



CITY OF NOVI
Administrative ePacket
July 24, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

Departmental Updates

[The Buzz Report](#)

For Your Information

[Transit Usage Update, 2rd Quarter 2025 - Swick](#)

[DTE engagement with PRCS](#)



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #24

As of:

7/23/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – June 2025)

PMR FS #4 Tour (4/1/25)

- FS 4 needs to be assessed later in the program once priority items from PSB/FS3/FS4/Road Construction are addressed.

Royal Oak PD / W. Bloomfield FS Tour to be rescheduled

Procurement

A/E virtual pre-proposal meeting occurred 7/17/25.

Upcoming Activities

Education Plan

- 2025 Bond Informational Meeting scheduled for 7/24 at FS #3

Site Selection

- Agreement executed and Assignment of Agreement to the City is currently scheduled for the July 28 City Council meeting.
- City to send \$15,000 check to title company after CC approves Assignment; title company will then reimburse PMR for its \$15,000 deposit.

PMR Procurement Activities

- ~~PMR issued RFPs for A/E on 7/15 and CMc on 7/16. The invitation was sent to 7 A/E firms and 7 CM firms.~~
- ~~A/E virtual pre-proposal meeting will occur on 7/17~~, with A/E proposals due on 8/12 and a PMR/City team meeting on 8/18.
- City Manager will determine what city staff and City Council members will participate in interviews with A/E firms on August 26 and 27, 2025, with final A/E recommendation to be made at the 9/22/25 CC Meeting.
- CMc proposals are due on 9/2, with interviews to take place 9/16 and 9/17, with final award recommendation to be made at the 10/20/25 CC meeting.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- City / PMR to review any outstanding due diligence items for PSB site (Cardenas sent an ALTA survey to PMR for its review and a topo is underway).
- City provided survey for FS 3 site.
- City provided soil boring reports for the Venture Dr and 13 Mile properties.

Site Selection – Alt FS # 2 Site

Note: We will need reimbursement language so land purchase can be funded from bond proceeds.

- On 5/5/25, PMR and CON discussed test fits for alt FS #2 site and the probable need for an adjusted front yard setback.
- Phase 1 environmental report issued by G2 recommending further investigation/assessment. City is moving forward with a Phase 2.
- PMR reviewed Due Diligence checklist with City on 7/14/25 and confirmed Geotech. ALTA survey complete on 7/15/25.

Procurement and Contracts

- Intent is to award A/E in September and CM in October, with one year of design leading to a package for bid in Fall 2026 and construction in 2027.

Next PMR/City Administration meeting is 8/11/25

Buzz Report

July 28, 2025



Hot Topics:

- **Lot 12 Issue on East Lake Drive**

The City owns two lots on East Lake Drive, one of which has a culvert that leads to Walled Lake, and the other is an empty lot. Many years ago, a lawsuit was filed to establish access for “back lot” owners west of the lake. A resident has come forward who is a back lot owner, taking exception to the “buffer” between the lake and the rest of the lot. The buffer is best practice for natural shoreline preservation. We have provided a pathway for owners to have access to the lake.



However, this individual disagrees and believes the buffer should be removed. There are some other issues with the neighbor to the north cutting the two lots. Staff will connect with that individual and encourage them to stop any mowing and allow city crews to maintain the parcels properly.

- **Novi Water Tower**

Staff have identified the following issue with the Novi Water Tower. The standpipe is not affixed correctly. PRCS has reached out to multiple contacts to find a contractor to inspect and repair. Staff has received an estimate of \$13,500 to remove the standpipe/riser or re-adjust and weld it back into place for \$ 9,500. We need to gather more details on both options. I hope to have another update by July 31st.

- **West Park Drive Rehabilitation (12 Mile to Pontiac Trail)**

The Department of Public Works received word from MDOT today that the contract for the West Park Drive Rehabilitation (12 Mile Road to Pontiac Trail) project, which was not previously definitively known to be moving forward this year, has been approved and awarded to Cadillac Asphalt, LLC. Unfortunately, this means we will need to get started very soon, with little notice, to complete the project this year. **The tentative starting schedule is setting up traffic control and message boards next week, before the first shovel hits the ground, the week of July 14th July 21st, due to contractor delay.**

- **Splashpad**

The park maintenance division has been dealing with an issue with the water pump drive shaft. A contractor for the mechanical components of the splashpad (all covered by warranty) was able to make some adjustments and get the water pressure up to 120 gallons per minute. It's supposed to be at 150 GPM or higher and has fallen as low as 85. The contractor believes the temporary measures will last over the weekend until they can get a

replacement shaft from Vortex. (the supplier). Unfortunately, there is a chance it could still fail, which would result in complete loss of pressure and necessitate a shutdown of the splashpad. Vortex has agreed to replace the entire pump. It has been shipped, and the repair/replacement is expected to take place shortly following its delivery. Labor associated with the repair will be paid by the City.

- **August 5th Northville Schools Special Election**

Northville Public Schools' Board of Education has approved an Authorizing Resolution to hold a special election on Tuesday, August 5, 2025. Northville Schools have 3 precincts in Novi that will have their proposal on their ballot: precincts 16, 24, and 25 (approx. 7,000 voters).

Their Ballot Proposal will allow the school district to continue to levy the building and site sinking fund millage that expires with the 2025 tax levy. More specifically, it proposes the renewal of the currently authorized millage rate of .9357 mill for a period of ten years (2026 – 2035) to continue to provide for a sinking fund for the construction or repair of school buildings; for school security improvements; for the acquisition or upgrading of instructional technology; etc.

- **Luna (east side of Main St.) Property Maintenance**

They were given a 90-day (07/03/2025) deadline. The scope of work to be performed:

1. Replace all bollards – currently on order
2. Remove all planter boxes and replace them with ground-level tree grates. The tree grate style was provided by Rick Meader. City of Novi to replace trees.
3. Repair all concrete.

As of 7/17 the original deadline has not been met though progress continues, staff is maintaining contact to ensure completion, an updated deadline may be issued soon.

Development Project Updates:

[Map of Development projects](#)

- **The Grove**

Staff has received updated plans from the proposed development on 12 Mile east of Meadowbrook. Per Council direction, the number of units has been scaled down. Council should see a revised plan presented in the near future.

<https://cityofnovi.org/media/y4nju5wq/241216matter5.pdf>

- **Novi 10 (10 Mile and Novi Road)**

Similarly, the applicant for the proposed development at 10 Mile and Novi Road has also returned with a revised concept for their proposal. More information to come as details

<https://cityofnovi.org/media/y4nju5wq/241216matter5.pdf>

- **Station Flats**

The owners submitted a new plan, but it has not made its way to the website as staff await additional materials. We believe the new name is Novi Acres. The planned project in between Target and Sam's has been scuttled, and there are no proposals to continue with it in its current form

- **Camelot Parc/Avalon** by Village of Stonebrook

Townhomes for sale with garages, fewer units (currently zoned under a special land use, which council will have a decision)

- **El Car Wash # 2 will take over the Original \$6 Car Wash on Novi Road and 96**

- **Elm Creek PRO (Meadowbrook and 12 Mile development)**

The residential development [proposed by Toll Brothers](#) (two-phased 134-unit multiple-family townhome development) has been halted, and they will not be proceeding with construction. It would appear this is a result of a property dispute between the owners of the parcel.

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd

UPDATE – Permits have been issued, foundations are in, and the building shell is under construction. *Estimated Completion Date: Fall 2025*

- **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 or Summer 2025

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave

The Novi Wendy's location at 26245 Novi Rd recently closed as part of a company plan to shutter 140 locations nationwide. The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. **UPDATE** – A preliminary site plan has been submitted for review as of late May.

Estimated Completion Date: Currently Unknown (no submittals to date, project scope unclear)

- **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 currently being built on the former site. When completed, is estimated to be able to have 202 children during its peak hours.

Estimated Completion Date: Summer 2025

Frequently Asked Questions:

None at current

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: REGINA SWICK, GRADUATE MANAGEMENT ANALYST
SUBJECT: TRANSIT USAGE – 2ND QUARTER 2025
DATE: JULY 24, 2025

The purpose of this memo is to provide an update on the community's use of the fixed-route bus service via SMART and the People's Express, which focuses on providing essential transportation services to seniors and individuals with disabilities.

SMART

We continue to work with Oakland County and SMART to obtain more detailed data, such as per-stop ridership and riders per hour, that will support our transit planning and service evaluation. We remain committed to pursuing consistent access to these data points to inform and improve our planning efforts.

Since the last quarter, SMART routes serving our area saw a **notable increase of 5,598 riders**, bringing total Q2 ridership to **17,193**. This reflects continued growth in demand and is higher than the same period last year, when Q2 2024 totaled **15,725 riders** across the three routes. The 305 Grand River and 740 Twelve Mile routes drove most of the growth, with increases of 3,050 and 2,605 riders, respectively. These routes now average a combined **189 boardings per day**, highlighting their critical role in local and regional connectivity.

Given the unusually high totals this quarter, we plan to follow up with SMART to confirm the accuracy of the data and ensure consistency in reporting going forward. Accurate tracking is essential as we align transit service levels with community needs and evaluate potential service enhancements.

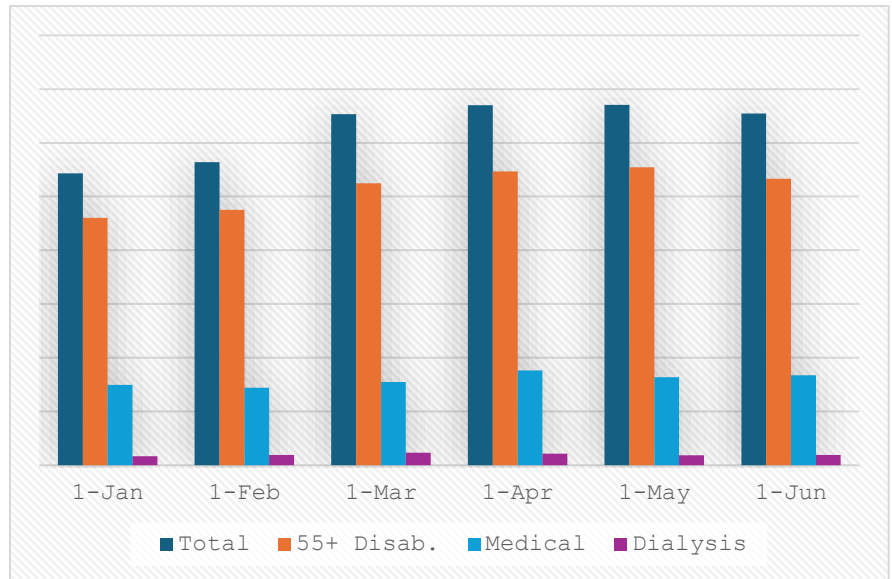
SMART Ridership Data: Q2, 2025

Route		This Qtr	Change	Per	Per	Per
		Riders	Since Last Q	Day	Week	Hour
305	Grand River	11,043	3,050	121	849.46	7.35
740	Twelve Mile	5,908	2,605	65	454.46	3.93
805	Grand River Park	242	-57	3	18.62	0.16
Total		17,193	5,598	189	1322.54	11.45

People's Express (PEX)

Since the last reporting period, People's Express (PEX) continued to experience strong ridership, providing an average of over **3,100 rides per month between April and June 2025**. This represents a noticeable increase from the previous quarter, which averaged 2500 riders, and underscores the growing reliance on senior and disability-focused transportation within the community.

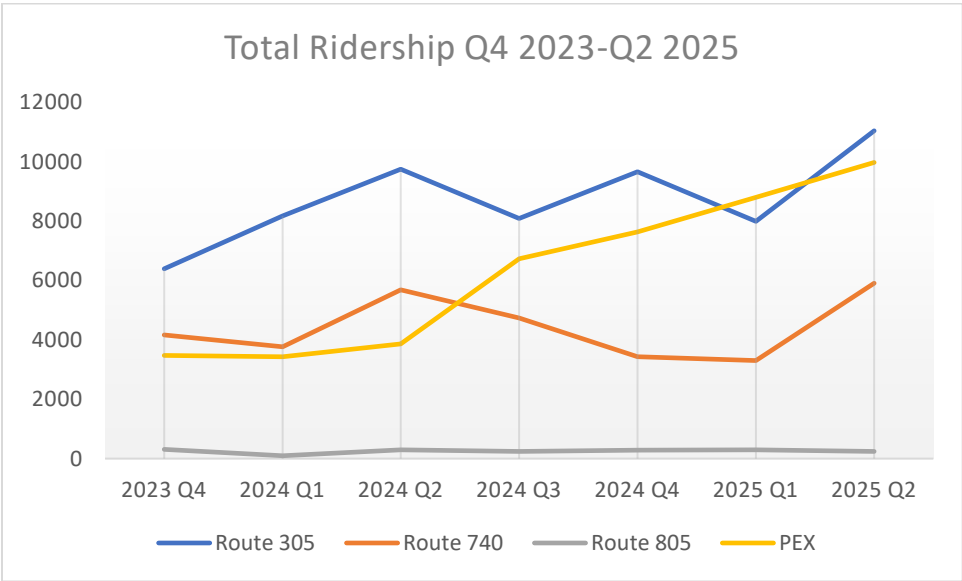
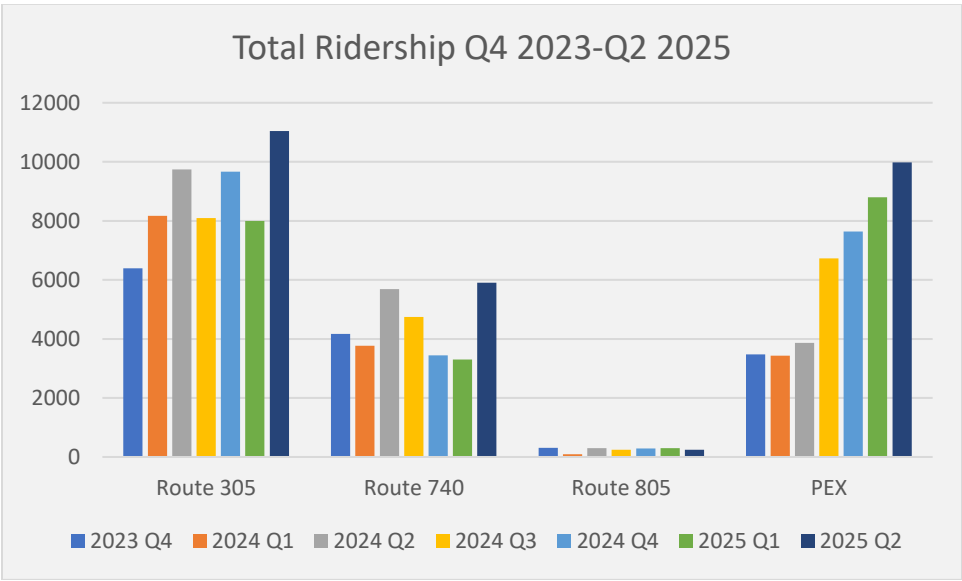
The majority of riders continue to be residents aged 55 and older or individuals with disabilities, with **over 8,100 total rides provided to this population during the second quarter**. Medical-related transportation remains a key component of PEX services, with an average of 796 medical rides and nearly 100 dialysis rides per month. These figures reflect steady demand for health-related transit and reinforce the importance of maintaining and expanding access to these critical services.



PEX Ridership Data: Q1, 2025 - Q2, 2025

Senior Transit: PEX					
Yr/Mo	Total	55+ Disab.	Billed	Medical	Dialysis
25-Jan	2716	2303	\$4,606	748	84
25-Feb	2820	2377	\$4,754	722	95
25-Mar	3266	2623	\$5,246	774	115
Q1 Total	8802	7303	\$14,606	2244	294
25-Apr	3351	2734	\$5,468	881	107
25-May	3354	2771	\$5,542	818	92
25-Jun	3272	2666	\$5,332	836	96
Q2 Total	9977	8171	\$16,342	2535	295
Average	3129.8	2579	5158	796.5	98.2

Novi Total Transit Ridership Data: Q1 2024 - Q2, 2025



Mayor and Council –

On July 17th an Indian Dance Showcase took place as a part of the Sizzling Summer Series. DTE is one of the sponsors for this year's series. The post below is from the DTE Senior Program Mgr. Always nice to see positive posts.

- Victor



Erica Schlenker • 1st

Community-Focused. People-Powered. Strategy.
12h • Edited •

This evening's [#SizzlingSummerSeries](#) in [#Novi](#) was nothing short of magical. 🌟

[#Families](#), [#children](#), and [#seniors](#) gathered to experience an incredible showcase of Indian culture—filled with vibrant dance, powerful vocals, and moving performances that celebrated tradition, artistry, and community.

[DTE Energy](#) was proud to support this event and even prouder to be part of the [City of Novi, Michigan](#)'s efforts to create inclusive, joyful spaces that bring people together.

We had meaningful conversations with residents about electric [#reliability](#)—what's improved, what still needs work—and shared our commitment to reducing power outages by 30% and improving restoration times by 50% by 2029. These honest exchanges are essential as we invest in stronger, smarter energy solutions- and proof that when we invest, it works!

We're also incredibly excited for Novi's first-ever [#Diwali](#) celebration coming this October—another beautiful cultural milestone that DTE is proud to sponsor and support.

A heartfelt thank you to the community leaders and partners we connected with tonight: [Tracie Ringle, CPRP](#) and [Jenneva Kayser](#) from [#Novi Parks & Recreation](#) and Councilwoman [Priya Gurumurthy \(she/her/ella\)](#). Your [#leadership](#) and warmth make [#Novi](#) such a special place ❤️

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[#CommunityProud](#) [#DTEProud](#) [#NoviStrong](#) [#SizzlingSummerSeries](#)
[#IndianCulture](#) [#Diwali](#) [#PoweringCommunities](#) [#CulturalCelebration](#)

