, 2027
Acting in the County of Oakland

Notary Public: _____
Printed Name: _____
_____ County, ____
My Commission Expires: _____

EXHIBIT A

Attached Legal Description

For property described as:

Land situated in the City of Novi, County of Oakland, State of Michigan, more particularly described as:

Part of the Southeast 1/4 of Section 16, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: commencing at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 16; thence North 89 degrees 53 minutes 10 seconds East 252.47 feet; thence North 00 degrees 59 minutes 30 seconds East 429.53 feet; thence South 71 degrees 06 minutes 50 seconds East 170.63 feet; thence North 00 degrees 59 minutes 30 seconds East 296.95 feet to the point of beginning of the 60-foot-wide right-of-way dedication, also being the Southerly line of the proposed Grand River Avenue right-of-way line (proposed 60-feet-wide half-width); thence continuing North 00 degrees 59 minutes 30 seconds East 63.05 feet to the centerline of Grand River Avenue; thence South 71 degrees 06 minutes 50 seconds East 139.10 feet along the centerline of Grand River Avenue; thence South 00 degrees 59 minutes 30 seconds West 63.05 feet to the Southerly line of the proposed Grand River Avenue right-of-way line; thence North 71 degrees 06 minutes 50 seconds West 139.10 feet along the Southerly line of the proposed Grand River Avenue right-of-way line to the point of beginning. For Right-Of-Way purposes.

Tax Parcel No: **Part of 22-16-451-047**
Commonly known as: **45701 Grand River, Novi, MI 48374**

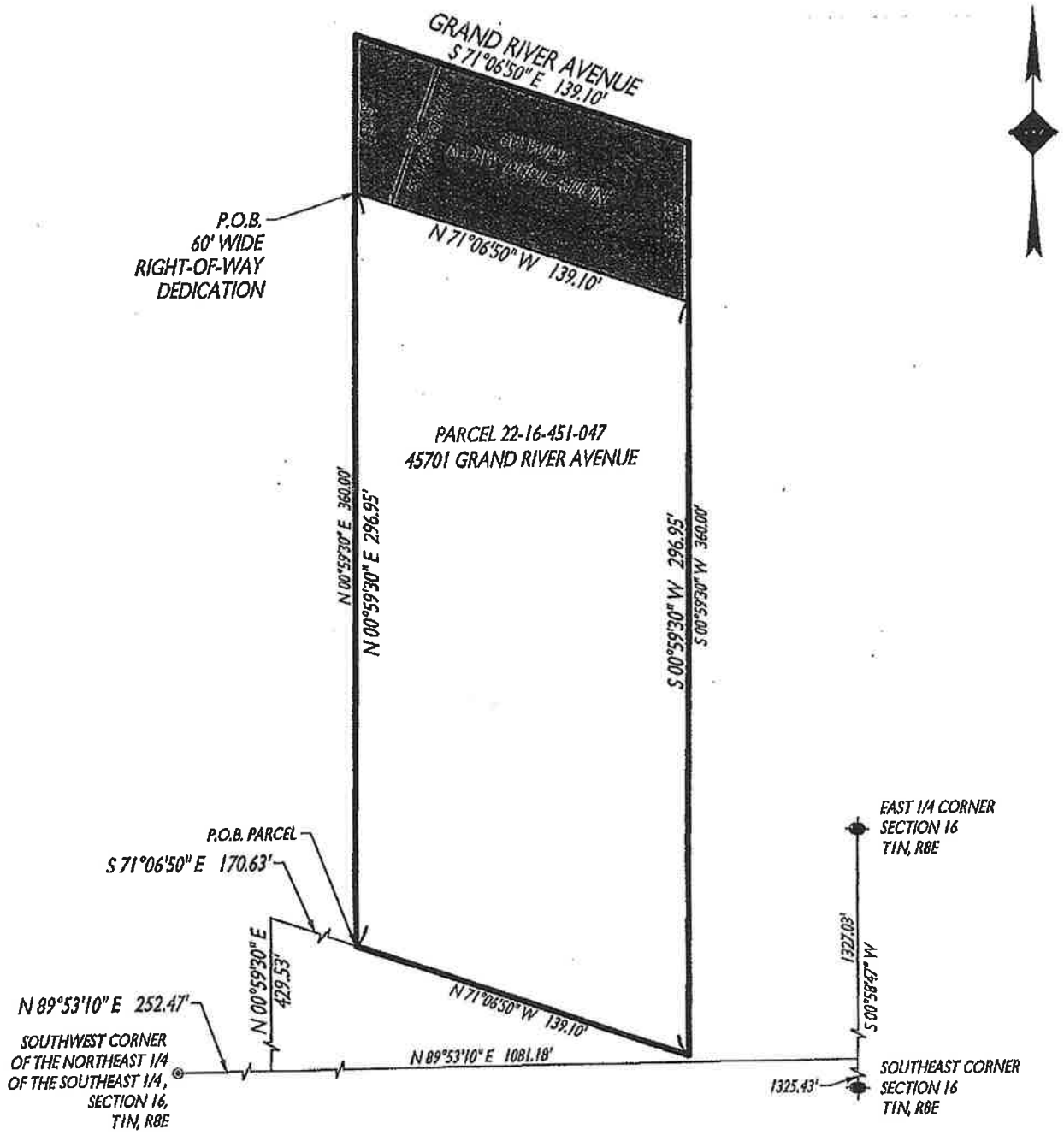


EXHIBIT A

STONEFIELD engineering & design
Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

THIS EXHIBIT AND CORRESPONDING DESCRIPTION ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY KEM-TEC, A GROUP OF COMPANIES, ON NOVEMBER 28, 2022, REVISED OCTOBER 3, 2024, PROJECT NUMBER 22-03233.

REVISED BY: RH - 01/06/2025				
DRAWN BY: RH - 12/09/2024	PROJECT ID: DET-220268	SCALE: 1"=60'	SHEET: 1 OF 2	

PARCEL DESCRIPTION - 45701 GRAND RIVER AVENUE - PARCEL 22-16-451-047
FROM QUIT CLAIM DEED RECORDED IN LIBER 27699, PAGE 336, OAKLAND COUNTY RECORDS

PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 252.47 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 429.53 FEET; THENCE SOUTH 71 DEGREES 06 MINUTES 50 SECONDS EAST 170.63 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 360.00 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE; THENCE SOUTH 71 DEGREES 06 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE 139.10 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 30 SECONDS WEST 360.00 FEET; THENCE NORTH 71 DEGREES 06 MINUTES 50 SECONDS WEST 139.10 FEET TO THE POINT OF BEGINNING.

DESCRIPTION - 60-FOOT-WIDE RIGHT-OF-WAY DEDICATION

PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 252.47 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 429.53 FEET; THENCE SOUTH 71 DEGREES 06 MINUTES 50 SECONDS EAST 170.63 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 296.95 FEET TO THE POINT OF BEGINNING OF THE 60-FOOT-WIDE RIGHT-OF-WAY DEDICATION, ALSO BEING THE SOUTHERLY LINE OF THE PROPOSED GRAND RIVER AVENUE RIGHT-OF-WAY LINE (PROPOSED 60-FEET-WIDE HALF-WIDTH); THENCE CONTINUING NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 63.05 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE; THENCE SOUTH 71 DEGREES 06 MINUTES 50 SECONDS EAST 139.10 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE; THENCE SOUTH 00 DEGREES 59 MINUTES 30 SECONDS WEST 63.05 FEET TO THE SOUTHERLY LINE OF THE PROPOSED GRAND RIVER AVENUE RIGHT-OF-WAY LINE; THENCE NORTH 71 DEGREES 06 MINUTES 50 SECONDS WEST 139.10 FEET ALONG THE SOUTHERLY LINE OF THE PROPOSED GRAND RIVER AVENUE RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 8,346 SQUARE FEET OF LAND, MORE OR LESS.

EXHIBIT B

STONEFIELD engineering & design
Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

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REVISED BY: RH - 01/06/2025				
DRAWN BY: RH - 12/09/2024	PROJECT ID: DET-220268	SCALE: N/A	SHEET: 2 OF 2	

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

September 4, 2026

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Gatsby's Patio & Facade Renovation
Acceptance Documents Exhibit Review #3
Novi SP No. JSP24-0014
SDA Job No. NV25-203
FINAL DOCUMENTS – EXHIBITS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on September 4, 2026 against the Final Site Plan. We offer the following comments:

Final Acceptance Documents

1. **Right-of-Way Warranty Deed**
(notarized 7/21/2026, exhibit dated 1/6/2025)
Exhibits Approved

The document submitted was found to be acceptable by our office pending review by the City Attorney. If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER

Digitally signed by Sydney Waynick
Date: 2026.09.04 10:45:19-04'00'

Sydney Waynick
Construction Engineer

Cc (via email): 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
Rikki Puzzuoli, Alliance Title of Michigan
Melissa Scalici, Alliance Title of Michigan

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Approval of the 2026-2027 Winter Maintenance Agreement between the City of Novi and the Road Commission for Oakland County for snow and ice control on selected county roads in Novi; and adoption of resolution authorizing Novi to provide winter maintenance of selected county roads.

SUBMITTING DEPARTMENT: Department of Public Works, Field Operations Division

KEY HIGHLIGHTS:

- The following RCOC roads within city limits- Beck, Grand River, Novi, Ten Mile, and Twelve Mile- would be cleared by the City.
- The RCOC would maintain responsibility of the following boundary roads- Haggerty, Napier, Eight Mile, Fourteen Mile, and Pontiac Trail.

BACKGROUND INFORMATION:

Over the past several winter seasons, the Department of Public Works has demonstrated the ability to provide motorists with a high level of winter maintenance services. Each season DPW clears ice and snow from major roads and neighborhood streets within the city's jurisdiction; as well as from selected county roads inside city limits. Accordingly, the City must enter into an annual agreement with the Road Commission for Oakland County (RCOC) to provide enhanced winter maintenance services on selected county roads.

Similar to years past, Novi DPW will maintain the following five county roads this winter. These roads are part of the 2025-2026 Winter Maintenance Agreement as depicted on the attached map:

Road	From	To	Centerline Miles	Reimbursement to City
Beck Road	Grand River Avenue	Twelve Mile Road	0.44	$3,703.11
Grand River Avenue	Wixom Road	Haggerty Road	5.27	$44,353.16
Novi Road	Eight Mile Road	Twelve Mile Road	3.96	$30,890.05
Ten Mile Road	Haggerty Road	Napier Road	6.06	$36,709.50
Twelve Mile Road	Beck Road	Haggerty Road	4.06	$30,021.64
		Total	**19.79**	**$145,677.46**

The City would be responsible for snow and ice control as agreed upon by the RCOC and the City of Novi, effective upon execution of the agreement for the 2026-2027 winter season. Performing winter maintenance on county roads at the city limits (Haggerty, Napier, Eight Mile, Fourteen Mile, and Pontiac Trail) would remain the RCOC's responsibility.

In FY 2025-26, City expenditures totaled $247,484 to clear 19.79 centerline miles of Oakland County roadways, which was offset by $140,074.46 in Act 51 revenue from Oakland County. RCOC increased the annual reimbursement amount by $5,603.00 or 4%, raising the 2026-2027 revenue total to $145,677.46.

The below table shows the revenue and expenditures for clearing County roads over the past three winters:

	FY 2023/24	**FY 2024/25**	**FY 2025/26**
Revenue from RCOC	$130,764	$134,687	$140,074
Expenditures	$91,573	$187,210	$247,484
Variance	**$39,191**	**$(52,523)**	**$(107,410)**

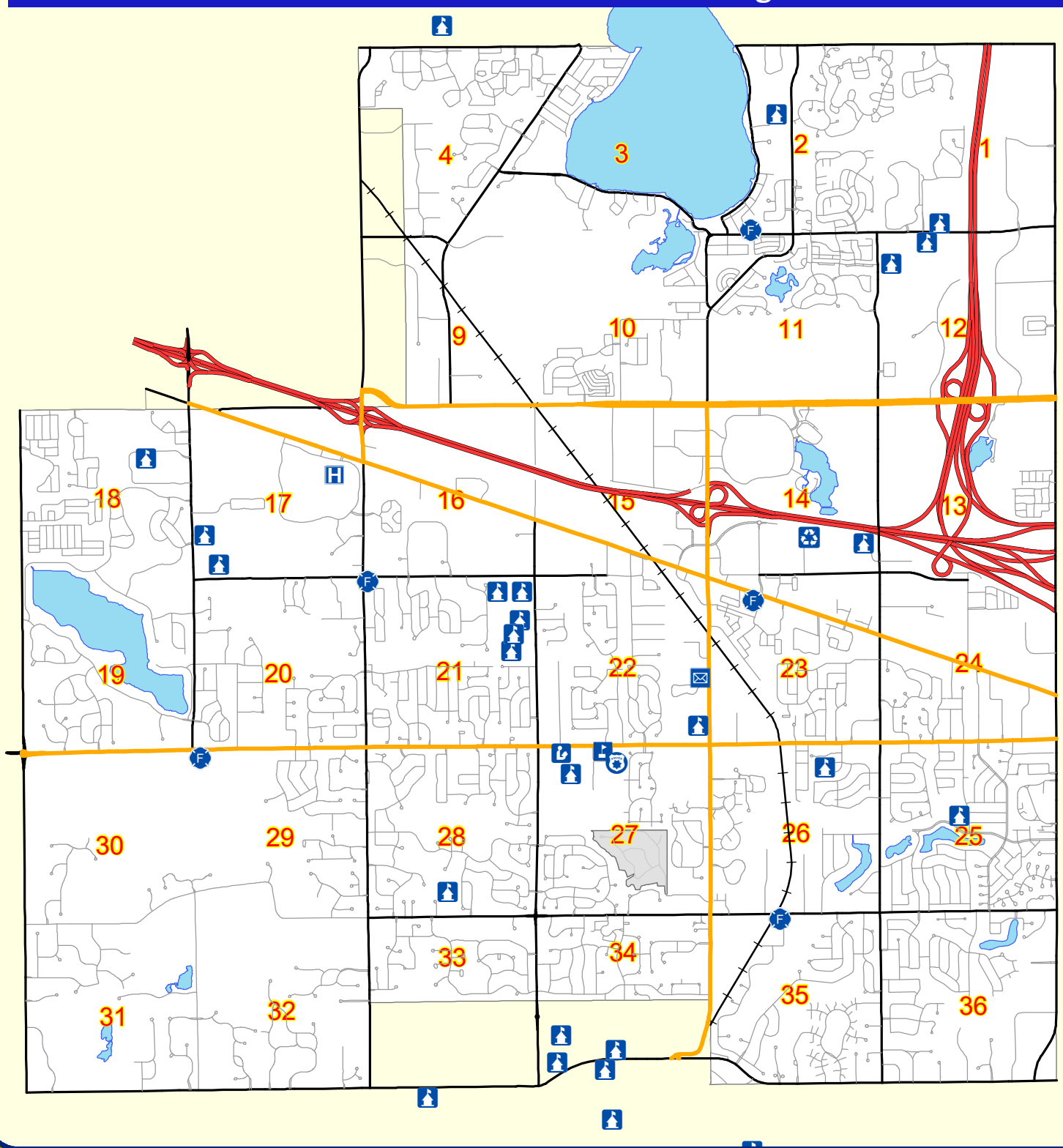
**FY 2025-26-Due to the salt dome replacement project, salt had to be purchased before the winter season, which contributed to higher expenditures.*

Funding variances are attributed to the fluctuation of winter weather conditions, labor, material, and equipment expenditures required to provide this service. Because of the ability to enter into the agreement, motorists experience safer roadways throughout winter storm events and are provided with a high standard of customer care.

To offset costs of performing snow removal services on roadways under RCOC's jurisdiction, the City will receive reimbursement in two increments: 50% ($72,838.73) in December 2026, and 50% ($72,838.73) in March 2027. Reimbursement funding is based on a pro-rated amount of Act 51 gas tax revenue the RCOC receives from the State of Michigan and will be paid to the City in full as part of the agreement. The City Attorney has reviewed the agreement and has found no legal impediment to entering the agreement (Beth Saarela, September 18, 2026).

RECOMMENDED ACTION: Approval of the 2026-2027 Winter Maintenance Agreement between the City of Novi and the Road Commission for Oakland County for snow and ice control on selected county roads in Novi; and adoption of resolution authorizing Novi to provide winter maintenance of selected county roads.

Road Commission for Oakland County Roads Maintained by City of Novi Under 2026-2027 Winter Maintenance Agreement



Map Author: Jon Gartha
Date: September 16, 2026
Project: RCOC Winter Maintenance Agreement
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

- RCOC Roads Plowed Under Contract
- Minor Streets
- Major Roads
- Freeway

Beck Road: 0.44 Miles - Grand River Ave to Twelve Mile Rd
Grand River Ave: 5.27 Miles - Haggerty Rd to Twelve Mile Rd
Novi Road: 3.96 Miles - Eight Mile Rd to Twelve Mile Rd
Ten Mile Road: 6.06 Miles - Haggerty Rd to Napier Rd
Twelve Mile Road: 4.06 Miles - Beck Rd to Haggerty Rd

City of Novi
Integrated Solutions Team
Geospatial Resources Division
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Miles
0 0.25 0.5 1
1 inch = 0.8 miles

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION
2026–2027 WINTER MAINTENANCE AGREEMENT
CITY OF NOVI AND ROAD COMMISSION FOR OAKLAND COUNTY

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 _____, _____, 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 _____.

WHEREAS; the City of Novi has determined that it is desirable to enter into an Agreement with the Road Commission for Oakland County to perform snow and ice removal operations on Beck Road from Grand River Avenue to Twelve Mile Road, Grand River Avenue from Haggerty Road to Twelve Mile Road, Novi Road from Eight Mile Road to Twelve Mile Road, Ten Mile Road from Haggerty Road to Napier Road, and, Twelve Mile Road from Beck Road to Haggerty Road.

WHEREAS; entering into a formal one-year agreement is necessary to facilitate the transfer of jurisdiction from the Road Commission of Oakland County to the City of Novi for said ice and snow removal operations on the designated roadways within the City limits of Novi, and,

WHEREAS; the Road Commission for Oakland County will reimburse to the City of Novi a total of $145,677.46 for maintaining 19.79 miles, said compensation calculated and agreed to by the Road Commission for Oakland County as fair and equitable compensation for snow and ice removal operations on County roads within the City of Novi.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the Mayor and Council for the City authorize the execution of the 2026-2027 Winter Maintenance Agreement with the Road Commission for Oakland County.

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

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

September 18, 2026

Matt Wiktorowski, Field Operations Manager
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: 2026-2027 Winter Maintenance Agreement with Road Commission for Oakland County

Dear Mr. Wiktorowski:

We have received and reviewed the proposed 2026-2027 Winter Road Maintenance Agreement prepared by the Road Commission for Oakland County for the purpose of authorizing payment to the City for the City's maintenance of County roads within the City. Except for the increase in the payment amount, there are no substantive changes to the terms of the Agreement.

We see no legal impediment to the City's approval and execution of the 2026-2027 Winter Road Maintenance 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
Enclosures
C: Cortney Hanson, Clerk
Jeffrey Herczeg, Public Works Director
Thomas R. Schultz, Esquire

2026-2027 WINTER MAINTENANCE AGREEMENT
CITY OF NOVI

Under 1951 PA 51, As Amended

This Winter Maintenance Agreement ("Agreement") is made this ____day of_____, 2026, between the Board of County Road Commissioners of the County of Oakland, State of Michigan, a public body corporate, hereinafter referred to as the "Board," and the City of Novi, Oakland County Michigan, a Michigan municipal corporation hereinafter referred to as the "City."

WHEREAS, certain county primary and local roads more specifically set forth in Exhibit A, attached hereto, are under the jurisdiction and control of the Board and are located within or adjacent to the City; and

WHEREAS, The City desires to be responsible for certain winter maintenance of said roads under the terms of this Agreement, and the Board is willing to participate in the cost thereof as provided in Section III of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein as provided, it is hereby agreed as follows:

I

The City will perform Winter Maintenance of certain roads under the terms of this Agreement, and the Board will participate in the cost thereof as provided in Section III of this Agreement. "Winter Maintenance," herein required to be performed by the City, shall mean snow removal and ice control, on all roads listed in Exhibit A, as follows: Snow removal by blading, plowing and other methods necessary to make the roads reasonably safe for public travel, and ice control by salting, sanding, scraping and other methods necessary to make the roads reasonably safe for public travel, together with such other work and services, such as recordkeeping and insurance, required by this Agreement. All Winter Maintenance work and services performed by the City shall be in accordance with the Board's maintenance guidelines, including the Board adopted Winter Maintenance Guidelines, the Board's standard practices and this Agreement.

II

The City shall keep accurate and uniform records of all Winter Maintenance work performed pursuant to this Agreement. The Board shall have the right to audit City accounts and records insofar as such documents concern this Agreement and the work and services performed and to be performed hereunder.

III

In consideration of the assumption of Winter Maintenance by the City, the Board hereby agrees to pay to the City the sum of **$**145,677.46 as set forth in Exhibit A, attached hereto and made a part hereof. Such amounts are to be used by the City for Winter Maintenance. Payments are to be made by the Board to the City as follows:

50% in December 2026
50% in March 2027

The making of said payments shall constitute the Board's entire obligation in reference to Winter Maintenance.

IV

The City hereby agrees to hold harmless, represent, defend and indemnify the Board, the Road Commission for Oakland County, its officers, and employees; the County of Oakland; the Office of the Oakland County Water Resources Commissioner and applicable drainage district(s); the Michigan State Department of Transportation and the Transportation Commission; and any and all local unit(s) of government within which the roads subject to this Agreement are located, against any and all claims, charges, complaints, damages, or causes of action for (a) public or private property damage, (b) injuries to persons (including death), or (c) other claims, charges, complaints, damages or causes of action arising out of the performance or non-performance of the activities which are the subject matter of this Agreement, specifically those activities set out in Section I, both known and unknown, whether during the progress or after the completion thereof. However, this hold harmless provision does not apply in so far as any claim or suit is alleged to be, or demonstrated to be, the result of a defect in highway design or condition and not related to the Winter Maintenance activities set out in Section I. Further, since the Board has the statutory responsibility for maintenance of the roads under this Agreement, it is the intent of the parties that the delegation by this Agreement of those maintenance responsibilities to the City provide immunity to the City as an agent of the Board. Therefore, the City falls within the governmental immunity protection of the Board.

During that part of the year that the City is providing Winter Maintenance under Section I, the City agrees to promptly notify the Board as soon as possible, but not longer than 5 days, should it become aware of defects or maintenance requirements in the roads set forth in Exhibit A, if said defects or maintenance requirements are not Winter Maintenance subject to this Agreement

V

The City shall acquire and maintain, during the term of the Agreement, statutory worker's compensation insurance, employer's liability insurance, automobile and comprehensive general liability insurance coverages, as more fully described in Exhibit B attached hereto, covering the Board's liability for any and all claims arising out of the City's performance or non-performance of the activities which are the subject matter of this Agreement.

Without the prior written consent of the Board, the City shall not cancel, reduce, or fail to renew the insurance coverage required by this Agreement. Certificates of insurance for each policy of insurance required by this Agreement shall provide for 30 days actual (not "endeavor to"), prior, written notice to the RCOC by the insurance carrier of any cancellation, termination, reduction or other material change of the policy; and the City shall deliver such certificates to the RCOC.

VI

The City further agrees to comply with all applicable laws and regulations, including without limitation, laws and regulations of the State of Michigan for safeguarding the air and waters of the State**.** In particular, City facilities and operations must meet the provisions of Part 5 (Spillage of Oil and Polluting Materials) rules promulgated pursuant to Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. (Rules R324.2001 through R324.2009 address release prevention planning, secondary containment, surveillance, and release reporting requirements).

VII

In accordance with Michigan 1976 Public Acts No. 220 and 453, being MCLA §§37.1209 and 37.2209, as the same may be amended, the City and its subcontractors shall not discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or matter

directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, or marital status; or because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position. A breach of this covenant may be regarded as a material breach of this Agreement.

VIII

It is the intention of the parties hereto that this Agreement is not made for the benefit of any third party.

It is anticipated that subsequent agreements regarding Winter Maintenance activities will be executed annually by the Parties hereto.

The terms and conditions of this Agreement shall become effective on October 1, 2026, and shall continue in full force and effect until a subsequent Winter Maintenance agreement has been executed by the parties hereto or until this Agreement is terminated, as set forth below.

In the event that a subsequent Winter Maintenance agreement has not been executed by the parties hereto on or before September 1, 2027, either party may terminate this Agreement by providing the other party hereto with written notice of intent to terminate, at least thirty (30) days prior to the date of termination.

This Agreement is executed by the Board at its meeting of _____, and by the City by authority of a resolution of its governing body, adopted _____, (copy attached as Exhibit C).

Witnesses:

CITY OF NOVI
A Municipal Corporation

_____ By:_____

Its:_____

_____ By:_____

Its:_____

Witnesses:

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

_____ By:_____

Its:_____

_____ By:_____

Its:_____

WINTER MAINTENANCE
2026-2027

CITY OF NOVI

EXHIBIT A

Beck Road

Extending from Grand River Avenue to Twelve Mile Road

Miles	Cost Per Mile	
0.44	$8,416.16	$ 3,703.11

Grand River Avenue

Extending from Wixom to Haggerty

Miles	Cost Per Mile	
5.27	$8,416.16	$ 44,353.16

Novi Road

Extending from Eight Mile Road to Twelve Mile Road

Miles	Cost Per Mile	
1.00	$4,809.23	$ 4,809.23
0.45	$6,823.44	$ 3,070.55
1.55	$8,416.16	$ 13,045.05
0.96	$10,380.44	$ 9,965.22
3.96		$ 30,890.05

Ten Mile Road

Extending from Napier Road to Haggerty Road

Miles	Cost Per Mile	
3.15	$4,809.23	$ 15,149.07
1.84	$6,823.44	$ 12,555.13
1.07	$8,416.16	$ 9,005.29
6.06		$ 36,709.50

12 Mile Road

Extending from Beck Road to Haggerty Highway

Miles	Cost Per Mile	
1.15	$4,809.23	$ 5,530.61
2.91	$8,416.16	$ 24,491.03
4.06		$ 30,021.64

Total Miles	19.79	TOTAL	$145,677.46

TWO LANES ($4,809.23 per mile)

Miles	Cost Per Mile	
1.00	$4,809.23	$ 4,809.23
3.15	$4,809.23	$ 15,149.07
1.15	$4,809.23	$ 5,530.61
5.30		$ 25,488.92

THREE LANES ($6,823.44 per mile)

Miles	Cost Per Mile	
0.45	$6,823.44	$ 3,070.55
1.84	$6,823.44	$ 12,555.13
2.29		$ 15,625.68

FOUR OR FIVE LANES ($8,416.16 per mile)

Miles	Cost Per Mile	
0.44	$8,416.16	$ 3,703.11
5.27	$8,416.16	$ 44,353.16
1.55	$8,416.16	$ 13,045.05
1.07	$8,416.16	$ 9,005.29
2.91	$8,416.16	$ 24,491.03
11.24		$ 94,597.64

SIX OR MORE LANES ($10,380.44 per mile)

Miles	Cost Per Mile	
0.96	$10,380.44	$ 9,965.22

Total Miles		
19.79	TOTAL	$145,677.46

50% in December 2026	$72,838.73
50% in March 2027	$72,838.73
Total	$145,677.46

EXHIBIT B

2026-2027 WINTER MAINTENANCE AGREEMENT

ROAD COMMISSION FOR OAKLAND COUNTY

INSURANCE PROVISION
(CITY)

Insurance Coverage:
The City, prior to execution of the maintenance agreement, shall file with the Road Commission for Oakland County, copies of completed certificates of insurance as evidence that he carries adequate insurance satisfactory to the Board. Insurance coverage shall be provided in accordance with the following:

a. Worker's Compensation and Employer's Liability Insurance: The insurance shall provide worker's compensation protection for the City's employees, to the statutory limits of the State of Michigan, and provide Part B Employers Liability as follows:

Each Accident	$1,000,000
Disease – Each Employee	$1,000,000
Disease – Policy Limit	$1,000,000

The indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damage, compensation or benefits payable by or for the City under worker's disability compensation coverage established by law.

b. Bodily Injury and Property Damage: The insurance shall provide protection against all claims for damages to public or private property, and injuries to persons arising out of and during the progress and to the completion of the work, and with respect to product and completed operation for one year, after completion of the work.

1. Bodily Injury and Property Damage Other Than Automobile: The minimum limits of property damage and bodily injury liability covering each contract shall be:

Bodily Injury and Property Damage Liability:		or: Combined Single Limit:	
Each Person	$1,000,000	Aggregate	$2,000,000
Each Occurrence	$1,000,000		
Aggregate	$2,000,000		

Such insurance shall include: 1) explosion, collapse, and underground damage hazards (x,c,u), which shall include, but not be limited to coverage for (a) underground damage to facilities due to drilling and excavating with mechanical equipment; and (b) collapse or structural injury to structures due to blasting or explosion, excavation, tunneling, pile driving, cofferdam work, or building moving or demolition; (2) products and completed operations; (3) contractual liability; and (4) independent contractors coverages.

2. Bodily Injury Liability and Property Damage Automobiles: The minimum limits of bodily injury liability and property damage liability shall be:

Bodily Injury and Property Damage Liability: Each Person $1,000,000 Each Occurrence $1,000,000	or: Combined Single Limit: Each Occurrence: $1,000,000

Such insurance shall include coverage for all owned, hired, and non-owned vehicles.

c. Excess and Umbrellas Insurance – The City may substitute corresponding excess and/or umbrella liability insurance for a portion of the above listed requirements in order to meet the specified minimum limits of liability.

d. The City shall provide for and on behalf of the Road Commission for Oakland County and all agencies specified by the Road Commission, as their interest may appear, Owner's Protective Public Liability Insurance. Such insurance shall provide coverage and limits the same as the City's General Liability Insurance.

e. Notice – The City shall not cancel, renew, or non-renew the coverage of any insurance required by this Section without providing 30-day prior written notice to the Road Commission for Oakland County. All such insurance shall include endorsement whereby the insurer shall agree to notify the Road Commission for Oakland County immediately of any reduction by the City. The City shall cease operations on the occurrence of any such cancellation or reduction and shall not resume operations until new insurance is in force. If the City cannot secure the required insurance within 30 days, the Board reserves the right to terminate the Contract.

f. Reports: The City or its insurance carrier shall promptly report to the Road Commission all the following events each time as they occur: Claims received, claims investigations made, and disposition of claims.

See provisions of the maintenance agreement to which Exhibit B is attached.

michigan municipal league Liability & Property Pool

CERTIFICATE OF COVERAGE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED AS LISTED BELOW.

Name and Address of Participant:
City of Novi

45175 Ten Mile Road
Novi, MI 48375

Coverage Afforded:
Michigan Municipal League Liability and Property Pool
1675 Green Road
Ann Arbor, MI 48105-2530

Name and Address of Service Provider:
Meadowbrook, Inc.
PO Box 30132
Lansing, MI 48909

This is to certify that the coverage listed below has been issued to the participant named above and is in-force at this time. 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 coverage afforded herein is subject to all the terms, exclusions and conditions of the Pool contract.

Coverage	Contract Number	Expiration Date	Limits of Liability
General Liability	MML312820800	7/1/2027	$10,000,000
Automobile Liability	MML312820800	7/1/2027	$10,000,000 Bodily Injury & Property Damage Combined Single Limit
Other			

Description of Operations/Locations/Vehicles:

Certificate Holder Additional Insured solely with respect to: 2026/2027 Winter Maintenance program.

CANCELLATION: Should any of the above described coverages be canceled before the expiration date thereof, the administrator will endeavor to mail 60 days' written notice to the certificate holder named below, but failure to mail such notice shall impose no obligation or liability of any kind upon the Pool.

Name and Address of Certificate Holder:

Oakland County Road Commission, Beverly Hills Location
31001 Lasher
Beverly Hills, MI 48301

Date Issued: 9/17/2026

By: _____
Authorized Representative

MML-1(11/99)

MICHIGAN MUNICIPAL LEAGUE LIABILITY AND PROPERTY POOL

Additional Interests Endorsement Schedule for the City of Novi

Endorsement Effective as of 9/17/2026

City Of Novi
45175 Ten Mile Road
Novi, MI 48375

Policy #: MML312820800
Effective From: 7/1/2026 to 7/1/2027

Michigan Municipal League Liability and Property Pool
PO Box 30132
Lansing, MI 48909

Status	Additional Interest's Name	Coverage
Add	Oakland County Road Commission, Beverly Hills Location	General Liability

This is a Non-Premium-Bearing Endorsement.

All other Terms and Conditions remain the same.

michigan municipal league Liability & Property Pool

LIABILITY ADDITIONAL INTEREST ENDORSEMENT

Contract Number: MML312820800 **Effective Date:** 9/17/2026
12:01 A.M. Standard Time

Pool Member: City of Novi

This endorsement modifies coverage provided under the following:

Section I - Municipal Liability Coverage - MML200

Coverage as provided under the above is extended to the following person or organization solely as respects the interest shown. The inclusion of such additional interest shall not operate to increase the limit of the Pool's liability.

Name & Address	Interest
Oakland County Road Commission, Beverly Hills Location 31001 Lasher Beverly Hills, Mi 48301	Additional Insured solely with respect to: 2026/2027 Winter Maintenance program.

ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement from Sakura Novi Residential, LLC for the Sakura East development located on the south side of 11 Mile Road west of Meadowbrook Road (parcel 50-22-23-226-046).

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 their privately owned on-site underground detention system, stormwater treatment unit, and storm sewer.

BACKGROUND INFORMATION:

Sakura East is located on the south side of 11 Mile Road west of Meadowbrook Road (parcel 50-22-23-226-046). Sakura Novi Residential, LLC 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 underground detention system, stormwater treatment unit, and storm sewer.

Spalding DeDecker has inspected the on-site stormwater maintenance system. The inspection approval letter dated September 3, 2026, is attached. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, August 10, 2026) and the City Engineering consultant (Spalding DeDecker, September 9, 2026) and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement from Sakura Novi Residential, LLC for the Sakura East development located on the south side of 11 Mile Road west of Meadowbrook Road (parcel 50-22-23-226-046).

Sakura East SDFMEA

Location Map



CITY OF NOVI
cityofnovi.org

Legend

- Minor Road
- Major Road
- Tax Parcels
- Subject Parcel



N

Feet

0 30 60 120

Map Author: Kate Purpura
Map Print Date: 09/25/2026

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

August 10, 2026

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

RE: **Sakura East JSP 25-009**
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 Sakura East development. The Storm Drainage Facility Maintenance Easement Agreement is in the City's standard format and is acceptable as provided. The City's Consulting Engineer has reviewed and approved 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.

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: (w/Enclosures)
Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Lindsay Bell, Director of Planning
Brad Doane, Planner
Diana Shanahan, Planer
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
Tim Loughrin, Robertson Bros
Thomas R. Schultz, Esquire

STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT

THIS STORM DRAINAGE FACILITY MAINTENANCE EASEMENT AGREEMENT made this _____day of _____, 202_, by and between Sakura Novi Residential, LLC, a Michigan limited liability company, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301 (hereinafter the "Owner"), and the City of Novi, and its successors or assigns, whose address is 45175 West Ten Mile Road, Novi, Michigan, 48375, (hereinafter the "Grantee").

RECITATIONS:

A. Owner is the owner and developer of a certain parcel of land situated in Section 23 of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the "Overall Property"). Owner has received final site plan approval for construction of a commercial development on the Property.

B. The 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 Pond Access and Maintenance Easement 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 Wet Pond and East Pond 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.

The Property will be established as a condominium by the recording of a Master Deed that includes the Property and upon such event, the obligations of the Owner set forth above 6 shall automatically transfer to the association established to administer the condominium.

IN WITNESS WHEREOF, Owner has executed this Agreement as of the day and year first above set forth.

SAKURA NOVI RESIDENTIAL, LLC,
a Michigan limited liability company

By: **Robertson Brothers Co.,**
a Michigan corporation, Manager

By: _____
Darian L. Neubecker,
Its: President

AND BY:

AIKENS SAKURA RESIDENTIAL, LLC,
a Michigan limited liability company, Member

By: _____
G. Scott Aikens,
Its: Authorized Signatory

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me in Oakland County, Michigan this 22 day of June, 2026 by Darian L. Neubecker, the President of Robertson Brothers Co., a Michigan corporation, Manager, of **SAKURA NOVI RESIDENTIAL, LLC,** a Michigan limited liability company, on behalf of the corporation and company.

STILA YOUKHANA
Notary Public - State of Michigan
County of Macomb
My Commission Expires Aug 5, 2031
Acting in the County of Oakland

Stila Youkhana
, Notary Public
Macomb County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 08/05/2031

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me in Oakland County, Michigan this 22 day of June, 2026 by G Scott Aikens, Authorized Signatory for Aikens Sakura Residential, LLC, a Michigan limited liability company, Member of **SAKURA NOVI RESIDENTIAL, LLC,** a Michigan limited liability company, on behalf of the company.

Shannon J Pacitto, Notary Public
Macomb County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 9/18/27

SHANNON J. PACITTO
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires September 18, 2027
Acting in the County of Oakland

CONSENT

As the holder of a mortgage interest in and to the property referenced in the Agreement and attached hereto and incorporated as Exhibit A, the undersigned hereby evidences its consent to the rights grant in and the recordation of the Agreement, which Agreement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the successors and assigns of the undersigned.

IN WITNESS WHEREOF, the undersigned has caused its signature to be placed on the 8 day of July, 2024

THE HUNTINGTON BANK,

By: Kelsea Pomranke
Kelsea Pomranke
Its: Assistant Vice President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Consent was acknowledged before me this 8 day of July, 2024, by Kelsea Pomranke, the AVP of The Huntington Bank, on behalf of the bank.

Michele Gage
Michele Gage, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 3-23-2033

(Grantee)
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
Oakland County, Michigan
Acting in _____ County, MI
My Commission Expires:_____

Drafted by: Elizabeth Kudla Saarela Johnson, Rosati, Schultz & Joppich, P.C. 27555 Executive Drive, Suite 250 Farmington Hills, MI 48331	And when recorded return to: Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

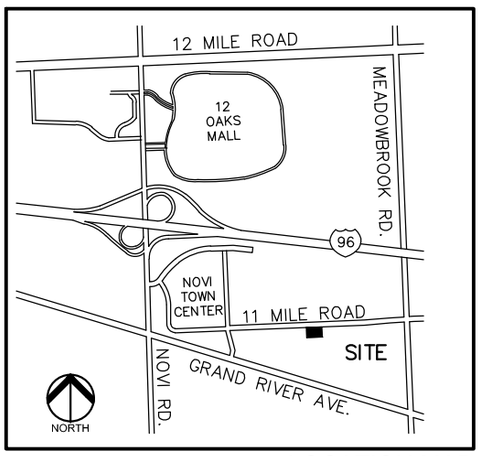
LEGAL DESCRIPTION
(Per Oakland County Tax Assessing)

PARCEL NO. 22-23-226-046
T1N, R8E, SEC 23 PART OF NE 1/4 BEG AT PT DIST N88-24-50E 836.18 FT FROM N 1/4 COR, TH N88-24-50E 491.49 FT, TH S00-29-13E 310 FT, TH S88-25-55W 492.69 FT, TH N00-15-50W 309.87 FT TO BEG 3.50 ACRES

LEGAL DESCRIPTION
(Per PEA Group)

OVERALL PARCEL
A parcel of land being part of the Northeast 1/4 of Section 23, T.1N., R.8E., City of Novi, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 23; thence along the north line of said Section 23, N88°24'50"E, 836.18 feet; thence S00°15'50"E, 35.01 feet to proposed south line of 11 Mile Road (proposed 35 foot half width) and the POINT OF BEGINNING;
thence along said proposed south line, N88°24'50"E, 491.63 feet to the west line of
"Avalon Pointe Office Center Condominium", Oakland County Condominium Plan No. 1785, as recorded in Liber 43346, Page 819, Oakland County Records;
thence along said west line, S00°29'13"E, 275.00 feet;
thence S88°25'55"W, 492.69 feet;
thence N00°15'50"W, 274.86 feet to the aforementioned south line of 11 Mile Road and the POINT OF BEGINNING.
Containing 3.11 acres of land, more or less.



LOCATION MAP
NO SCALE

ROBERTSON BROTHERS HOMES
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2018\2018-033B RBH - SAKURA EAST - NOVI\DWG\3_CONSTRUCTION\STORM WATER MANAGEMENT PLAN\SWMA-1833B.dwg PLOT DATE:5/21/2026 BY:Kyle Buchner

EXHIBIT "B"
SCHEDULE OF MAINTENANCE FOR STORM WATER MANAGEMENT SYSTEM

STORMWATER MANAGEMENT SYSTEM – PERMANENT MAINTANANCE

DATE/TIME OF INSPECTION: _____

INSPECTOR: _____

STORMWATER MANAGEMENT SYSTEM
MAINTENANCE TASKS AND SCHEDULE

POST CONSTRUCTION

MAINTENANCE ACTIVITIES	Catch Basins, Inlets & Storm Sewers	Swales / Bioswales Basin Inlets, Outlets & Gratings	Detention System	Outlet Control Structures	Overflow Route	Pavement Areas		FREQUENCY	ESTIMATED ANNUAL BUDGET
MONITORING/INSPECTION									
Inspect for sediment accumulation**/clogging of stone filter	X	X	X	X	X	X		Annually	$500
Inspect for erosion and integrity of banks and berms		X	X	X		X		Annually and after major events	$500
Inspect for floatables, dead vegetation and debris	X	X	X	X	X	X		Annually and after major events	$500
Inspect all components during wet weather and compare to as-built plans	X	X	X	X	X	X	X	Annually	$500
Monitor plantings/vegetation		X		X		X		2 times a year	$0
Ensure means of access for maintenance remain clear/open	X	X	X	X	X	X		Annually	$0
PREVENTIVE MAINTENANCE									
Mowing		X		X	X	X		Up to 2 times/year*	
Remove accumulated sediment	X	X	X	X	X			As needed**	$1,500
Remove floatables, dead vegetation and debris	X	X	X	X	X	X		As needed	$500
Remove invasive plant species		X		X				Annually	$0
Sweeping of pavement surfaces (streets and parking areas)							X	As needed	$2,000
REMEDIAL ACTIONS									
Repair/stabilize areas of erosion		X	X	X		X		As needed	$250
Replace dead plantings, bushes, trees		X		X				As needed	$1,000
Reseed bare areas		X		X		X		As needed	$500
Structural repairs or replacement in kind	X		X		X	X	X	As needed	$1,000
Make adjustments/repairs to ensure proper functioning	X	X	X	X	X	X	X	As needed	$750
Oil and gasoline spills							X	Immediately	$500
								Total Estimated Annual Cost	$10,000

* NOT TO EXCEED THE LENGTH ALLOWED BY CITY ORDINANCE.

** FOREBAYS AND DETENTION SYSTEM TO BE CLEANED WHENEVER SEDIMENT ACCUMULATES TO A DEPTH OF 6-12 INCHES OR IF SEDIMENT RESUSPENSION IS OBSERVED

*** REPLACE STONE IF IT CAN NOT BE ADEQUATELY CLEANED.

NOTE:
WHILE PERFORMING MAINTENANCE, CHEMICALS SHOULD NOT BE APPLIED TO THE FOREBAYS, DETENTION SYSTEM, BUFFER STRIP OR WATERCOURSES

SUMMARY:

INSPECTORS REMARKS: _____

_____

_____

_____

OVERALL CONDITION OF FACILITY: _____

RECOMMENDED ACTIONS NEEDED: _____

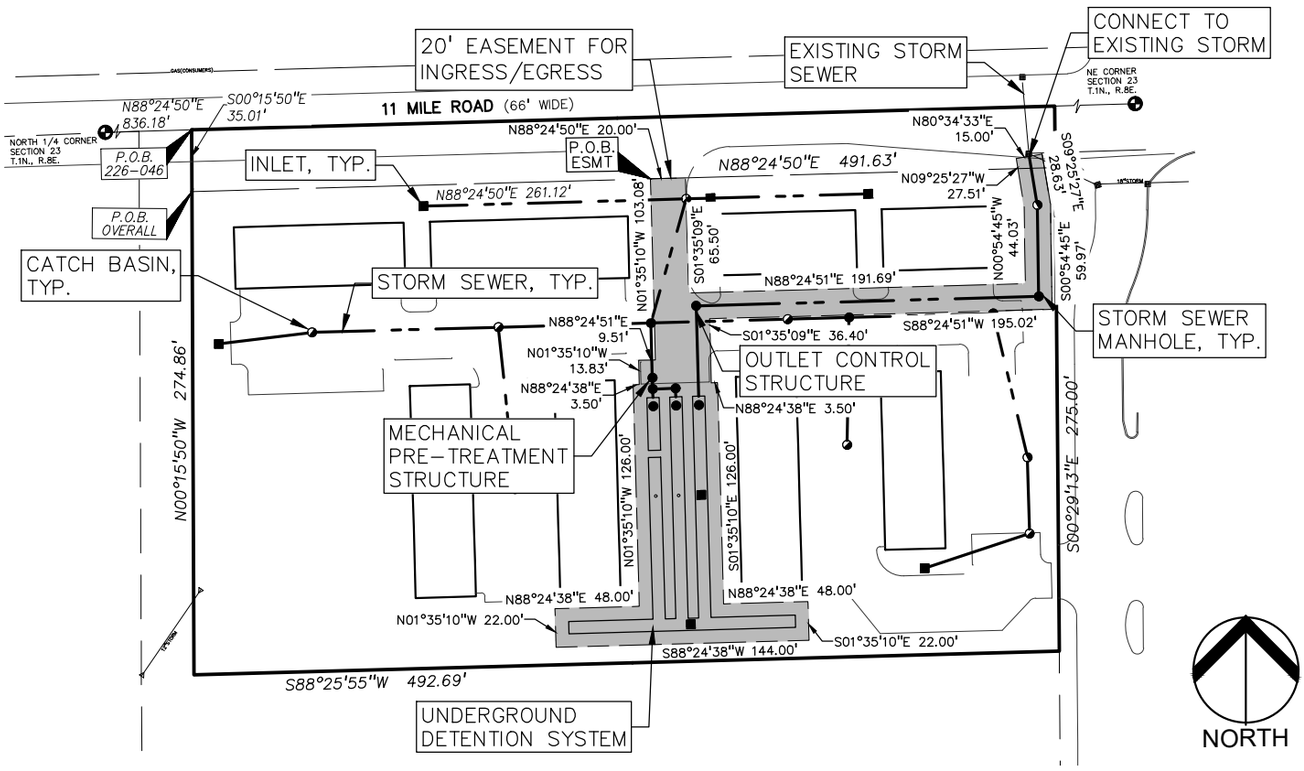
DATES ANY MAINTENANCE MUST BE COMPLETED BY: _____

ROBERTSON BROTHERS HOMES
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2018\2018-033B RBH - SAKURA EAST - NOVI\DWG\3_CONSTRUCTION\STORM WATER MANAGEMENT PLAN\SWMA-1833B.dwg PLOT DATE:5/21/2026 BY:Kyle Buchner

EXHIBIT "C"
POND ACCESS AND MAINTENANCE
EASEMENT SKETCH AND DESCRIPTION



ROBERTSON BROTHERS HOMES STORM SEWER SYSTEM MAINTENANCE RESPONSIBILITY

STORMWATER NARRATIVE:
Stormwater enters the storm sewer system through a series of catch basins and roof drains. Stormwater is then routed to an underground detention system through a water quality unit which treats the stormwater per OCWRC requirements. The underground detention system is comprised of perforated CMP which allows for infiltration into the soils. This system outlets to the 12" storm sewer in 11 Mile Road.

LEGAL DESCRIPTION
(Per PEA Group)

VARIABLE WIDTH STORM SEWER EASEMENT

A variable width storm sewer easement over part of the Northeast 1/4 of Section 23, T.1N., R.8E., City of Novi, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the North 1/4 corner of said Section 23; thence along the north line of said Section 23, N88°24'50"E, 836.18 feet; thence S00°15'50"E, 35.01 feet to proposed south line of 11 Mile Road (proposed 35 foot half width); thence along said proposed line, N88°24'50"E, 261.12 feet to the POINT OF BEGINNING;
thence continuing along said south line, N88°24'50"E, 20.00 feet;
thence S01°35'09"E, 65.50 feet;
thence N88°24'51"E 191.69 feet;
thence N00°54'45"W 44.03 feet;
thence N09°25'27"W 27.51 feet;
thence N80°34'33"E 15.00 feet;
thence S09°25'27"E 28.63 feet;
thence S00°54'45"E 59.97 feet;
thence S88°24'51"W 195.02 feet;
thence S01°35'09"E 36.40 feet;
thence N88°24'38"E 3.50 feet;
thence S01°35'10"E 126.00 feet;
thence N88°24'38"E 48.00 feet;
thence S01°35'10"E 22.00 feet;
thence S88°24'38"W 144.00 feet;
thence N01°35'10"W 22.00 feet;
thence N88°24'38"E 48.00 feet;
thence N01°35'10"W 126.00 feet;
thence N88°24'38"E 3.50 feet;
thence N01°35'10"W 13.83 feet;
thence N88°24'51"E 9.51 feet;
thence N01°35'10"W, 103.08 feet to the aforementioned south line of 11 Mile Road and the POINT OF ENDING.

ROBERTSON BROTHERS HOMES
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

0 50 100
SCALE: 1" = 100'

SHEET 3 OF 3
MAY 21, 2026
2018-033B

PEA GROUP
t: 844.813.2949
www.peagroup.com

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

September 9, 2026

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Sakura East – On-Site Acceptance Documents Exhibit Review #4
Novi Job No. JSP25-0009
SDA Job No.: NV26-203
FINAL DOCUMENTS – APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on September 9, 2026, against the Final Site Plan approved on March 6, 2026. We offer the following comments:

Final Acceptance Documents

1. On-Site Water System Easement
(executed 07/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved

2. On-Site Sanitary Sewer Easement
(executed 07/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved

3. Sidewalk Easement
(executed 07/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved

4. Right-of-Way Warranty Deed
(executed 05/26/2026; exhibit dated 12/19/2025)
Exhibit A (Sketch and Descriptions) – Approved

5. Storm Drainage Facility Maintenance Easement Agreement
(executed 07/08/2026; exhibit dated 8/11/2026)
Exhibit A (Parcel Description) – Approved
Exhibit B (Schedule of Maintenance) – Approved
Exhibit C (Easement) – Approved

6. Bills of Sale for Utilities (Sanitary Sewer & Water Main)
(executed 09/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved

7. Full Unconditional Waivers of Lien from Utility Contractor – Received

8. Sworn Statement from Developer – Received

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

The documents submitted were found to be acceptable by our office pending review by the city attorney. Please send any additional or revised documents to the city; the city will distribute them for review.

It should be noted that the Plan Review Center Report dated August 19, 2025, contains all requirements regarding acceptance documents.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER

Digitally signed by Sydney Waynick
Date: 2026.09.09 11:33:12-04'00'

Sydney Waynick
Construction Engineer

Cc (via email): 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
Tim Loughrin, Robertson Brothers Homes

SPALDING DeDECKER
Engineering & Surveying Excellence since 1954

September 3, 2026

Mrs. Humna Anjum
Project Engineer
Department of Public Services
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

Re: Sakura East
Storm Water Detention System Inspection
Novi SP No.: JSP25-0009
SDA Job No.: NV26-203

Dear Mrs. Anjum,

This letter serves as official notice that we have reviewed the status of the storm water systems including the detention system, storm sewer piping, 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 conformance with the approved construction plans. We recommend release of this financial guarantee.

If you have any questions, please contact us at our office.

Sincerely,

SPALDING DeDECKER

Digitally signed by Sydney Waynick
Date: 2026.09.03 14:00:15-04'00'

Sydney Waynick
Construction Engineer

cc: Sarah Marchioni, City of Novi – Building Project Coordinator
Angela Sosnowski, City of Novi – Bond Coordinator
Jennifer Thomas, Roberston Brothers Homes

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Approval of a Warranty Deed to dedicate 35 feet of half-width right-of-way along the south side of Eleven Mile Road and acceptance of a Sidewalk Easement from Sakura Novi Residential, LLC as part of the Sakura East development (parcel 50-22-23-226-046).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This process is required to accept right-of-way dedications.
- This brings the segment to its full master planned right-of-way width.
- The process is required to accept sidewalk easements where public pathways cross on to private property.

BACKGROUND INFORMATION:

Sakura Novi Residential, LLC is requesting the acceptance of a Warranty Deed conveying 35 feet of additional right-of-way along the south side of Eleven Mile Road. The proposed right-of-way dedication will bring this segment of Eleven Mile Road to its full master planned half-width right-of-way of 35 feet.

Sakura Novi Residential, LLC is requesting the acceptance of a Sidewalk Easement to satisfy one of the conditions in the site plan approval process. The sidewalk associated with the Sakura East development on the south side of 11 Mile Road is located outside of the right-of-way for 11 Mile Road to connect to the existing sidewalk to the east. Because of this a Sidewalk Easement was requested.

The Sidewalk Easement and Warranty Deed has been approved by the City Attorney (Beth Saarela, August 10, 2026) and the City's Engineering Consultant (Spalding DeDecker, September 9, 2026). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a Warranty Deed to dedicate 35 feet of half-width right-of-way along the south side of Eleven Mile Road and acceptance of a Sidewalk Easement from Sakura Novi Residential, LLC as part of the Sakura East development (parcel 50-22-23-226-046).

Sakura East
Sidewalk Easement & ROW Dedication
Location Map



CITY OF NOVI
cityofnovi.org

Legend

- Minor Road
- Major Road
- Prescriptive
- Highway Easement
- Tax Parcels
- Subject Parcel



N

Feet

0 30 60 120

Map Author: Kate Purpura
Map Print Date: 09/25/2026

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

August 10, 2026

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

Re: Sakura East JSP 25-0009
Acceptance Documents

Dear Mr. Croy:

We have received and reviewed the following original documents in connection with Sakura East

- Sanitary Sewer System Easement ***(Approved)***
- Water System Easement (***Approved)***
- Bill of Sale – Water System and Sanitary Sewer (***Approved***)
- Warranty Deed- ROW (***Approved***)
- Partial Discharge of Mortgage - ROW (***Approved***)
- Sidewalk Easement (***Approved***)
- Title Search

We have the following comments:

Water and Sanitary Sewer System Easements

The Water and Sanitary Sewer System Easements are in the City's standard format and are consistent with the title search provided. Subject to the approval of the exhibits by the City's Consulting Engineer, the Water and Sanitary Sewer System Easements may be accepted by Affidavit of the City Engineer and recorded with the Oakland County Register of Deeds. The Bill of Sale is acceptable as provided and should be retained by the City in the usual manner.

Warranty Deed – Eleven Mile

The Warranty Deed for Eleven Mile ROW is acceptable subject to approval of the legal descriptions by the City's Consulting Engineer. The Developer has also provided the required Partial Discharge of Mortgage over the Eleven Mile ROW. The Warranty Deed should be placed on an upcoming

City Council Agenda for acceptance. Once accepted the Warranty Deed and Partial Discharge of Mortgage should be recorded with the Oakland County Register of Deeds in the usual manner.

Sidewalk Easeement

The Sidewalk Easement is in the Citty's standard Sidewalk Easement format is acceptable subject to approval of the legal descriptions by the City's Consulting Engineer. The Sidewalk Easement should be placed on an upcoming City Council Agenda for acceptance. Once accepted the Sidewalk Easement should be recorded with the Oakland County Register of Deeds in the usual manner.

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
Charles Boulard, Community Development Director
Barb McBeth, City Planner
Lindsay Bell, Planner
Diana Shanahan, Director of Planning
Brad Doane, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Stacey Choi, Planning Assistant
Humna Anjum, Project Engineer
Kate Purpura, Project Engineer
Alyssa Craigie, Administrative Assistant
Sydney Waynick & Ted Meadows, Spalding DeDecker
Tim Loughrin, Robertson Homes
Thomas R. Schultz, Esquire

WARRANTY DEED

KNOW BY ALL PERSONS BY THESE PRESENTS: That Sakura Novi Residential, LLC, a Michigan limited liability company, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301,

conveys and warrants to the City of Novi for right-of-way purposes, whose address is 45175 West Ten Mile Road, Novi, Michigan, 48375 the following described premises situated in the City of Farmington Hills, County of Oakland and State of Michigan, to wit:

See Exhibit A

for the full consideration of $1.00

subject to easements and building and use restrictions of record and further subject to rights of the public and all others to use the right-of-way being conveyed herein and further subject to matters that may be disclosed by a visual inspection.

The grantor grants to the grantee the right to make -0- division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate notice, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this ____ day of _____, 202_.

(SIGNATURES APPEAR ON THE FOLLOWING PAGE)

SAKURA NOVI RESIDENTIAL, LLC,
a Michigan limited liability company

By: Robertson Brothers Co.,
a Michigan corporation, Manager

By: _____
Darian L. Neubecker,
Its: President

AND BY:

AIKENS SAKURA RESIDENTIAL, LLC,
a Michigan limited liability company,
Member

By: _____
G. Scott Aikens,
Its: Authorized Signatory

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me in Oakland County, Michigan this 21 day of May, 2026 by Darian L. Neubecker, the President of Robertson Brothers Co., a Michigan corporation, Manager, of SAKURA NOVI RESIDENTIAL, LLC, a Michigan limited liability company, on behalf of the corporation and company.

STILA YOUKHANA
Notary Public - State of Michigan
County of Macomb
My Commission Expires Aug 5, 2031
Acting in the County of Oakland

_____, Notary Public
Macomb County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 08/05/2031

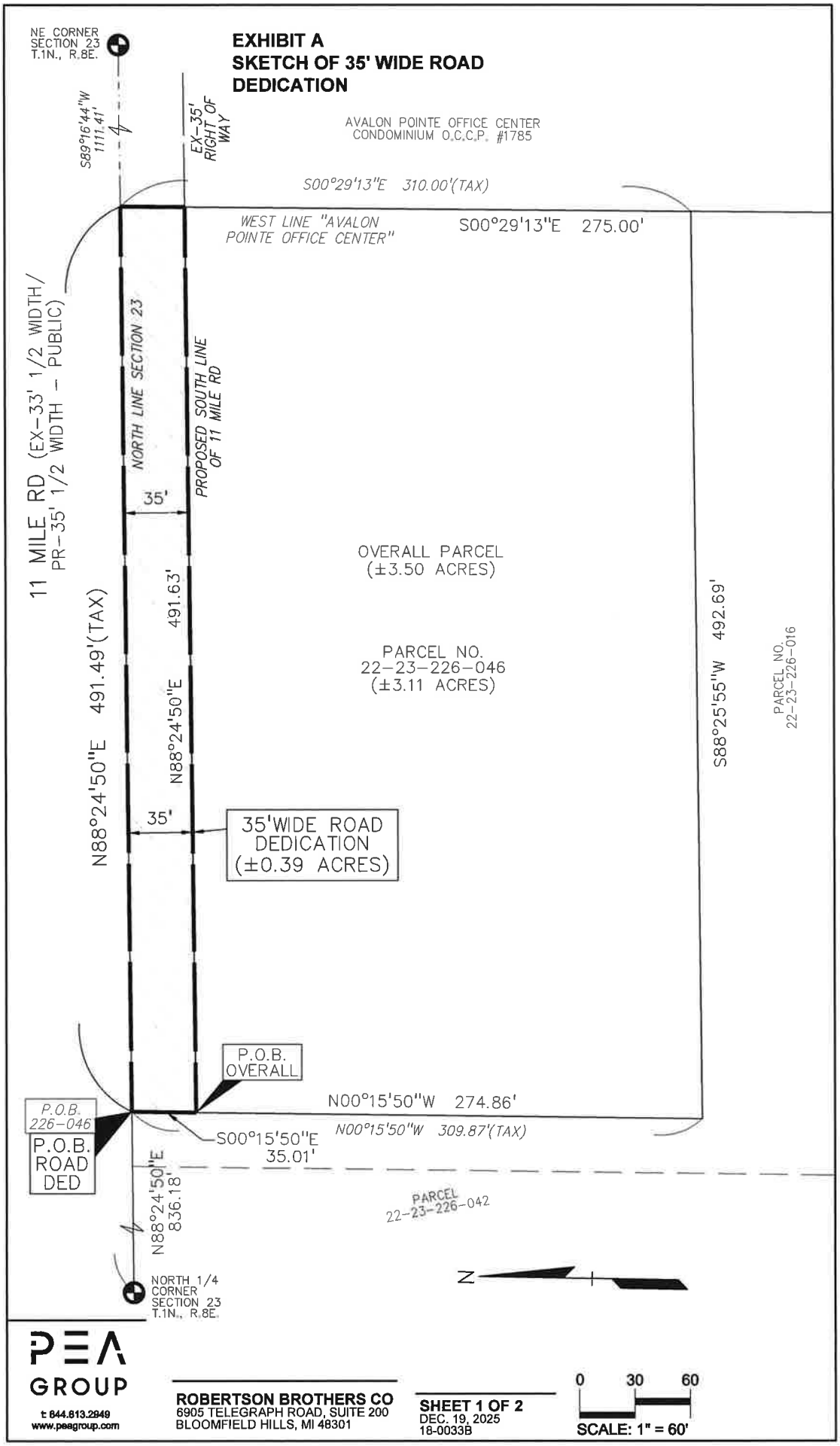
STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me in Oakland County, Michigan this 26 day of May, 2026 by G Scott Aikens, Authorized Signatory for Aikens Sakura Residential, LLC, a Michigan limited liability company, Member of SAKURA NOVI RESIDENTIAL, LLC, a Michigan limited liability company, on behalf of the company.

SHANNON J. PACITTO
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires September 18, 2027
Acting in the County of Oakland

_____, Notary Public
Macomb County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 9/18/27

When Recorded Return To:	**Send Subsequent Tax Bills To:**	**Drafted by:**
City of Novi Attention to Clerk 45175 West 10 Mile Road Novi, Michigan, 48375	City of Novi Attention to Clerk 45175 West 10 Mile Road Novi, Michigan, 48375	C. Kim Shierk Williams, Williams, Rattner & Plunkett, P.C. 380 N. Old Woodward Ave., Suite 300 Birmingham, MI 48009
Tax Parcel No. Part of—50-22-23-226-046	Recording Fee: $30.00	Transfer Taxes: Exempt pursuant to MCL 207.505(a) and MCL 207.526(a)



\\peainc\pea\PROJECTS\2018\2018-033B RBH - SAKURA EAST - NOVI\SURVEY\18033B-BND\DWG\18033B-SKETCH OF ROW DED.dwg EH

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(Per Oakland County Tax Assessing)

PARCEL NO. 22-23-226-046
T1N, R8E, SEC 23 PART OF NE 1/4 BEG AT PT DIST N88-24-50E 836.18 FT FROM N 1/4 COR, TH N88-24-50E 491.49 FT, TH S00-29-13E 310 FT, TH S88-25-55W 492.69 FT, TH N00-15-50W 309.87 FT TO BEG 3.50 ACRES

LEGAL DESCRIPTION
(Per PEA Group)

OVERALL PARCEL
A parcel of land being part of the Northeast 1/4 of Section 23, T.1N., R.8E., City of Novi, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 23; thence along the north line of said Section 23, N88°24'50"E, 836.18 feet; thence S00°15'50"E, 35.01 feet to proposed south line of 11 Mile Road (proposed 35 foot half width) and the POINT OF BEGINNING;
thence along said proposed south line, N88°24'50"E, 491.63 feet to the west line of "Avalon Pointe Office Center Condominium", Oakland County Condominium Plan No. 1785, as recorded in Liber 43346, Page 819, Oakland County Records;
thence along said west line, S00°29'13"E, 275.00 feet;
thence S88°25'55"W, 492.69 feet;
thence N00°15'50"W, 274.86 feet to the aforementioned south line of 11 Mile Road and the POINT OF BEGINNING.
Containing 3.11 acres of land, more or less.

LEGAL DESCRIPTION
(Per PEA Group)

35' WIDE ROAD DEDICATION
A 35 foot wide Road Dedication over part of the Northeast 1/4 of Section 23, T.1N., R.8E., City of Novi, Oakland County, Michigan, said dedication being more particularly described as:

Commencing at the North 1/4 corner of said Section 23; thence along the north line of said Section 23, N88°24'50"E, 836.18 feet to the POINT OF BEGINNING;
thence continuing along said north line, N88°24'50"E, 491.49 feet to northerly extension of the west line of "Avalon Pointe Office Center Condominium", Oakland County Condominium Plan No. 1785, as recorded in Liber 43346, Page 819, Oakland County Records;
thence along said extension, S00°29'13"E, 35.00 feet to the proposed south line of 11 Mile Road (proposed 35 foot half width);
thence along said proposed south line, S88°24'50"W, 491.63 feet;
thence N00°15'50"W, 35.01 feet to the aforementioned north line of said Section 23 and the POINT OF BEGINNING.
Containing 0.39 acres of land, more or less.

PEA GROUP
t: 844.813.2949
www.peagroup.com

ROBERTSON BROTHERS CO
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

DEC. 19, 2025
18-0033B

0 30 60
SCALE: 1" = 60'

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SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that **Sakura Novi Residential, LLC**, a Michigan limited liability company, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301, and in consideration of One ($1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a) a permanent easement for a public walkway over across and through property located in Section 23, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

{See attached and incorporated Exhibit A – Parent Parcel}

The permanent easement for the public walkway is more particularly described as follows:

{See attached and incorporated Exhibit A – Sidewalk Easement}

Grantee may enter upon sufficient land adjacent to said easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify and maintain the easement area as shown in the attached and incorporated Exhibit A.

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.

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.

This easement shall allow public pedestrian and non-motorized traffic and shall permit maintenance, repair and replacement of the paving in the easement area.

Exempt pursuant to MCLA 207.505(a)
And MCLA 207.526(a)

This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Dated this _____ day of _____, 202_

SAKURA NOVI RESIDENTIAL, LLC,
a Michigan limited liability company

By: **ROBERTSON BROTHERS CO.,**
a Michigan corporation, Manager

By: _____
Darian L. Neubecker,
Its: President

AND BY: **AIKENS SAKURA RESIDENTIAL, LLC,**
a Michigan limited liability company,
Member

By: _____
G. Scott Aikens,
Its: Authorized Signatory

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me in Oakland County, Michigan this 22 day of June, 2026 by Darian L. Neubecker, the President of Robertson Brothers Co., a Michigan corporation, Manager, of **SAKURA NOVI RESIDENTIAL, LLC,** a Michigan limited liability company, on behalf of the corporation and company.

STILA YOUKHANA
Notary Public - State of Michigan
County of Macomb
My Commission Expires Aug 5, 2031
Acting in the County of Oakland

_____, Notary Public
Macomb County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 08/05/2031

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me in Oakland County, Michigan this 22 day of June, 2026 by G Scott Aikens, Authorized Signatory for Aikens Sakura Residential, LLC, a Michigan limited liability company, Member of **SAKURA NOVI RESIDENTIAL, LLC,** a Michigan limited liability company, on behalf of the company.

Shannon J Pacitto, Notary Public
Macomb County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 9/18/27

SHANNON J. PACITTO
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires September 18, 2027
Acting in the County of Oakland

CONSENT

As the holder of a mortgage interest in and to the property referenced in the Agreement and attached hereto and incorporated as Exhibit A, the undersigned hereby evidences its consent to the rights grant in and the recordation of the Agreement, which Agreement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the successors and assigns of the undersigned.

IN WITNESS WHEREOF, the undersigned has caused its signature to be placed on the 8 day of July, 2026

THE HUNTINGTON BANK,

By: Kelsea Pomranke
Kelsea Pomranke
Its: Assistant Vice President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Consent was acknowledged before me this 8 day of July, 2026 by Kelsea Pomranke, the AVP of The Huntington Bank, on behalf of the bank.

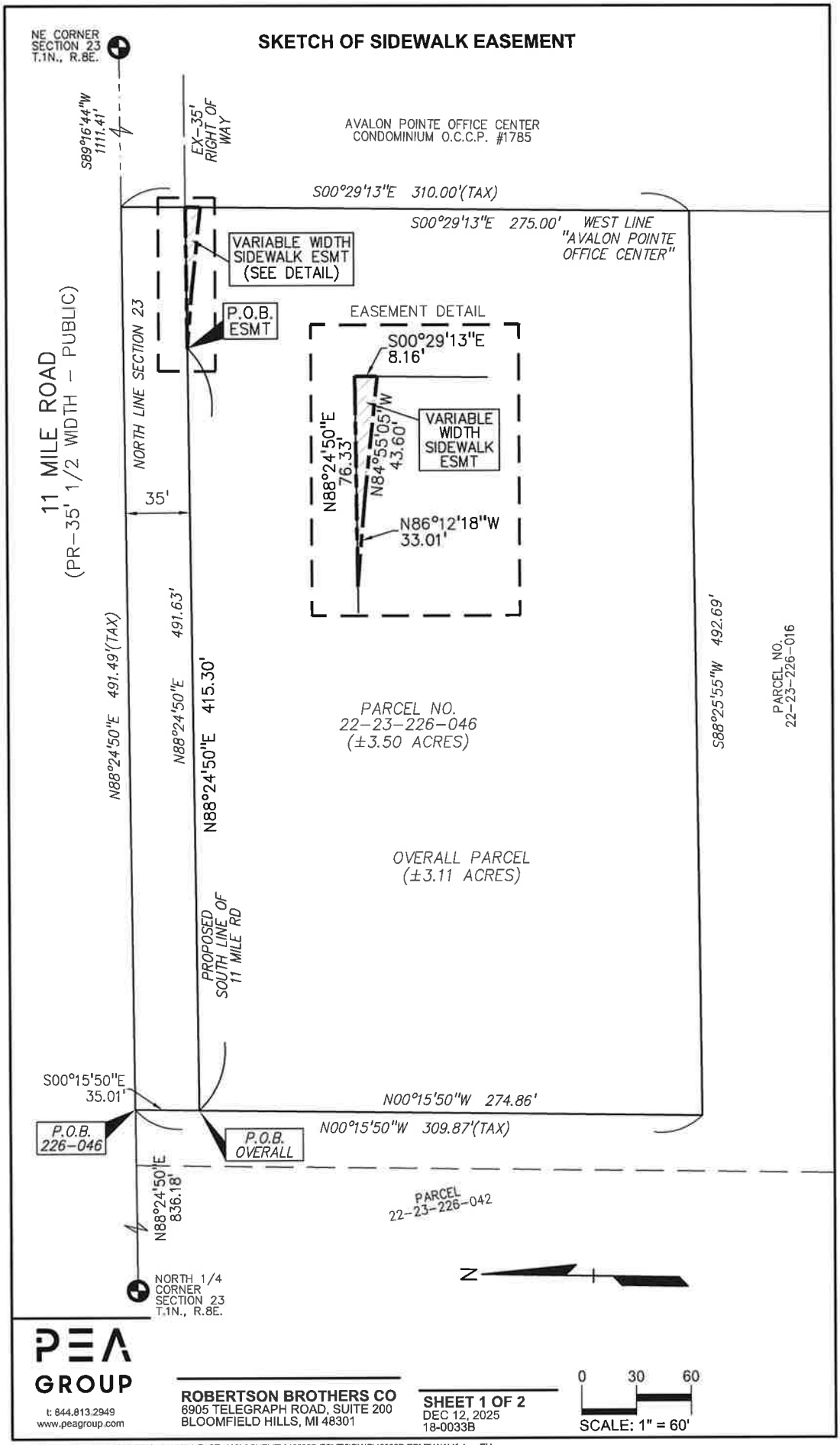
Michele Gage
Michele Gage, Notary Public
Wayne County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 3.23.2033

Drafted by and when recorded return to
C. Kim Shierk
Williams Williams Rattner & Plunkett, P.C.
380 N Old Woodward Avenue, Suite 300
Birmingham, MI 48009

EXHIBIT A TO SIDEWALK EASEMENT

SEE ATTACHMENT

SKETCH OF SIDEWALK EASEMENT



PEA GROUP

t: 844.813.2949
www.peagroup.com

ROBERTSON BROTHERS CO
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

SHEET 1 OF 2
DEC 12, 2025
18-0033B

0 30 60
SCALE: 1" = 60'

S:\PROJECTS\2018\2018-033B RBH - SAKURA EAST - NOVI\SURVEY\18033B-ESMTS\DWG\18033B-ESMT-WALK.dwg EH

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(Per Oakland County Tax Assessing)

PARCEL NO. 22-23-226-046
T1N, R8E, SEC 23 PART OF NE 1/4 BEG AT PT DIST N88-24-50E 836.18 FT FROM N 1/4 COR, TH N88-24-50E 491.49 FT, TH S00-29-13E 310 FT, TH S88-25-55W 492.69 FT, TH N00-15-50W 309.87 FT TO BEG 3.50 ACRES

LEGAL DESCRIPTION
(Per PEA Group)

OVERALL PARCEL
A parcel of land being part of the Northeast 1/4 of Section 23, T.1N., R.8E., City of Novi, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 23; thence along the north line of said Section 23, N88°24'50"E, 836.18 feet; thence S00°15'50"E, 35.01 feet to proposed south line of 11 Mile Road (proposed 35 foot half width) and the POINT OF BEGINNING;
thence along said proposed south line, N88°24'50"E, 491.63 feet to the west line of "Avalon Pointe Office Center Condominium", Oakland County Condominium Plan No. 1785, as recorded in Liber 43346, Page 819, Oakland County Records;
thence along said west line, S00°29'13"E, 275.00 feet;
thence S88°25'55"W, 492.69 feet;
thence N00°15'50"W, 274.86 feet to the aforementioned south line of 11 Mile Road and the POINT OF BEGINNING.
Containing 3.11 acres of land, more or less.

LEGAL DESCRIPTION
(Per PEA Group)

VARIABLE WIDTH SIDEWALK EASEMENT
A variable width sidewalk easement over part of the Northeast 1/4 of Section 23, T.1N., R.8E., City of Novi, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the North 1/4 corner of said Section 23; thence along the north line of said Section 23, N88°24'50"E, 836.18 feet; thence S00°15'50"E, 35.01 feet to proposed south line of 11 Mile Road (proposed 35 foot half width); thence along said proposed line, N88°24'50"E, 415.30 feet to the POINT OF BEGINNING;
thence continuing along said line, N88°24'50"E, 76.33 feet to the west line of "Avalon Pointe Office Center Condominium", Oakland County Condominium Plan No. 1785, as recorded in Liber 43346, Page 819, Oakland County Records;
thence along said west line, S00°29'13"E, 8.16 feet;
thence N84°55'05"W, 43.60 feet;
thence N86°12'18"W, 33.01 feet to the aforementioned proposed south line of 11 Mile Road and the POINT OF ENDING.

PEA GROUP
t: 844.813.2949
www.peagroup.com

ROBERTSON BROTHERS CO
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

SHEET 2 OF 2
DEC 12, 2025
18-0033B

0 30 60
SCALE: 1" = 60'

S:\PROJECTS\2018\2018-033B RBH - SAKURA EAST - NOVI\SURVEY\18033B-ESMTS\DWG\18033B-ESMT-WALK.dwg EH

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

September 9, 2026

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Sakura East – On-Site Acceptance Documents Exhibit Review #4
Novi Job No. JSP25-0009
SDA Job No.: NV26-203
FINAL DOCUMENTS – APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on September 9, 2026, against the Final Site Plan approved on March 6, 2026. We offer the following comments:

Final Acceptance Documents

1. On-Site Water System Easement
(executed 07/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved

2. On-Site Sanitary Sewer Easement
(executed 07/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved

3. Sidewalk Easement
(executed 07/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved

4. Right-of-Way Warranty Deed
(executed 05/26/2026; exhibit dated 12/19/2025)
Exhibit A (Sketch and Descriptions) – Approved

5. Storm Drainage Facility Maintenance Easement Agreement
(executed 07/08/2026; exhibit dated 8/11/2026)
Exhibit A (Parcel Description) – Approved
Exhibit B (Schedule of Maintenance) – Approved
Exhibit C (Easement) – Approved

6. Bills of Sale for Utilities (Sanitary Sewer & Water Main)
(executed 09/08/2026; exhibit dated 12/12/2025)
Exhibit A (Sketch and Descriptions) – Approved

7. Full Unconditional Waivers of Lien from Utility Contractor – Received

8. Sworn Statement from Developer – Received

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

The documents submitted were found to be acceptable by our office pending review by the city attorney. Please send any additional or revised documents to the city; the city will distribute them for review.

It should be noted that the Plan Review Center Report dated August 19, 2025, contains all requirements regarding acceptance documents.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER

Digitally signed by Sydney Waynick
Date: 2026.09.09 11:33:12-04'00'

Sydney Waynick
Construction Engineer

Cc (via email): 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
Tim Loughrin, Robertson Brothers Homes

CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Approval of claims and warrants – Warrant 1211

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 #1211 comes before City council for approval.

RECOMMENDED ACTION: Approval of claims and warrants – Warrant 1211

CITY OF NOVI
Warrant 1211
Monday, October 12, 2026

Check	Vendor Name	Description	Amount
206734	ALLEN PARK, CITY OF	JUNE 2026 OT	5,789.84
206735	ALLIANCE OF COALITIONS FOR HEALTHY	INVOICE #3	9,327.55
206736	BARNHART UNLIMITED, INC	INVOICE 091626	16,500.00
206737	BAY AREA NARCOTICS ENFORCEMENT TEAM	MAY 2026 OT MICHIAGN STATE POLICE OFFICE	1,115.34
206738	ERBER, ANDREW	REIMBURSE TRAVEL EXPENSES	231.53
206739	FRASER, BRENDAN	REIMBURSE TRAVEL EXPENSES	231.53
206740	OAKLAND COUNTY NARCOTIC ENFORCEMENT	2026 NET OT	21,000.00
206741	SOUTHWEST ENFORCEMENT TEAM	FEBRUARY 2026 OT	9,263.66
206742	STATE OF MICHIGAN	INVOICE 551-680133	5,944.22
206743	WEST MICHIGAN ENFORCEMENT TEAM	OVERTIME 2025/2026	11,137.61
206744 - 206795	DTE ENERGY	ELECTRICITY	70,160.71
206796	GRAND VALLEY STATE UNIVERSITY	POLICE ACADEMY	1,700.00
206797	ARROW OFFICE SUPPLY CO	INVOICE 441307	424.66
206798	AT & T	ACCOUNT 343950085	207.14
206799	AT&T	ACCOUNT 248 356-6512 512 6	191.62
206800	CDW GOVERNMENT LLC	INVOICE AL1C87V	1,029.00
206801	COMCAST BUSINESS	ACCOUNT 8529 10 249 0033015	429.82
206802	CTS/UNITEL, INC.	INVOICE CW135259	11.50
206803	MICHIGAN ASSOC OF CHIEFS OF	INVOICE 200016907	2,190.00
206804	A AND R PLUMBING LLC	BUILDING MAINTENANCE	1,470.00
206805	ACCUFORM PRINTING & GRAPHICS INC	OPERATING SUPPLIES	24,411.76
206806	ACE CUTTING EQUIPMENT INC	EQUIPMENT MAINTENANCE	1,024.36
206807	ACTRACE, LLC	LIBRARY BOOKS	1,250.00
206808	ADVANCED TURF SOLUTIONS, INC.	GROUNDS MAINTENANCE	9,829.77
206809	AECOM GREAT LAKES, INC	PROFESSIONAL SERVICES	9,380.00
206810	AIRGAS USA, LLC	VEHICLE MAINTENANCE	1,497.28
206811	ALLIANCE HEALTH AND LIFE	EMPLOYEE INSURANCE	18,720.00
206812	ALLIED INC	EQUIPMENT MAINTENANCE	1,520.50
206813	ALTECH DOORS LLC	BUILDING MAINTENANCE	500.00
206814	AMAZEINGROCERY LLC	BLDG. BOND REFUND (ESCROW)	9,600.00
206815	AMAZON	OPERATING SUPPLIES	1,514.07
206816	AMERI-TIME LLC	OPERATING SUPPLIES	155.00
206817	AMERICAN GENERATORS SALES AND	LIFT STATION MAINTENANCE	15,005.29
206818	AMERICAN LIBRARY ASSOCIATION	LIBRARY BOOKS	64.14
206819	AMMORI DESIGN LLC	BLDG. BOND REFUND (ESCROW)	1,200.00
206820	ANTECO, INC	TREE MAINTENANCE	150.00
206821	APPLICANTPRO	PROFESSIONAL SERVICES	462.00
206822	APPLIED INNOVATION	INTERNAL TECHNOLOGY	82.95
206823	ARAI, TOMOKO	LIBRARY PROGRAMMING	200.00
206824	ARK ELECTRICAL SOLUTIONS LLC	WATER LINE MAINTENANCE	470.55
206825	ARMENIAN COMMUNITY CENTER	BLDG. PAYMENT REFUND (ESCROW)	5,888.80
206826	ARMENIAN COMMUNITY CENTER	BLDG. BOND REFUND (ESCROW)	112,704.00
206827	ARMENIAN COMMUNITY CENTER	BLDG. PAYMENT REFUND (ESCROW)	772.00
206828	ATLURI, RAMAKRISHNA & JYOTHI	2026 SUM TAX REFUND 50-22-22-453-027	217.48
206829	AUNT FLOW CORP	BUILDING MAINTENANCE	760.00
206830	BARNHILL III, JOHN H.	ADULT SOFTBALL	410.00
206831	BELLE TIRE	VEHICLE MAINTENANCE	259.96
206832	BERKLEY PUBLIC LIBRARY	LIBRARY BOOKS FINES	29.00
206833	BERTIN, KENNETH M.	ADULT SOFTBALL	324.00
206834	BIRMINGHAM SEALCOAT INC	BLDG. BOND REFUND (ESCROW)	500.00
206835	BLACKWELL FORD INC	VEHICLE MAINTENANCE	3,780.91
206836	BOYNTON FIRE SAFETY SERVICES, LLC.	BUILDING MAINTENANCE	965.00
206837	BRIEN'S SERVICES INC	BROUNDS MAINTENANCE	2,242.00
206838	BRODART CO.	LIBRARY BOOKS LENDING	7,223.62
206839	BUSCHER, JOSH	PER DIEM CONFERENCE	175.00
206840	CADILLAC ASPHALT LLC	STORM SEWER MAINTENANCE	341.44
206841	CALEA	OUTSIDE DATA PROCESSING	7,540.00
206842	CAMFIL USA, INC.	INDOOR GUN RANGE	159.24
206843	CARLISLE WORTMAN ASSOCIATES, INC.	BUILDING, TRADE, & PLAN REVIEW SERVICES	3,000.00
206844	CAROUSEL ACRES INC	CONTRACTED CAMPS	5,880.00

206845	CDW GOVERNMENT LLC	OFFICE SUPPLIES	26.73
206846	CGS INC.	CONFERENCE	1,275.00
206847	CHALLENGER SPORTS TEAMWEAR, LLC	YOUTH VOLLEYBALL	1,030.79
206848	CHET'S RENT-ALL INC.	SUPPLIES UNIFORMS	65.18
206849	CHILTON, KIMBERLY S.	OLDER ADULTS FITNESS	988.80
206850	CINTAS CORP	SUPPLIES UNIFORMS	644.73
206851	CORE & MAIN LP	STORM SEWER MAINTENANCE	336.03
206852	COUGAR SALES & RENTAL INC	OPERATING SUPPLIES	884.00
206853	CRANDALL-WORTHINGTON INC	CUSTODIAL SUPPLIES	1,373.80
206854	CUTMYTREEDOWN.COM	FORESTRY MAINTENANCE	32,407.50
206855	DELL MARKETING L.P.	INTERNAL TECHNOLOGY	1,970.56
206856	DENISE DAVIS AND THE MOTOR CITY	OLDER ADULTS SPECIAL EVENTS	300.00
206857	DESAI, RACHNA	DANCE PROGRAMS	823.20
206858	DINGES FIRE COMPANY	VEHICLE MAINTENANCE	2,175.00
206859	DORNBOS SIGN & SAFETY INC	ROUTINE MAINTENANCE	877.94
206860	DTE ENERGY	BLDG. BOND REFUND (ESCROW)	1,500.00
206861	DUBOIS-COOPER ASSOCIATES INC.	VILLA BARR PROPERTY	300.00
206862	EGANIX, INC	FOG (FATS, OILS, & GREASE) PREVENTION PR	7,592.82
206863	ELEVATED CONTRACTING LLC	BLDG. PAYMENT REFUND (ESCROW)	86.00
206864	ELEVATED CONTRACTING LLC	BLDG. PAYMENT REFUND (ESCROW)	110.00
206865	ELEVATED CONTRACTING LLC	BLDG. PAYMENT REFUND (ESCROW)	90.00
206866	ELEVATED CONTRACTING LLC	BLDG. PAYMENT REFUND (ESCROW)	90.00
206867	ELEVATED CONTRACTING LLC	BLDG. PAYMENT REFUND (ESCROW)	86.00
206868	ELEVATED CONTRACTING LLC	BLDG. PAYMENT REFUND (ESCROW)	110.00
206869	ELEVATED CONTRACTING LLC	BLDG. PAYMENT REFUND (ESCROW)	262.00
206870	ELEVATED CONTRACTING LLC	BLDG. PAYMENT REFUND (ESCROW)	100.00
206871	ELEVATED CONTRACTING LLC	BLDG. PAYMENT REFUND (ESCROW)	72.00
206872	ELEVATED CONTRACTING LLC	BLDG. PAYMENT REFUND (ESCROW)	120.00
206873	ELITE AERIAL COMPLIANCE	CONFERENCE	1,195.00
206874	ELLSWORTH INDUSTRIES INC.	WATER LINE MAINTENANCE	2,994.55
206875	EMPIRE PRINTING, LLC	ADULT SOFTBALL	1,056.49
206876	ERASMUS BOEKHANDEL	LIBRARY BOOKS	386.17
206877	ERICKSON, CHELSEA	DANCE PROGRAMS	15,408.60
206878	ESCHER GLASS LLC	CONTRACTUAL SERVICES	4,987.00
206879	ETNA SUPPLY	WATER LINE MAINTENANCE	2,280.80
206880	EVERON LLC	VILLA BARR PROPERTY	3,702.47
206881	FARKAS, JULIE	PETTY CASH	74.08
206882	FENDT BUILDERS SUPPLY, INC	STORM SEWER MAINTENANCE	732.60
206883	FER-PAL CONSTRUCTION USA LLC	CONSTRUCT: CEDARSPRINGS ESTATES WATER MAIN	482,616.90
206884	FIRE WRENCH OF MICHIGAN	BUILDING MAINTENANCE	1,383.13
206885	FLAT ROCK PUBLIC LIBRARY	LIBRARY BOOK FINES	27.00
206886	FLEETPRIDE INC.	VEHICLE MAINTENANCE	173.98
206887	FONSON COMPANY INC.	REFUND HYDRANT DEPOSIT VILLAGEWOOD RD	2,220.00
206888	FREDDY CHEEKS PRODUCTIONS LLC	LIBRARY PROGRAMMING	495.00
206889	G2 CONSULTING GROUP, LLC.	MATERIAL TESTING: ITC TRAIL TO BOSCO FIELDS	8,744.39
206890	GALE/CENGAGE LEARNING	LIBRARY BOOKS	62.50
206891	GDI SERVICES INC	JANITORIAL CONTRACTS	21,812.00
206892	GFL ENVIRONMENTAL	LIFT STATION MAINTENANCE	377.21
206893 - 206896	GIFFELS-WEBSTER ENGINEERS INC.	PROFESSIONAL SERVICES	9,083.00
206897	GLASS AMERICA	VEHICLE MAINTENANCE	398.00
206898	GRAINGER INC, W W	VEHICLE MAINTENANCE	1,147.98
206899	GRAPHIK CONCEPTS INC	VEHICLE MAINTENANCE	3,965.53
206900	GREAT LAKES ACE	OPERATING SUPPLIES	262.30
206901	GREAT LAKES WATER AUTHORITY	IWC CHARGES	1,302,072.03
206902	GREAT OAKS LANDSCAPING	BLDG. PAYMENT REFUND (ESCROW)	1,320.00
206903	GREAT OAKS LANDSCAPING	BLDG. BOND REFUND (ESCROW)	800.00
206904	GREGORY, PATRICK J. REV LIV TRUST	2026 SUM TAX REFUND 50-22-11-177-028	190.15
206905	GUARDIAN ALARM	BUILDING MAINTENANCE	136.53
206906	GUNNERS METERS & PARTS, INC.	WATER LINE MAINTENANCE	5,743.00
206907	HAROLD'S FRAME SHOP, INC	VEHICLE MAINTENANCE	180.00
206908	HARTFORD, THE	EMPLOYEE INSURANCE	9,734.48
206909	HEALTH ALLIANCE PLAN	EMPLOYEE INSURANCE	30,318.28
206910	HENRY FORD EMPLOYER SOLUTIONS	MEDICAL SERVICE	1,024.00
206911	HERMIZ, EVEEN	WITNESS	24.85
206912	HOME DEPOT CREDIT SERVICES	VILLA BARR PROPERTY	1,796.29
206913	IMAGAMERICA	COMMUNITY PROMOTION	2,888.54
206914	IMAGE 360 - NOVI	OPERATING SUPPLIES	134.00

206915	INNER CITY CONTRACTING LLC	HYDRANT DEPOSIT REFUND PP26-27	2,030.50	
206916	INTRADO LIFE & SAFETY, INC	TELEPHONE MAINTENANCE	440.19	
206917	JACK DOHENY COMPANIES INC	VEHICLE MAINTENANCE	5,185.59	
206918	JETT PUMP & VALVE LLC	WATER LINE MAINTENANCE	683.42	
206919	JOHN'S SANITATION SERVICE	OPERATING SUPPLIES	1,015.00	
206920	JOHNSON, AMY SUZANNE	OLDER ADULTS FITNESS	891.00	
206921	KBK LANDSCAPING, INC.	CEMETERY MAINTENANCE	26,670.00	
206922	KENNEDY INDUSTRIES INC	LIFT STATION MAINTENANCE	922.00	
206923	KIMBALL MIDWEST	OPERATING SUPPLIES	2,346.61	
206924	KINOKUNIYA BOOK STORES OF AMERICA	LIBRARY BOOKS	234.53	
206925	KITZE, MARY E	2026 SUM TAX REFUND 50-22-02-226-047	3,017.60	
206926	LENNY'S HOME SERVICES	HCD	6,895.00	
206927	LOWE, ANTHONY L	2026 SUM TAX REFUND 50-22-25-204-027	1,609.54	
206928	LYON MECHANICAL CONTRACTORS, INC.	BUILDING MAINTENANCE	15,740.81	
206929	M-2 AUTO PARTS, INC.	VEHICLE MAINTENANCE	1,342.61	
206930	MACALLISTER CAT	BLDG. PAYMENT REFUND (ESCROW)	24,920.00	
206931	MACQUEEN EMERGENCY	SCBA SUPPLIES	415.32	
206932	MAJALIKAR, SHRUTI	SUPPLIES	1,365.00	
206933	MARZONIE, TRACEY	REIMBURSEMENT	25.70	
206934	MERJENT, INC	PROFESSIONAL SERVICES	8,170.00	
206935	VOID		-	V
206936	MICHIGAN OVERHEAD DOOR & LOADING	BUILDING MAINTENANCE	609.51	
206937	MICHIGAN VENTURE CAPITAL ASSOC	ADVERTISING	1,000.00	
206938	MID-TOWN PETROLEUM ACQUISITION LLC	VEHICLE MAINTENANCE	322.17	
206939	MIDWEST TAPE, LLC	AUDIO VISUAL MATERIALS	1,035.14	
206940	MUNICIPAL WEB SERVICES, INC	WEB PAGE MAINTENANCE	6,869.61	
206941	MUTT MITT	CUSTODIAL SUPPLIES	1,489.85	
206942	NADLAN 56 LLC	BLDG. BOND REFUND (ESCROW)	1,800.00	
206943	NADLAN 56 LLC	BLDG. BOND REFUND (ESCROW)	24,403.00	
206944	NOBE PROPERTY GROUP II	BECK ROAD WIDENING EASEMENT PAYMENT	16,907.00	
206945	NOVI COMMMUNITY SCHOOLS	SPORTS CAMP	100.00	
206946	NOVI COMMUNITY SCHOOLS	CAMP LAKESHORE	6,100.50	
206947	O'LEARY, SHANNON	MILEAGE REIMBURSEMENT	95.30	
206948	O'REILLY AUTO PARTS	VEHICLE MAINTENANCE	2,024.77	
206949	OAKLAND COUNTY REGISTER OF DEEDS	CAMELOT PARK PSLR AGREEMENT	30.00	
206950	OAKLAND COUNTY TREASURER	TRAILER TAX JUNE 2026	4,657.50	
206951	OAKLAND COUNTY TREASURER	ANNUAL COUNTY DRAIN ASSESSMENTS	49,289.14	
206952	OAKLAND COUNTY TREASURERS	ASSESSMENT: RANDOLPH STREET DRAIN- CENTE	1,018,290.87	
206953	OCCUPATIONAL HEALTH CENTERS OF	MEDICAL SERVICE	94.00	
206954	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	460.69	
206955	OPENSPOT THEATRE LLC	LIBRARY PROGRAMMING	330.00	
206956	ORCHARD, HILTZ & MC CLIMENT	PROFESSIONAL SERVICES	38,787.10	
206957	ORKIN	BUILDING MAINTENANCE	925.81	
206958	OVERDRIVE, INC.	ELECTRONIC MEDIA	2,273.95	
206959	OWEN TREE SERVICE INC	FORESTRY MAINTENANCE	21,450.00	
206960	PARAGON LABORATORIES, INC.	WATER LINE MAINTENANCE	100.00	
206961	PERFECT CLEANERS OF DETROIT, INC	OPERATING SUPPLIES	180.00	
206962	PIPER-DINGMAN, AMY	HISTORICAL COMMISSION	200.00	
206963	PLAYAWAY PRODUCTS LLC	AUDIO VISUAL MATERIALS	2,286.90	
206964	POSITIVE PROMOTIONS, INC.	COMMUNITY PROMOTION	630.95	
206965	PRECISE MRM LLC	VEHICLE MAINTENANCE	1,525.86	
206966	PRIORITY WASTE LLC	RUBBISH MONTHLY	189,470.36	
206967	PROSCREENING, LLC	RECRUITMENT	273.00	
206968	QUADIENT INC	INTERNAL TECHNOLOGY	2,400.00	
206969	QUICK SILVER MARKETING SOLUTIONS	YOUTH SOCCER	1,206.50	
206970	QUILL CORPORATION	OFFICE SUPPLIES	286.94	
206971	R & R FIRE TRUCK REPAIR INC	VEHICLE MAINTENANCE	460.21	
206972	R.S. THOMAS & ASSOCIATES, INC.	LEE BEGOLE ROAD PROJECT	997.50	
206973	RACHEL C. CASANOVA	BLDG. BOND REFUND (ESCROW)	500.00	
206974	REASON CONSULTING CORPORATION	PERSONAL PROPERTY AUDITOR	3,333.00	
206975	REHMANN	INDEPENDENT AUDIT	2,560.00	
206976	REICHERT, BONNIE L.	2026 SUM TAX REFUND 50-22-21-301-004	58.00	
206977	RELIANT FIRE APPARATUS OF MICHIGAN	VEHICLE MAINTENANCE	116.01	
206978	RESOURCE RECOVERY AND RECYCLING	RRRASOC TIP FEES	13,275.00	
206979	RIVERBANK GOLF CLUB	OLDER ADULTS GOLF LEAGUE	2,295.40	
206980	ROBIN AIRE HTG CLG INC	BLDG. PAYMENT REFUND (ESCROW)	372.00	
206981	ROSATI, SCHULTZ, JOPPICH &	LEGAL FEES	35,816.60	

206982	ROYAL TRUCK & TRAILER SALES & SVC	VEHICLE MAINTENANCE	537.66
206983	SAK	HYDRANT DEPOSIT REFUND	2,200.00
206984	SALTY JAKES LLC	VEHICLE MAINTENANCE	5,256.25
206985	SAM'S CLUB DIRECT	CUSTODIAL SUPPLIES	372.30
206986	SCA OF MI, LLC	GROUNDS MAINTENANCE	64.60
206987	SCHECHTERLE, JASON	CITY WIDE TRAINING	5,846.81
206988	SCODELLER CONSTRUCTION, INC.	ROUTINE MAINTENANCE	72,284.18
206989	SERRA FORD FARMINGTON HILLS	VEHICLE MAINTENANCE	459.64
206990	SHIFMAN FOURNIER, PLC	LEGAL FEES	5,735.00
206991	SHOWCASES	OPERATING SUPPLIES	512.35
206992	SIGNAL RESTORATION SERVICES	BIO HAZARD CLEANING OF JAIL CELLS	672.13
206993	SIGNATURE SERVICES	BUILDING MAINTENANCE	3,850.00
206994	SILVA CUSTOM DESIGN LLC	BLDG. BOND REFUND (ESCROW)	500.00
206995	SITEONE LANDSCAPE SUPPLY, LLC	GROUNDS MAINTENANCE	325.67
206996	SMART BUSINESS SOURCE LLC	OFFICE SUPPLIES	504.41
206997 - 206999	SPALDING DE DECKER	PROFESSIONAL SERVICES	55,308.48
207000	SPREITZER-BERENT, BARBARA L	OLDER ADULTS SOCIAL	288.00
207001	STAPLES BUSINESS ADVANTAGE	ELECTION SUPPLIES	61.92
207002	SUBURBAN LANDSCAPE SUPPLY	GROUNDS MAINTENANCE	291.00
207003	SUPERIOR GROUNDCOVER INC.	VILLA BARR PROPERTY	4,130.00
207004	SUTHERLAND, TRENT GREEAR	LIBRARY PROGRAMMING	300.00
207005	SYSTEMP CORPORATION	BUILDING MAINTENANCE	6,128.51
207006	T-MOBILE USA, INC	TELEPHONE	1,453.16
207007	T-MOBILE USA, INC.	OPERATING SUPPLIES	100.00
207008	THE HUB STADIUM OF FOUNTAINWALK	APPRECIATION EVENINGS	8,373.75
207009	TITLE WRX AGENCY LLC	2026 SUM TAX REFUND 50-22-26-276-010	98.80
207010	TRI-COUNTY INTERNATIONAL	VEHICLE MAINTENANCE	4,949.20
207011	TRUCK & TRAILER SPECIALTIES, INC.	VEHICLE MAINTENANCE	521.14
207012	TRUE BLUE INVESTGATIONS LLC	RECRUITMENT	850.00
207013	UNITED STATES POSTAL	POSTAGE	390.00
207014	USA BLUEBOOK	SEWER LINE MAINTENANCE	388.99
207015	VARIPRO	FLEXIBLE SPENDING	6,184.45
207016	VESCO OIL CORPORATION	GASOLINE AND OIL	5,232.90
207017	VISION GRAPHICS, LLC	COMMUNITY PROMOTION	495.00
207018	WALEGA, TREVOR	PER DIEM NATOA CONFERENCE	124.00
207019	WEINGARTZ SUPPLY CO INC	VEHICLE MAINTENANCE	2,839.08
207020	WESTERN SUBURBAN SOCCER	YOUTH SOCCER	6,780.00
207021	WITMER PUBLIC SAFETY GROUP INC	VEHICLE MAINTENANCE	263.56
207022	WORLDVIEW TECHNOLOGIES GROUP	PARK BUILDING MAINTENANCE	1,650.00
207023	ZHANG, PEIBEI & TANG, HONG	2026 SUM TAX REFUND 50-22-10-301-101	1,568.03
		GRAND TOTAL	**$ 4,155,714.29**

GENERAL FUND	101	391,230.56
MAJOR STREET FUND	202	37,189.90
LOCAL STREET FUND	203	94,173.15
MUNICIPAL STREET FUND	204	6,764.05
PARKS, REC & CULTURAL SVCS FUND	208	58,711.38
DRAIN FUND	211	166,243.98
TREE FUND	213	27,311.50
RUBBISH COLLECTION FUND	226	202,745.36
ECONOMIC DEVELOPMENT FUND	244	1,000.00
LIBRARY FUND	271	36,545.57
LIBRARY CONTRIBUTION FUND	272	206.93
COMMUNITY DVLPMNT BLOCK GRANT FUND	274	6,895.00
PUBLIC SAFETY BUILDINGS CONST. FUND	464	997.50
WATER AND SEWER FUND	592	2,805,549.74
SELF INSURANCE - HEALTH CARE FUND	677	18,720.00
AGENCY FUND	701	209,645.05
CURRENT TAX COLLECTION FUND	703	6,759.60
MI HIDTA	725	85,025.02
GRAND TOTAL		**$ 4,155,714.29**