



CITY OF NOVI
Administrative ePacket
March 12, 2026

Council Action/Attention

[Plante Moran Realpoint Update](#)

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

Departmental Updates

[The Buzz Report](#)

[Water and Sewer Reverse CIP Lookback - Herczeg](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #56

As of:

3/11/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – March 2026)

Design

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

Other

- ~~PMR recommendation letter for technology firm sent to City Manager on 2/17 for inclusion on March 9 Council agenda for approval.~~
- ~~PMR and City Owner's meeting occurred on 3/2/26; City Manager confirmed no further action needed for governance documents.~~
- PMR, City and DTE meeting occurred on 3/2; DTE high-level estimates for utility relocations received 3/9 and are under review.

Upcoming Activities

Governance

- City Council's remaining approvals consist of budget; schematic design; design development; technology vendor; furniture vendor; contractor bid packages; change orders (CO's) in excess of \$100,000 and/or CO's that exceed project contingency or program budget.
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency

Design

- HED presentation to Council scheduled for 4/20/26 for approval of fire station schematic design; PSB conceptual plan will also be presented.
- FAC meeting will be held on 4/13/26 for fire station schematic design review.
- HED to coordinate a community Neighbors Meeting for FS 2 and FS 3 sites in Spring or Summer 2026.

Other

- PMR/HED CDR estimate page turn meeting to occur on 3/11/26.
- PMR to present update to City Council on 3/23/26.
- The next PMR's Owner's Meeting with Novi will be on 4/6/26.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- PMR and HED working to populate necessary items for site plan approval
- ### City of Novi Road Project
- Approx. \$20 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
 - PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line
 - City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee Begole Drive to facilitate the road improvements and PSB project.
 - PMR analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC.
 - City planning on bidding road project in Spring 2026.
 - ~~PMR/City meeting with DTE occurred on 3/2/26. DTE will be sending a timeline and preliminary budget for infrastructure re-location by 3/6/26.~~

Procurement and Contracts

- Site work/land clearing to occur 3rd/4th Quarter 2026 (some tree clearing and dirt removal is currently underway at PSB site)
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB to follow in 2028.
- PMR seeking approval of Technology Consultant by Council in March 2026, and Furniture, Fixtures and Equipment (FFE) vendor in 2nd Quarter 2026.



City of Novi – Strategic Plan Status Update

As of: 3/12/2026

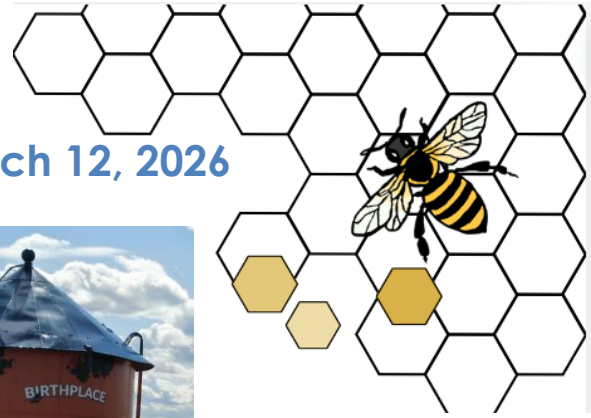
Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Completed	Completed	Underway	May-Jun	Jul-Oct

Recent Progress	Upcoming Efforts / Engagements
• Trained Local Engagement Team members • Launched Community Vision Survey in English, Spanish, and Japanese • Developed sign-up survey for Sounding Board members • Approved and created Key Stakeholders Questionnaire	• Invite initial group of Sounding Board participants • Launch Key Stakeholders Questionnaire • Delivery of materials for pop-up engagements • Topic-specific surveys ○ Finalize schedule for each survey ○ Staff Leadership Team review of issue papers to be used in future engagement and creation of draft goals

Input Needed
• None at this time.

Buzz Report

March 12, 2026



Hot Topics:

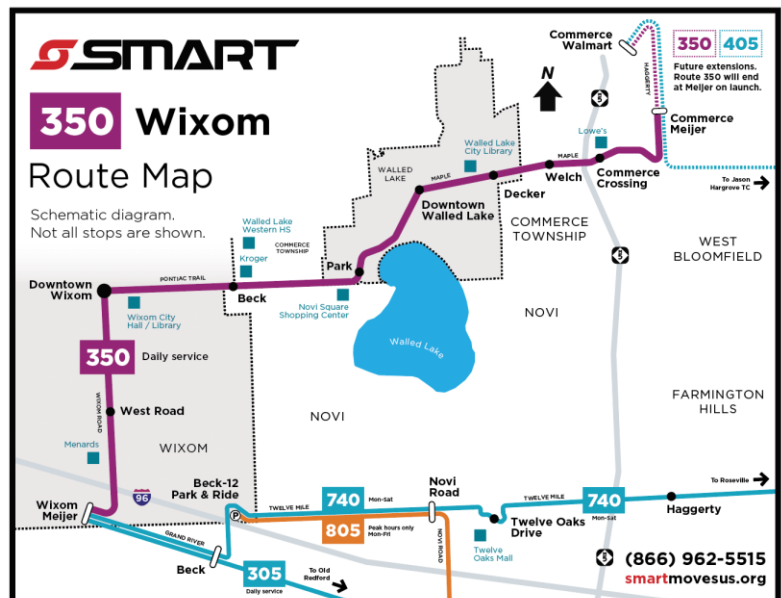
- **Water Tower Paint Degradation**

Resident Larry Ciancio reached out to the City expressing concern that the paint on the Novi Special Water Tower appeared to be peeling. Following this, City staff performed a drone inspection to check on the status of the current paint job and found that current paint job is indeed degrading in several places. The next steps are currently being determined.



- **New SMART Route Launch, 350 Wixom**

SMART will be launching a new, local fixed-route bus service on the projected date of Monday, April 20th. 250 Wixom is a community-oriented route with stops in downtown Wixom, northwestern Novi, downtown Walled Lake, the Walled Lake municipal complex, and southern Commerce Township running 7 days a week. Timetables will be posted on the smartbus.org website ahead of launch to assist with trip planning. The Novi stops on the south side of Pontiac Trail are Beck, Wellington, Wedgewood, and Novi Square Shopping Center.



- **Emerson Park Building Code Complaint**

Kavitha Thangavelu, A resident of the Emerson Park Development (located on Novi Rd, north of 10 Mile) has been in contact with the Community Development, City Clerk and City Manager's offices alleging her home on Ivy Lane is not in compliance Michigan Residential Code (MRC). Her complaints are primarily related to the installed furnace and water heater, and that a temperature measure in her master bathroom indicated 66.6°F, despite the thermostat being set at 72°F. The Community Development department has investigated the matter and did not find any code violations at the home, furthermore the home had previously passed 3rd party performance field testing when its construction was completed in the summer of 2020. Ms. Thangavelu has expressed dissatisfaction with this response from Community Development and the City Manager, she has indicated her intent to speak to City Council about the matter at the next upcoming meeting.

- **Meadowbrook Commons Award Nomination**

The National Apartment Association has nominated KMG Prestige and Meadowbrook Commons for Large Community of the Year! The Large Community of

the Year Award recognizes an apartment community with over 150 units that demonstrates a clear commitment to service, meaningful impact on the local community, and strong financial performance. The criteria includes a resident-focused service model, consistent customer service standards, proactive maintenance philosophy, strong occupancy and retention, engagement within the Novi community, and careful attention to maximizing financial performance while maintaining quality operations. Award winners will be announced and celebrated at the [2026 Apartmentalize conference](#) in New Orleans in June. Here is the announcement post from Property Management Association of Michigan's [Facebook page](#).

- **Eight Mile Bridge over CSX Railroad**

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

Community and Economic Development Project Updates:

Map of Development projects

- **Supra Revolving Sushi (Former Bar Louie) – 12 Mile Crossing**
The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. [Initial permits have been issued. There is not yet a timeline for when they plan to open.](#)
- **Central Park South – Beck Road, South of Grand River Ave**
The former Central Park Estates project has been redesigned and is being treated as a new project by planning. New multiple-family development with 106 units in a single 5-story building. The site improvements include parking on the first level of part of the building, garages, and related open spaces. [Awaiting submission of Final Site Plan for review.](#)
- **Providence Meadows – Grand River Ave, West of Providence Parkway**
Proposed rezoning of 31 acres from Light Industrial to High Density Multiple Family to develop 161 townhome units. Next steps will be initial PRO Plan consideration by ~~Planning Commission~~ and City Council. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and will come before Council soon for their initial input (again, *not* for action, just initial feedback).
- **Grand-Beck Development – Grand River east of Beck Road**
Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. [Awaiting submission of Final Site Plan for review.](#) Estimated Completion Date: Unknown
- **Taft Knolls III – Taft Rd, north of 10 Mile Rd**
The Site plan for a Single-Family Residential Development of 13 new homes is now under construction.
- **North Eight Kitchen & Cocktails (Former Border Cantina) – Novi Road north of Eight Mile**
New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September. A Foundation-only permit has been issued for the exterior additions.
Estimated Completion Date: Unknown
- **Novi 10 (10 Mile and Novi Road)**
The applicant for the proposed development at 10 Mile and Novi Road has returned with a revised concept for their proposal. [The drafting of their PRO agreement is underway.](#)
- **Novi Acres (FKA Station Flats)**

The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled.

- **Camelot Parc/Avalon** by Village of Stonebrook
Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision). [They last went before City Council on February 23rd for a tentative approval of their PSLR Agreement and Concept plan.](#)
- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
Complete and now open.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96
Permits have been issued
- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road
The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. *Estimated Completion Date:* [Late spring 2026](#)
- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. [Permits issued.](#)
Estimated Completion Date: **Late 2026**
- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is [now completed.](#)
- **Transformco (Former Sears at Twelve Oaks)**
Spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark.](#) Nearly all the external work has been completed. A Revised Structural package has been [approved and work is now underway.](#) *Estimated Completion Date:* **Spring/Summer 2026**

Ordinance Enforcement Updates:

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

Frequently Asked Questions:

None at current

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS
SUBJECT: NOVI WATER AND SEWER INVESTMENT
DATE: MARCH 12, 2026

Mayor and Council –

Considering the recent GLWA infrastructure failure, our Water/Sewer Division prepared the following summary of capital projects/investments the City has made in our respective systems.

- Victor

In response to the latest water loss and questions regarding utility infrastructure, DPW has prepared a “**Reverse CIP**” or lookback, to highlight the investment the City has made in the utility system over the last six years.

The largest and most critical projects were:

- HRSDS Rotary Park Sanitary Detention, **~\$10M**
- 9 Mile Gravity Sewer, **~\$8M**
- Asbestos Cement Water Main Replacement Program, **~\$7M**
- Sanitary Sewer Capacity Upgrades (Wixom Road), **~\$5M**
- HRSDS Interceptor Sewer Rehabilitation, **~\$6M**
- PCCP Pipe Inspection and Repair,

The attached project sheet provides details on the over **~\$60M** of capital projects from the last six fiscal years.

Additionally, city staff and GLWA are planning on attending the Public Utilities and Technology Committee (PUTC) meeting on March 19, 2026, to answer questions and provide updates on the current water loss incident.

Staff can provide further detail as needed or requested by City Council and/or the PUTC.

City of Novi
Water & Sewer Fund
Reverse Capital Improvement Plan
FY 2019-20 through FY 2024-25

CATEGORY	PROJECT NAME	PROJECT DESCRIPTION	YR-6 2019-20 ACTIVITY	YR-5 2020-21 ACTIVITY	YR-4 2021-22 ACTIVITY	YR-3 2022-23 ACTIVITY	YR-2 2023-24 ACTIVITY	YR-1 2024-25 ACTIVITY	TOTAL
Sanitary Sewer	WRC Huron Rouge Sewage Disposal System (HRSDS) Retention Facility Construction	The purpose of this project was to address the periodic contract flow exceedances the City had experienced.	\$ 67,250	\$ 4,550,165	\$ 5,450,000				\$ 10,067,415
Sanitary Sewer	Nine Mile Rd Sanitary Relief Sewer	Replacement of approximately 6,400 feet of force main sanitary sewer with gravity sewer from Evergreen Court to Kensington. The main purpose of this project was to provide redundancy to the Park Place pump station, which is 1.6 miles from the closest gravity sewer outlet (near Kensington).	\$ 2,708,306	\$ 2,399,088	\$ 2,520,131	\$ 319,728			\$ 7,947,254
Water Distribution	Asbestos-Cement (AC) Water Main Replacement Phase 1- Meadowbrook Manor subdivision, Meadowbrook Lake subdivision, and along Center Street	This program is a multi-year effort that will likely cost an estimated \$40 million in total. It removes and replaces aging, obsolete, and potentially hazardous water mains primarily in older residential areas of the City. Abatement of asbestos-cement water main as a needed improvement and benefit to the existing system was first identified as a priority in 2017 in the Water System Asset Management Program Report.			\$ 324,684	\$ 6,082,157	\$ 378,366	\$ 10,738	\$ 6,795,945
Sanitary Sewer	WRC Huron Rouge Sewage Disposal System (HRSDS) Interceptor Repairs	HRSDS Interceptor Sewer is owned by Oakland County, but maintenance, repair, and rehabilitation are funded by Novi. Sewer is 50+ years old, and inspection identified significant pipe defect. \$19.3M cost estimate - \$6M WRC Operating Reserves, \$7.3M WRC-issued Bond, \$6M Novi Water & Sewer Fund Reserves						\$ 6,000,000	\$ 6,000,000
Sanitary Sewer	Sanitary Sewer Capacity Upgrades Lanny's Influent & Drakes Bay Effluent	Existing pumps needed to be upgraded. That in turn necessitated a pipe size increase. While it will also assist with capacity in the system for new or future users, this project will reduce the current ongoing surcharging of sanitary sewer in this service area.		\$ 76,488	\$ 36,619	\$ 93,189	\$ 3,970,875	\$ 1,064,145	\$ 5,241,315
Water Distribution	AMI Water Meter Replacements	Replaced aging water meters throughout the water system.	\$ 264,403	\$ 1,073,673	\$ 1,863,431				\$ 3,201,506
Sanitary Sewer	Sanitary Sewer Main & Manhole Rehabilitation	Based on the 2019 SAW grant inspections, these were recommended rehabilitation projects based on the deficiencies identified.	\$ 39,808	\$ 2,244,808	\$ 416,242				\$ 2,700,857
Water Distribution	Howell's Walled Lake Subdivision Water Main Replacement	This project addressed high-frequency water main breaks in this portion of the system. The project was conceived to coincide with other infrastructure improvements that will be combined to achieve economies of scale. These improvements increased reliability for this section of the system.			\$ 159,858	\$ 2,312,165	\$ 106,433	\$ 53,826	\$ 2,632,282
Sanitary Sewer	WRC Novi Trunk Sewer Replacement & Rehabilitation	Replacement and rehabilitation of a failing sanitary sewer in northwest portion of Novi. The purpose of this project was to replace 330 linear feet of sagging sanitary sewer, which had caused several sanitary sewer overflows (SSO) into the adjacent wetlands. Additionally, 2,382 linear feet of the concrete sewer main pipe was lined due to the deterioration observed during inspection.			\$ 2,200,000		\$ 280,000		\$ 2,480,000

City of Novi
Water & Sewer Fund
Reverse Capital Improvement Plan
FY 2019-20 through FY 2024-25

CATEGORY	PROJECT NAME	PROJECT DESCRIPTION	YR-6 2019-20 ACTIVITY	YR-5 2020-21 ACTIVITY	YR-4 2021-22 ACTIVITY	YR-3 2022-23 ACTIVITY	YR-2 2023-24 ACTIVITY	YR-1 2024-25 ACTIVITY	TOTAL
Sanitary Sewer	DPW Facility Upgrades for MS4 Compliance- Vactor dumping station	Upgrades to the DPW Facility for MS4 Compliance. Requirements include a vactor dumping station with two storage areas, associated site paving, utilities, and necessary security measures.	\$ 1,121,701	\$ 338,357					\$ 1,460,058
Water Distribution	Water Main Replacement -Roethel Drive	The segment of 12-inch water main on Roethel Drive south of Nine Mile had experienced three breaks in the recent past, indicating the pipe was experiencing corrosion issues. Replacement of the water main avoided the unexpected cost and delay associated with future breaks and maintenance in this area. This was identified in the 2021 Water System Master Plan.				\$ 73,027	\$ 1,357,091	\$ 28,150	\$ 1,458,268
Water Distribution	PCCP Water Main Inspection & Repairs	This project addressed potential catastrophic failure along 2.5 miles of PCCP water main identified during pipe diver inspection (2019-20). This protects a critical asset for the entire water system.	\$ 316,093	\$ 15,488			\$ 1,415,010	\$ 795	\$ 1,747,385
Sanitary Sewer	I-96 Sanitary Sewer Crossing Project & West Oaks Pump Station Abandonment	This project eliminated an unnecessary pump station with a new gravity main in conjunction with the major I-96 Flex Route road construction. Completion avoids excess maintenance and investment.		\$ 23,544	\$ 39,100	\$ 939,339	\$ 19,785		\$ 1,021,768
Water Distribution	Water Main Replacement- Westminster Subdivision	This rehabilitation was needed to address high-frequency water main breaks to this part of the system. This increased reliability for this section of the water system.				\$ 328,073	\$ 637,823	\$ 2,143	\$ 968,039
Water Distribution	Asbestos-Cement (AC) Water Main Replacement- 10 Mile (Meadowbrook to Haggerty)	This involved the replacement of asbestos-cement water main. It was initiated in 2019 to coincide with a Road Commission of Oakland County (RCOC) road project for improvements to 10 Mile Road (2022-23). Abatement of asbestos-cement water main as a needed improvement and benefit to the existing system was first identified as a priority in 2017 in the Water System Asset Management Program Report.				\$ 725,681	\$ 143,851	\$ 1,730	\$ 871,262
Sanitary Sewer	Sanitary Sewer Force Main Replacement- Hilton Station	This project was needed to address the aging sanitary sewer force main/infrastructure identified in the 2014 Sanitary Sewer Capacity Assessment. The project increased reliability in this area of the city.		\$ 23,760	\$ 141,107	\$ 648,403	\$ 16,037		\$ 829,307
Water Distribution	Asbestos-Cement (AC) Water Main Replacement- Phase 2- Nine Mile Road, Meadowbrook Road, Meadowbrook Lake subdivision	This program is a multi-year effort that will likely cost an estimated \$40 million in total. It removes and replaces aging, obsolete, and potentially hazardous water mains primarily in older residential areas of the City. Abatement of asbestos-cement water main as a needed improvement and benefit to the existing system was first identified as a priority in 2017 in the Water System Asset Management Program Report.				\$ 524,845	\$ 126,100		\$ 650,945