



CITY OF NOVI
Administrative ePacket
October 08, 2026

Council Action/Attention

[Plante Moran Realpoint Update](#)

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

Departmental Updates

[The Buzz Report](#)

[Novi Weekly Road Construction Update \(10/6 - 10/12\)](#)

[Certification of Delinquent Assessment Roll for Walled Lake Improvement Board - Ziozios](#)

For Your Information

[GLWA 14 Mile Road Water Main Project \(Haggerty and Farmington roads\) Information and Upcoming Open House](#)



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #86

As of:

10/7/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – October 2026)

Design

- Weekly design meetings continue to occur on Mondays.
- ~~Materials Testing vendor approved at 9/28 Council meeting~~
- PMR reviewing revised estimating for PSB and FS 2 and FS 3 performed by Christman.

Other

- ~~Dashboard update draft sent to City Manager on 9/25; revisions sent on 9/30.~~
- Owner's Meeting held on 10/5/26.

Upcoming Activities

Governance

- City Council's remaining approvals consist of PSB Schematic Design and design development; FS 2 and 3 design development; furniture vendor; construction documents (90%); contractor bid packages; and change orders (CO's) that exceed project contingency or program budget.
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency.
- PMR to request adjustment to FS contingency during 10/12 FAC meeting.

Design

- Approval of FS 2 and FS 3 Design Development to occur at the 10/26 City Council meeting, with an FAC meeting scheduled on 10/12.
- Current timeline is aiming for Schematic Design presentation of the PSB at the 10/12 FAC meeting, pending PMR's current review of estimating (HED/Christman page turn scheduled for 10/8).
- Christman taking the lead with Building/Foundation permit application for FS 2/3.

Other

- The next PMR's Owner's Meeting with Novi will be on ~~10/5/26~~ 11/2/26.
- FS 2 and FS 3 site bid packages ~~have been issued and proposals are due on 9/29.~~ Award recommendation to be made at 10/12 City Council meeting.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City of Novi will address any necessary survey and treatment of invasive species for public safety sites
- City of Novi will handle permit and inspection fees internally

City of Novi Road Project

- Approx. \$18 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee BeGole Drive to facilitate the road improvements and PSB project.
- ~~PMR analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC~~

Procurement and Contracts

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



City of Novi – Strategic Plan Status Update

As of: 10/8/2026

Launch	Discovery	Visioning	Scenarios / Strategies	Crafting the Plan
Completed	Completed	Completed	Completed	Underway

Recent Progress	Upcoming Efforts / Engagements
- Edits to plan draft provided by Novi staff - Full plan currently being designed/laid out	- Designed Plan for final Novi Staff Review - Drafts of Council Presentation and Implementation Memo - Sounding Board final meeting - Final Plan Delivery and Adoption

Input Needed
- Confirm dates for plan adoption and council presentation - Set date for final LRSPC meeting (if needed) - Details on final Sounding Board engagement

Buzz Report

October 8, 2026



Hot Topics:

- **GOLD in 2025 Michigan Green Communities Challenge**
The City of Novi has received the Gold Certification once again in the [Michigan Green Communities Challenge](#), an annual sustainability recognition program that guides Communities through embedding environmental sustainability into their operations, policies, and programs. The Gold Certification is the second highest level attainable of the four possible levels. The only higher level, Platinum, was introduced in the 2024 Challenge and is currently only held by the Cities of Ann Arbor and Grand Rapids.
- **DICE (former 10 North, Mr. B's and Goat Farm)**
The former DICE/Goat Farm bar on the west side of Novi Road just north of 10 Mile has been demolished. It's been in disrepair for quite some time. There has been some "traction" on social media regarding this occurrence.
- **Tree Removal at Beck Rd/10 Mile Intersection**
The Home located at 24190 Trafalgar Court, the southwest corner at the Beck Road and Ten Mile Road intersection has recently received some attention due to the removal of several trees. This work was done under proper permitting, having received a Woodland Permit from the Planning Commission on their [June 10, 2026 meeting](#). In total, 23 regulated woodland trees of various sizes were approved for removal, so that the homeowner can install a fence on the property. The City's Woodland Consultant calculated that 39 woodland replacement credits are required as part of the permit, this is currently planned to be fulfilled by installing new plantings on the subject property including deciduous trees, evergreen trees, as well as both small and large shrubs. A bond is in place, and the Community Development department will continue to monitor the work.
- **2026 NSRP and Associated Tree Removals**
Work for the 2026 NSP (Neighborhood Sidewalk Program) began on [Monday, July 13th, 2026](#).

The subdivision of WESTRIDGE DOWNS work will be executed starting in September, this includes all sidewalk and tree work along WESTRIDGE LN, and GALWAY Dr.

Once the tree removals are complete contractor Major Construction Group will begin sidewalk/concrete work. The first three subdivisions that Major will be working in will be North Haven Woods, Haverhill, and Woods of Novi. Once completed in these three developments, Major will continue working through the remaining subdivisions included in this year's NSP program. Sidewalk panel marking / notifications via door hangers and yard signs will occur 2-3 weeks ahead of Major beginning work, with a final notification flyer being distributed approximately one week ahead of concrete work beginning.

Community Relations, in coordination with the Department of Public Works (DPW), sent an informational letter to addresses in the following subdivisions where a tree is marked for removal to help explain the program, the reason trees are being removed, and the possibility of trees being replaced once the program is completed: North Haven Woods, Haverhill Farms, Woods of Novi, Whispering Meadows, Westridge Downs, Royal Crown Estates, Addington, Broadmoor Park, Mockingbird, Simmons Orchard, Cedarspring Estates, Settlers Creek, Camborne, and Homestead Condos.

The Sidewalk Repair Program webpage has also been updated with the latest information. You can see example of the signage and door hangers to be used on the webpage:
<https://cityofnovi.org/sidewalkrepairprogram/>

Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: **The long wait has finally come to an end, The contractor fully reopened 14 Mile Road for the full length on Tuesday, August 4th!** The permanent traffic markings have also been placed along the full length. There is a fair amount of restoration (minor grading, planting grass and replacement trees, and irrigation fixes) needed on the overall project which will be done under flag control and intermittent lane closures.

<https://www.glwater.org/14milemainproject/>

Road Construction Projects:

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

Community and Economic Development Project Updates:

[Map of Development projects](#)

[Development Projects Webpage](#)

- **11 and Beck Townhomes**

Proposed Development: 43 2-story townhomes
Next Steps: PLSR Concept Plan with the Planning Commission

- **AG3 Labs**

AG3 Labs is a Michigan-based defense technology startup that grew out of engineering research and entrepreneurship at Michigan State University. The company has developed autonomous, low-cost drone systems for military training and counter-drone applications. In 2025, AG3 Labs was one of four global winners of the U.S. Army's xTech Counter Strike competition, earning \$350,000, and the company is now advancing to the second round of the Army's Drone Dominance Gauntlet at Fort Carson, Colorado.



- **Stars + Honey**

Locally founded protein bar company is opening a manufacturing facility in Novi after expanding its distribution from direct sales to contracts with Target and Costco. Sales have grown roughly 300% over the past 14 months and the company expects \$50 million in revenues this year.

- **Townes at Haggerty** – Haggerty Road just south of 9 Mile

175 townhouses across 26 buildings are proposed on the west side of Haggerty. A public hearing was held before the Planning Commission on May 6th, for their initial review.

- **Hotels at the Adell Center**

Grading and utility work is underway for Home 2 Suites (5 story/141 rooms). The Preconstruction meeting for Towne Place Suites is scheduled for 9/16 (5 story/129 guestrooms).

- **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. Permits have been issued and rough inspections are underway. 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. Final Site Plan is now under 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. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and went before Council on May 4th for their initial input. The applicant has resubmitted as a Rezoning/Planned Suburban Low Rise (PSLR) development with 157 units.

- **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. Final Site Plan is now under 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.

- **Novi 10** - 10 Mile and Novi Road

Staff sent the developers a draft of the PRO Agreement in early April. Comments have not received any comments back from them so far.

- **Novi Acres (FKA Station Flats)**

The owners of the property between Target and Sam's recently submitted a new Preliminary Site Plan (61 townhome units and a 6,529-square-foot retail building) under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled. The current project is anticipated to be before Planning Commission in July.

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

Townhomes for sale with garages, fewer units (currently zoned PSLR). The development went before City Council on July 27th meeting for final approval of their Planned Suburban Low-Rise (PSLR) Agreement and Concept plan. The associated resolution was approved 5:2.

- **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. Paving of reconfigured Barrier Free parking anticipated to start 9/21. Construction continues for all 3 future tenants. Estimated Completion Date: Early November for Dicks, end of the year for Round One, with Primark to follow next spring.

Ordinance Enforcement Updates:

- **DICE (24555 Novi Rd):** The building has been demolished, with the "open hole" inspection having been passed on September 25, 2026.

Frequently Asked Questions:

1. Does the City of Novi have a Policy or Ordinance regarding e-bikes/electric scooters/electric minibikes (especially on sidewalks)?

Answer: No, The City of Novi does not *currently* have an ordinance regarding e-bikes or similar toys/vehicles. However, we are aware of the increase in such modes of transport and the safety concerns of pedestrians and non-motorized bikers sharing the sidewalk. Policy/Ordinance options regarding the matter are currently being explored.

2. Does the City of Novi have Flock Cameras installed/in-service?

Answer: Yes, The City has had several Flock Automated License Plate Reader (ALPR) cameras positioned at strategic roadway intersections throughout the City since the approval of their purchase and installation in 2023.

Detective Sergeant Snell recently provided a memorandum regarding their use in Novi and surrounding communities and can be reviewed [HERE](#).

Additionally, on the morning of Sunday, July 5th, Novi PD discovered someone had tampered with our Flock cameras located at southbound Novi Road at I-96 and northbound Novi Road at I-96. Based on the preliminary investigation, the damage appears to have been intentional. It appears the suspect was unsuccessful in removing the northbound camera on Novi Road, as only three of the four mounting bolts had been loosened. The southbound camera only sustained damage to its solar panel.

During a check of other Flock camera locations, officers identified another incident at the westbound Eight Mile Road and Haggerty Road location, where the mounting bolts had been loosened.



2026 WEEKLY CONSTRUCTION UPDATE

October 6 through October 12

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



PROJECT STATUS

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

COUNTY PROJECTS

Project: **NOVI ROAD RECONSTRUCTION/REHABILITATION (8 MILE TO 9 MILE ROADS)**
Prime Contractor: Don's Excavating, Inc.
Start: April 15, 2025
End: September 2, 2026
Consultant: RCOC - In-House Project Management

Description: See attached link to the right for RCOC construction updates [http://www.rcocweb.org/658/Novi Road 8 Mile Road to 9 Mile Road](http://www.rcocweb.org/658/Novi%20Road%208%20Mile%20Road%20to%209%20Mile%20Road)
The Road Commission for Oakland County (RCOC), in partnership with the cities of Novi and Northville, will rehabilitate and reconstruct Novi Road, from 8 Mile to 9 Mile Roads. Phase 1 - relocate utilities (DTE, Consumers, AT&T, etc.) in spring of 2025 - **COMPLETE**; Phase 2 - reconstruct the 'curve' between 8 Mile Road and Allen Drive in summer/fall of 2025 - **COMPLETE**; and **Phase 3 - rehabilitate the remainder of Novi Road from Allen Drive to 9 Mile Road, in 2026. Plans are also to add a continuous center left turn lane throughout the entire section of Novi Road as well as the installation of a High-Intensity Activated Crosswalk or HAWK pedestrian signals, located just north of Gateway Drive.**

Traffic Control/Detours: N/A - Detour map attached as an appendix
Project was completed and fully reopened to traffic on Wednesday, September 2nd.

Work Status:
Project was completed and fully reopened to traffic on Wednesday, September 2nd.

Project: **BASE LANE OR 8 MILE ROAD/CSX RAIL ROAD BRIDGE DECK REPLACEMENT**
Prime Contractor: E.C. Karneffer Co.
Start: March 2, 2026
End: September 18, 2026
Consultant: In-House WCDPS Project Management Staff

Description: See attached link to the right for WCDPS construction updates <http://www.waynecounty.com/departments/publicservices/roads/road-construction-updates.aspx>
The Wayne County Department of Public Services (WCDPS) will be completing the final stage (Stage 3) of construction on 8 Mile Road between Haggerty and Novi Roads which is the bridge rehabilitation and bridge deck replacement at the CSX/Lake State Railway. Stage 1 was the concrete rehabilitation from Haggerty Road to just west of Meadowbrook Road. Stage 2 was completed late last year, milling the existing concrete and placing new asphalt pavement over the top from just west of Meadowbrook Road to the CSX bridge.

Traffic Control/Detours: N/A - Detour map attached as an appendix
Bridge was finally reopened on Saturday, September 19th.

Work Status:
Bridge was finally reopened on Saturday, September 19th.

Project: **12 MILE ROAD REHABILITATION (NOVI ROAD TO FARMINGTON ROAD)**
Prime Contractor: Cadillac Asphalt, LLC
Start: July 13, 2026
End: October 30, 2027
Consultant: Internal RCOC Design and Inspection Staff

Description: [http://www.rcocweb.org/721/12 Mile Road Novi Road to Farmington Road](http://www.rcocweb.org/721/12%20Mile%20Road%20Novi%20Road%20to%20Farmington%20Road)
The Road Commission for Oakland County (RCOC) in cooperation with the cities of Novi and Farmington Hills will be rehabilitating 12 Mile Road from Novi Road to Farmington Road over the course of two years, in four, distinct stages (see attached 'Staging Plan'). Stage 1 will take place this summer on the concrete portion of 12 Mile Road between Novi and Meadowbrook Roads and the asphalt portion between just east of Halsted Road and Farmington Road. The plan is to repair the outer lanes first, then repair the inner lanes.

Traffic Control/Detours: Pg 4 of 5 - Staging plan attached as an appendix
The contractor will maintain at least one lane, in each direction throughout the duration of the first stage.

Work Status:
Stage 1 has been divided into two separate phases. Stage 1A started on July 14th in Farmington Hills, from just east of Halsted Road to Farmington Road milling and paving the existing asphalt along with some spot, curb repairs. Stage 1B (Novi to Haggerty Roads) started on August 18th. The contractor switched over to the inside lanes a couple weeks ago. They expect another 2 to 3 weeks to finish the work planned in Novi for this year.

Project: **GLWA's 14 MILE TRANSMISSION WATER MAIN REPLACEMENT**
Prime Contractor: Ric-Man Construction, Inc.
Start: January 12, 2026
End: August 13, 2026
Consultant: Brown & Caldwell and DLZ Corporation

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

Traffic Control/Detours: N/A - Detour plans attached as an appendix
The contractor fully reopened 14 Mile Road for the full length, on Tuesday, August 4th.

Work Status:
The contractor fully reopened 14 Mile Road for the full length, on Tuesday, August 4th. There is still some replacement trees to plant this fall.

Project: **2026 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM - NOVI ROAD OVER THE CSX RAILROAD**
Prime Contractor: C.A. Hull Construction Company
Start: August 24, 2026
End: September 30, 2026
Consultant: Internal RCOC Design and Inspection Staff

Description: See attached link to the right for RCOC construction updates [http://www.rcocweb.org/658/Bridge Preventative Maintenance](http://www.rcocweb.org/658/Bridge%20Preventative%20Maintenance)
The Road Commission for Oakland County (RCOC) has developed a Preventative Maintenance Program for several of their bridges that does not warrant rehabilitation or replacement. These programs are less intrusive while also extending the usable life of the bridge which is more cost-effective in the long term. One of the bridges selected is the Novi Road bridge over the CSX Railroad tracks, just south of the Main Street/Bond Street intersection.

Traffic Control/Detours: N/A - Detour map is attached as an appendix
The bridge was fully reopened on October 1st.

Work Status:
The bridge was fully reopened on October 1st.

CITY PROJECTS

Project: BECK ROAD RECONSTRUCTION (GRAND RIVER AVENUE TO 11 MILE ROAD)		
Prime Contractor: Dan's Excavating, Inc.		
Start: April 6, 2026		
End: November 1, 2026		
Consultant: AECOM-Great Lakes		
Description: Through MDOT's Local Agency Project office and federal funding program (\$3.4 Million), the City will be reconstructing and widening Beck Road from Grand River Avenue to 11 Mile Road to five lanes. The plan is to first locate and lower the existing 16-inch and 24-inch water mains in order to install a new large diameter culvert under Beck Road, just south of Heritage Drive. The contractor will begin installing a new storm sewer network along the western edge of Beck Road before construction begins on the road widening. There will also be improvements made to the signalized intersection to the hospital and ADA sidewalk upgrades throughout.		
Traffic Control/DeTours:	Pg 5 of 5	- Detour map attached as an appendix
Most of the preparatory work will be performed off the edge of the roadway. Drivers can expect to see minor lane closures or lane shifts under flag control for this work. Once the actual road work begins, Beck Road will be open to southbound traffic only; most northbound traffic will be detoured using 10 Mile, Novi Road, and Grand River Avenue. Local traffic will still be able to use northbound Beck Road north of 10 Mile, all the way to 11 Mile Road.		
Work Status: Construction of the southbound lanes or west half is complete. Main line paving of the northbound lanes is also complete as of late last week. This week, the contractor will begin paving back the individual gaps for driveway openings, half width at a time as well as placing new curb on the extended, northbound lane, and installing new sidewalk on the east side of Beck Road. The contractor is working to have Beck Road reopened the week of October 19th.		

Project: NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)		
Prime Contractor: Merlo Construction Company		
Start: July 27, 2026		
End: September 15, 2026		
Consultant: Spalding DeDecker		
Description: The City will be providing improvements to the center median islands on Novi Road, between 12 Mile and 13 Mile Roads. Improvements will be to deconstruct the current, natural, sunken islands with newly raised, decorative concrete islands along with planter boxes for small bushes and trees.		
Traffic Control/DeTours:	N/A	- Detour map attached as an appendix
All work including new pavement markings and signage is now complete and the work area fully reopened.		
Work Status: All work including new pavement markings and signage is now complete and the work area fully reopened.		

Project: VILLAGE WOOD ROAD RECONSTRUCTION (GRANBROOKE DRIVE TO HAGGERTY ROAD)		
Prime Contractor: Fanson Company, Inc.		
Start: June 8, 2026		
End: September 30, 2026		
Consultant: AECOM-Great Lakes		
Description: The City's contractor, Fanson Company, Inc., will reconstruct Village Wood Road from Cranbrooke Drive to Haggerty Road with new asphalt, concrete curb and gutter, enclosing the ditches, improved storm sewer network, and adding a new, 6-foot wide concrete sidewalk along the north side of the roadway.		
Traffic Control/DeTours:	N/A	- Detour map attached as an appendix
All work is now complete and the roadway was fully reopened on Monday, September 14th.		
Work Status: All work is now complete and the roadway was fully reopened on Monday, September 14th. Over the next month or so, the contractor will continue to perform punch list work and maintain the grass restoration.		

Project: LEE BEGOLE DRIVE & CRESCENT BOULEVARD EXTENSION/CONNECTION		
Prime Contractor: Springline Excavating, LLC		
Start: September 8, 2026		
End: November 30, 2028		
Consultant: OHM-Advisors		
Description: The City has contracted with Springline Excavating to build a realigned, three lane Lee BeGole Drive, beginning with a connection to the existing Crescent Boulevard to the north and a connection with a new roundabout at 11 Mile Road. This segment will be constructed in two phases: (2026) from Crescent Boulevard to just south of the DPW's northern entrance; (Spring of 2027) from just south of DPW's northern entrance to 11 Mile Road. This phasing will allow consistent access at all times, to and from the DPW. This planned construction will also involve the mitigation of the Bishop Creek and installation of a new looped water main along the route. During the construction of the first, northern phase, the recycling center will be CLOSED and access to the Novi Police Gun Range will be from the DPW's south entrance.		
Traffic Control/DeTours:	N/A	- Detour map attached as an appendix
No detours will be necessary during the first, northern phase, of construction. All vehicular access to the DPW will be maintained from 11 Mile Road as normal.		
Work Status: Springline is now preparing to start undercutting the organic soils for the installation of the northern Bishop Creek box culvert. This work is expected to take several weeks. Recycling Center officially closed on Monday, September 21st.		

Project: 2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS		
Prime Contractor: Federal Paving, Inc.		
Start: October 1, 2026		
End: November 15, 2027 (Overall Program Completion)		
Consultant: OHM-Advisors		
Description: This will be the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation, and/or repair) in the following asphalt street developments: Villas of Novi; Camden Court; Meadowbrook Glens; and Stonehenge subdivisions. A full list of streets will be provided on the City's 'Better Roads Ahead' web page once contracts and budgets are finalized.		
Traffic Control/DeTours:	N/A	- detour map attached as appendix
Although, no detours will be necessary for this work, local traffic and directly affected residents should expect delays in access while the contractor is working on their street or directly in front of their homes and driveways. The engineering consultant and contractor will have constant contact with each resident as construction progresses. Parking on the street will not be allowed during actual construction.		
Work Status: A pre-construction meeting was held with the contractor on August 27th. Contractor is planning on starting curb replacements in Saratoga Circle this week and removing existing asphalt after that. Depending on extenuating factors, this may be the only development to have work this construction season. All remaining work will be done next year.		

Project: 2026 NEIGHBORHOOD ROAD PROGRAM - CONCRETE STREETS		
Prime Contractor: Koola-T Construction Corporation		
Start: October 7, 2026		
End: November 15, 2027 (Overall Program Completion)		
Consultant: OHM-Advisors		
Description: This will be the first year of a 2026-27 program whereby the City of Novi will be performing concrete road work (full reconstruction, rehabilitation and/or repair) on the following streets: Argyle Street/Court; Arden Glen Court; Denby Court; Paddington Court; Norfolk Court; Westmont Drive/Court; Emerald Forest Drive; and Avon Court. The contractor will tackle as much of this list as they can this construction season. Whoever can't get done will be pushed to 2027 along with another list of streets.		
Traffic Control/DeTours:	N/A	- Detour map attached as an appendix
No detours will be necessary for this work. Construction will take place on one half of the street at a time and for the most part, traffic flow will be maintained in one direction. Residents located on the half being worked on will need to find another location to park vehicles as no access will be provided during this time. The consulting engineer and contractor will be in constant contact with those affected residents.		
Work Status: The contractor will begin removals and replacements on Paddington Court and Norfolk Court in the Bradford of Novi subdivision the week of October 12th.		

CITY PROJECTS

Project: CEDAR SPRING ESTATES WATER MAIN LINING

Prime Contractor: FER-PAL Construction USA, LLC
Start: June 15, 2026
End: October 9, 2026
Consultant: OHM-Advisors

Description:

The Cedar Spring Estates subdivision has experienced numerous water main breaks over the last decade due to corrosion and deterioration of the existing ductile iron pipe. Instead of a full replacement of the water main which would involve significant excavation and disturbance to the adjacent lands and roadways, the City will be undertaking a placement of a cured-in-place pipe (CIPP) lining of approximately 5,000 feet of 8-inch and 600 feet of 12-inch water main. The project will also involve the replacement of existing valves and hydrants. A temporary water service will be provided to the residents prior to and during construction.

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

Depending on the locations of work which will vary, there may be some minor lane closures, but two-way traffic will be maintained at all times.

Work Status:

All of the water main lining, CCTV, chlorination, testing, and final connections have been completed. The contractor finished pouring the remainder of concrete last week and placed the remaining asphalt patches this week. Next week, the contractor will complete the irrigation fixes and grass restoration. For the most part, the entire project should be complete by the end of the week.

Project: SOUTHWEST WATER MAIN LOOP (BECK, 8 MILE & NAPIER)

Prime Contractor: TBD
Start: October 7, 2026
End: May 15, 2027
Consultant: OHM-Advisors

Description:

The 2014 Water Master Plan Update identified a large area of the southwest quadrant of the City as having low or insufficient water pressure and fire protection. Therefore, this project will expand the "Island Lake Pressure District" by providing a 'looped' water main connection between 8 Mile Road, Napier Road, 10 Mile Road, and Beck Road. The project will involve constructing approximately 16,800 feet of 12-inch ductile iron water main between 8 Mile Road and 10 Mile Road, through the ITC Sports Park, along Beck Road, and Napier Road.

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

No detours will be necessary for this project, but will involve a moving or 'rolling' lane closure as the work progresses along the roadway. The lane closures will be protected along with flagging personnel.

Work Status:

A pre-construction meeting will be held this week where the contractor will share their schedule moving forward.

Project: MAIN STREET SIDEWALK, LIGHTING & ROAD IMPROVEMENTS (GRAND RIVER AVENUE TO NOVI ROAD)

Prime Contractor: TBD
Start: May 1, 2027
End: August 15, 2027
Consultant: AECOM-Great Lakes

Description:

In cooperation with the Corridor Improvement Authority (CIA), the City is moving forward with a plan to make significant improvements to the existing sidewalk, lighting, and road pavements on both the east/west and north/south portions of Main Street from Grand River Avenue to Novi Road.

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

No detours will be necessary for this project, but may involve small, distinct lane closures at the specific work areas. The lane closures will be protected with traffic cones and barrels along with flagging personnel while the work is actively in progress.

Work Status:

Bids have been received and will be awarding a contract to the lowest bidder on the first Council meeting in October. Construction is slated for early spring of 2027.

Project: OLDE ORCHARD STREET (GRAND RIVER AVENUE TO 10 MILE ROAD) - CONCRETE REPLACEMENT

Prime Contractor: GM & Sons, Inc./Scodeller
Start: September 15, 2026
End: October 2, 2026
Consultant: DPW Engineering - In-House

Description:

As part of the City of Novi's annual concrete replacement maintenance contract, the contractor will be removing and replacing sections of concrete roadway throughout Olde Orchard Street from Grand River Avenue to 10 Mile Road. This work will be pursued on one-half of the street at a time. All resident and business access points interrupted during construction will be informed and maintained at all times.

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

All work was completed on October 2nd and the roadway was fully reopened.

Work Status:

All work was completed on October 2nd and the roadway was fully reopened.

Project: ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS

Prime Contractor: L.J. Construction Company
Start: April 25, 2026
End: October 2, 2026
Consultant: AECOM-Great Lakes

Description:

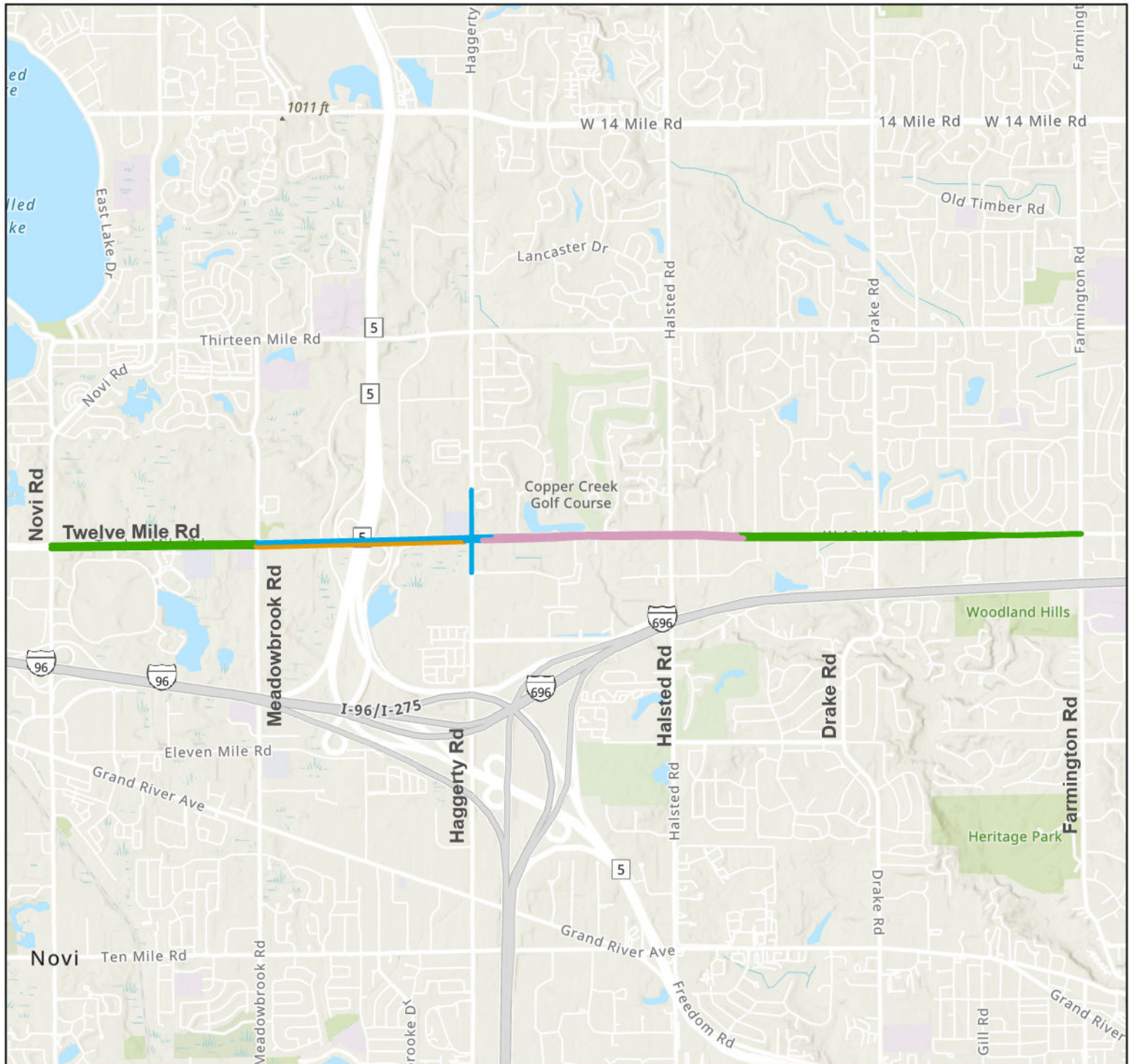
Through MDOT's Local Agency Project office and federal funding program through SEMCOG (\$230,000), the City will be constructing a pathway between the existing ITC Trail and Bosco Fields Park. Construction will involve the placement of a hot-mix asphalt shared use path from the existing ITC Trail, south of 11 Mile Road, easterly to Bosco Fields Park, connecting to Beck Road, including approximately 600 feet of a 14-foot-wide boardwalk.

Traffic Control/Detours: N/A - Detour map attached as appendix

All work was completed on October 2nd.

Work Status:

All work was completed on October 2nd. The contractor will continue to monitor and refresh the grass restoration as necessary.



Staging Plan

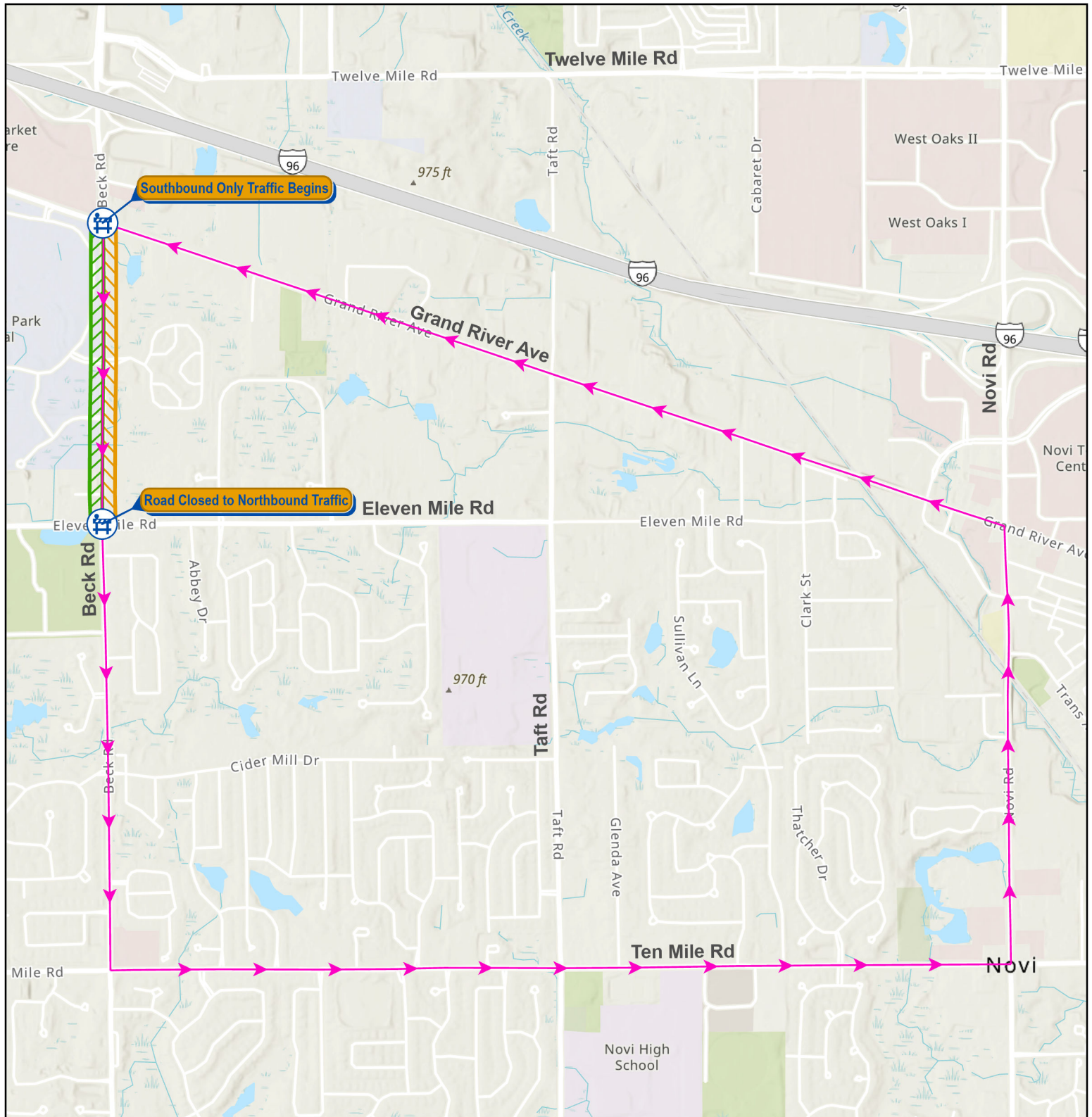
- Stage 1 (Summer 2026): Novi Rd to Meadowbrook Rd & Investment Dr to Farmington Rd
- Stage 2 (Fall 2026): Eastbound from Meadowbrook Rd to Haggerty Rd
- Stage 3 (Spring & Summer 2027): Westbound from Meadowbrook Rd to Haggerty Rd & Haggerty Rd Intersection
- Stage 4 (Fall 2027): Haggerty Rd to Investment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



Twelve Mile Rd Rehabilitation Novi Rd to Farmington Rd



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



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

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

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



Beck Road Widening 11 Mile Rd to Grand River Ave

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



Map Print Date: 7/15/26
Map Author: J. Gartha

MEMORANDUM



TO: NOVI CITY COUNCIL MEMBERS
FROM: JAN C. ZIOZIOS, CITY ASSESSOR
SUBJECT: CERTIFICATION OF DELINQUENT ASSESSMENT
ROLL FOR WALLED LAKE IMPROVEMENT BOARD
DATE: OCTOBER 1, 2026

Please be advised that pursuant to the Section 30917 of the State of Michigan Natural Resources and Environmental Protection Act (PA 451 of 1994) and paragraph 6 of Resolution #5 of the Walled Lake Improvement Board, I am required to notify you of the delinquencies on the above referenced special assessment roll. MCL 324.30917 states in part:

"If the treasurer reports as delinquent any assessment or part of an assessment, the lake board shall certify the delinquency to the assessing official of each local unit of government, who shall reassess, on the annual tax roll of the local unit of government of that year, in a column headed "special assessments", the delinquent sum, with interest and penalties to September 1 of that year, and an additional penalty of 6% of the total amount."

Attached is a letter dated September 30, 2026 from Ms. Megan Mikus, Secretary/Treasurer of the Walled Lake Improvement Board regarding the 2024 delinquent assessment amount and the accrued penalties. The letter and attached delinquent SAD roll states the Lake Board has certified the delinquent tax roll in the amount of \$3,054.94, having a principal balance of \$2,802.75 and penalty/interest in the amount of \$252.19. The delinquent roll includes 19 parcels in the City of Novi.

Therefore, I hereby notify you that the Lake Board has certified the above referenced delinquent roll in the amount of \$3,054.94, which includes penalty/interest in the amount of \$252.19. I, as Assessor for the City of Novi, only need to report this delinquency to the City Council, and this does not require any action by City Council.

If you have any questions about this matter, feel free to contact me.

Attachments:

- Certification letter from Ms. Mikus
- 2025 Walled Lake Improvement Board Special Assessment Delinquent Roll for the City of Novi
- Resolution #6 Confirming Assessment Roll 2026 - 2030

**WALLED LAKE IMPROVEMENT BOARD
c/o CITY OF NOVI
26300 LEE BEGOLE DRIVE
NOVI, MI 48375**

VIA EMAIL ONLY

September 30, 2026

Jan Ziozios, City Assessor
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Re: Certification of Delinquent Assessments
Walled Lake Improvement Board

This letter is to notify you that the Walled Lake Improvement Board has approved at our September 22, 2026 meeting to certify the 2025 delinquent assessments reported by the City of Novi for 26 parcels (attached).

The Lake Board is required by paragraph 6 of Resolution #6 (attached) to certify the delinquency to the City Assessing Official for the City in which the property is located, who shall then report the delinquency to the City Council in which the property is located to reassess on the City's annual tax roll of that year the delinquent sum and accrued interest (0.5% per month since February 16, 2026) plus an additional penalty of 6% of the total amount reported.

Please forward the copy of the delinquency report provided to your City Council to the Walled Lake Improvement Board for our records. Please contact me with any questions.

Sincerely,

WALLED LAKE IMPROVEMENT BOARD



Megan Mikus
Secretary/ Treasurer

Attachments via email:

2025 Walled Lake Improvement Board Special Assessment Delinquent Roll from the City of Novi
Resolution 6 Confirming Assessment Roll 2025-2029

cc: Tina Glenn, Novi Deputy City Treasurer
Tina Miller, Lake Board Chairperson

STATE OF MICHIGAN

COUNTY OF OAKLAND

WALLED LAKE IMPROVEMENT BOARD

WALLED LAKE IMPROVEMENT BOARD SPECIAL ASSESSMENT DISTRICT

RESOLUTION CONFIRMING ASSESSMENT ROLL

R E C I T A T I O N S:

It has been determined that the Walled Lake Improvement Board will implement a renewed five-year aquatic weed control program for Walled Lake (the Project).

The Project is intended to make annual improvements to Walled Lake for the years 2026, 2027, 2028, 2029 and 2030 for the benefit of the properties identified in Exhibit 1, which properties together shall constitute The Walled Lake Improvement Board Special Assessment District, hereinafter referred to as the “Lake Board SAD”, and for administrative purposes to be known as SAD 185 in the City of Novi and SAD 175 in the City of Walled Lake.

Plans for the Project, the estimated cost of the Project, and the special assessment district boundaries were approved by Resolution of the Walled Lake Improvement Board following a public hearing on November 5, 2009, and the Project is renewed for another five-year period commencing in 2026. The Lake Board resolution further directed the Assessors for the City of Novi and for the City of Walled Lake to prepare a proposed assessment roll.

In accordance with the direction of the Walled Lake Improvement Board, the City Assessors have prepared a proposed special assessment roll allocating the total cost of the Project to the property within the Lake Board SAD and the Assessors have filed such roll with the Lake Board.

A public hearing to review the proposed special assessment roll was set and duly noticed in accordance with law for the purpose of hearing objections to the proposed assessment roll.

The public hearing was conducted in accordance with the notice, and the Walled Lake Improvement Board determined that it would be appropriate to approve and confirm the proposed assessment roll.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The special assessment roll for the Walled Lake improvement Board Project, the Lake Board SAD, in the total amount of \$519,986.31 (\$103,997.26 annually for years 2025 through 2029), attached as Exhibit 1 to this resolution, shall be and is hereby adopted and confirmed, and shall be collected from the properties benefited within the Lake Board District.

2. The Walled Lake Improvement Board Secretary/Treasurer is directed to endorse on the assessment roll the date of this confirmation.

3. All amounts of an assessment shall be assessed against each parcel of land in the Lake Board SAD as described on the Special Assessment Roll (Exhibit 1) to be due and payable in five installments, the first to be due on the **16th** day of **February, 2026**, and the several subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the first installment.

4. Any portion of an assessment which has not been paid on or before the **1st** day of **September** of the tax year in which it becomes due shall be reported to the City Council for the City in which the property is located for reassessment upon that City's tax roll, including a six percent administration fee.

5. The Clerks for the Cities of Novi and Walled Lake are directed to attach their warrants as required by law to the roll and to direct the roll, with their warrants attached, to the respective City Treasurer. The City Treasurer for the Cities of Novi and Walled Lake shall thereupon collect the special assessment from those properties listed in Exhibit 1 which are located within

each City's jurisdiction in accordance with the terms of this Resolution, the warrant, and the statutes of the State of Michigan.

6. If the City of Novi or the City of Walled Lake Treasurer reports as delinquent any assessment or part of an assessment on a property located within its jurisdiction, the Lake Board shall certify the delinquency to that City's Assessing official, who shall reassess on that City's annual tax roll of that year the delinquent sum plus a six percent administrative fee, and additional penalties as provided by law.

AYES: Miller, O'Rourke, Smiley, Mikus, Warren
NAYS:
ABSTENTIONS:
ABSENT:

CERTIFICATION

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Walled Lake Improvement Board located within the Cities of Novi and Walled Lake at a meeting duly called and held on the 7th day of August, 2025.

WALLED LAKE IMPROVEMENT BOARD

BY: Megan K. Mikus
MEGAN MIKUS, SECRETARY-TREASURER

10044132.1

Exhibit 1

City of Novi, Delinquent Lake Board Assessment

SAD 185A

Parcel # Owner	Principal 2025 Delinquent Balance	1/2 % per month Penalty	Additional 6% Penalty	City of Novi Total Installment
50-22-02-151-058 KERNEN, CAROL J. TRUST	\$ 309.12	\$ 9.27	\$ 18.55	\$ 336.94
50-22-02-176-011 MEYERS, DEBRA JEAN	\$ 41.22	\$ 1.24	\$ 2.47	\$ 44.93
50-22-02-177-043 LEVY, REUBEN & JILL	\$ 41.22	\$ 1.24	\$ 2.47	\$ 44.93
50-22-02-327-007 YOUNG, MARTIN	\$ 206.08	\$ 6.18	\$ 12.36	\$ 224.62
50-22-02-327-014 LEVY, JILL TRUST	\$ 206.08	\$ 6.18	\$ 12.36	\$ 224.62
50-22-02-327-022 LEVY, JILL TRUST	\$ 206.08	\$ 6.18	\$ 12.36	\$ 224.62
50-22-02-355-010 CHAMPAGNE, DAVID M	\$ 206.08	\$ 6.18	\$ 12.36	\$ 224.62
50-22-02-355-011 CHAMPAGNE, DAVID	\$ 206.08	\$ 6.18	\$ 12.36	\$ 224.62
50-22-03-128-005 RAISANEN, NATHAN	\$ 41.22	\$ 1.24	\$ 2.47	\$ 44.93
50-22-03-152-015 HATCHIGIAN, MARK & KATHY L	\$ 41.22	\$ 1.24	\$ 2.47	\$ 44.93
50-22-03-153-028 THORPE, DONNA	\$ 41.22	\$ 1.24	\$ 2.47	\$ 44.93
50-22-03-154-013 O'REILLY, DARBY J & NANCY C	\$ 41.22	\$ 1.24	\$ 2.47	\$ 44.93
50-22-03-155-020 COON, RONALD	\$ 206.08	\$ 6.18	\$ 12.36	\$ 224.62

50-22-03-201-001 PRIOR, JOHN M	\$	41.22	\$	1.24	\$	2.47	\$	44.93
50-22-03-329-004 GOMEZ, REBECA M. DELGADO	\$	206.08	\$	6.18	\$	12.36	\$	224.62
50-22-03-330-006 ANTOUNPOUR, CLAUDINE	\$	206.08	\$	6.18	\$	12.36	\$	224.62
50-22-03-379-013 ASHBAUGH, MARK	\$	41.22	\$	1.24	\$	2.47	\$	44.93
50-22-03-380-005 UNGER, KRISTEN	\$	41.22	\$	1.24	\$	2.47	\$	44.93
50-22-03-383-010 WATTERSON, DAVID	\$	20.61	\$	0.62	\$	1.24	\$	22.47
50-22-03-404-009 NAPIERALA, HALINA	\$	206.08	\$	6.18	\$	12.36	\$	224.62
50-22-03-453-007 SIMMONS, NANCY J	\$	41.22	\$	1.24	\$	2.47	\$	44.93
50-22-03-453-019 ZIEGLER, CHRISTINA	\$	41.22	\$	1.24	\$	2.47	\$	44.93
50-22-03-455-005 BATES, KEVIN & RENEE	\$	41.22	\$	1.24	\$	2.47	\$	44.93
50-22-03-481-011 KOZELL PROPERTIES LLC	\$	41.22	\$	1.24	\$	2.47	\$	44.93
50-22-03-483-006 VANSTEENBURG, MICHAEL	\$	41.22	\$	1.24	\$	2.47	\$	44.93
50-22-04-429-017 WALLACE, LEQUANA & SAMUEL D	\$	41.22	\$	1.24	\$	2.47	\$	44.93
	\$	2,802.75	\$	84.11	\$	168.08	\$	3,054.94

14 Mile Water Main Project Open Houses

Drop in to one of GLWA's project open houses in the impacted communities to meet the 14 Mile team and learn more about timelines, traffic impacts, and new inspection technologies surrounding the project.

WEDS, OCT 7TH

The Hawk, Farmington Hills
5:30 PM – 7:30 PM

THURS, OCT 8TH

**The Costick Center,
Farmington Hills**
3:30 PM – 5:30 PM

MON, OCT 12TH

**West Bloomfield Civic
Center, West Bloomfield Twp**
5:30 PM – 7:30 PM

THURS, OCT 15TH

**Lakeshore Park Community
Building, Novi**
5:30 PM – 7:30 PM



[GLWATER.ORG](https://glwater.org)

Project hotline: **313-237-7900**



GLWA
Great Lakes Water Authority



14 Mile Road Water Main Replacement & Monitoring Project

FAQs

October 2026

What is the main purpose of the 14 Mile Road Water Main project?

The main purpose of this project is to greatly increase the reliability and resiliency of the pipeline along 14 Mile Road, which services many communities in southern Oakland County. The project will occur in two phases and will not only replace approximately three miles of transmission main along 14 Mile Road that has seen multiple failures within the last decade, it will also inspect about three miles of pipe, make any repairs resulting from the inspection, and then install an Acoustic Fiber Optic (AFO) monitoring system in the inspected three miles of pipe to allow for the continuous real-time monitoring of the pipeline's condition.

When will the project begin?

The work is being done in two phases. Construction on Phase One, or the direct replacement of pipe, is expected to begin in November 2026.

Phase Two, or the inspection and renewal of pipe and the installation of AFO, will not begin until after the completion of Phase One. Phase Two is anticipated to begin in 2028.

When is the expected project completion?

Phase One pipe work is expected to be completed in January 2028 with restoration completing in spring 2028. It is anticipated that Phase Two will be completed by the end of December 2028.

What are the phases of the project?

Phase One

- Replaces over three miles of 48-inch prestressed concrete cylinder pipe (PCCP) with 54-inch steel pipe; This segment of pipe is located along 14 Mile Road from just west of Haggerty Road to just east of Farmington Road;

Phase Two

- Involves the:
 - Inspection of three miles of 54-inch PCCP along 14 Mile Road from just east of Farmington Road to GLWA's Franklin Pump Station, which is located on Inkster Road, just north of 14 Mile Road;
 - Renewal of pipe segments identified during inspection, if any;
 - Installation of an Acoustic Fiber Optic (AFO) Monitoring System within the entire three-mile segment of PCCP.

What is AFO and why is it important to the project?

AFO stands for Acoustic Fiber Optic, which is a technology that allows for continuous monitoring of underground prestressed concrete cylinder pipelines (PCCP). Over the lifetime of PCCP pipes, the steel wire strands that provide structural integrity to the pipe will break or fail, lowering the structural integrity of the pipe segment. By installing AFO cable inside of the pipeline, the system can "hear" the vibrations caused by the wire-breaks. Documenting when and where these wire-breaks occur will provide GLWA with the information to continually monitor the condition of the pipeline and proactively make repairs on pipes before a main breaks and causes the significant disruptions that have occurred in the last seven years.

An AFO monitoring system will be installed within the inspected and renewed three-mile section of 48-inch PCCP main along 14 Mile from Farmington Road to GLWAE's Franklin Pumping Station on Inkster Rd.

Will traffic be impacted?

Yes, traffic impacts will occur throughout the duration of the project, with the largest impacts taking place during installation of the new 54-inch steel main between M-5 and Farmington Road.

To allow for safe construction of the new pipeline, we anticipate the need to restrict traffic to one-way along 14 Mile for local traffic only. GLWA will ensure that access to homes and businesses is always provided throughout the construction. Notifications of traffic updates and detour routes will be provided to impacted residents well in advance of the traffic control measures going into effect.

Will my water be impacted by the construction?

GLWA does not expect that there will be any impact to water service during this project.

How much will this project cost?

GLWA will be investing approximately \$81 million into this critical water infrastructure improvement.

What else has GLWA done to build resiliency in this area of the regional system?

In 2022, GLWA installed a parallel 24-inch main on 14 Mile west of M-5 and just recently completed the emergency replacement of the 42-inch main on 14 Mile west of M-5, which provides water to Novi, Commerce Township, Walled Lake, and Wixom. In 2024, GLWA completed the 14 Mile redundancy loop project which connects its 8 Mile transmission main to its 14 Mile Road transmission main.

How can I find regular updates regarding the work on 14 Mile Road?

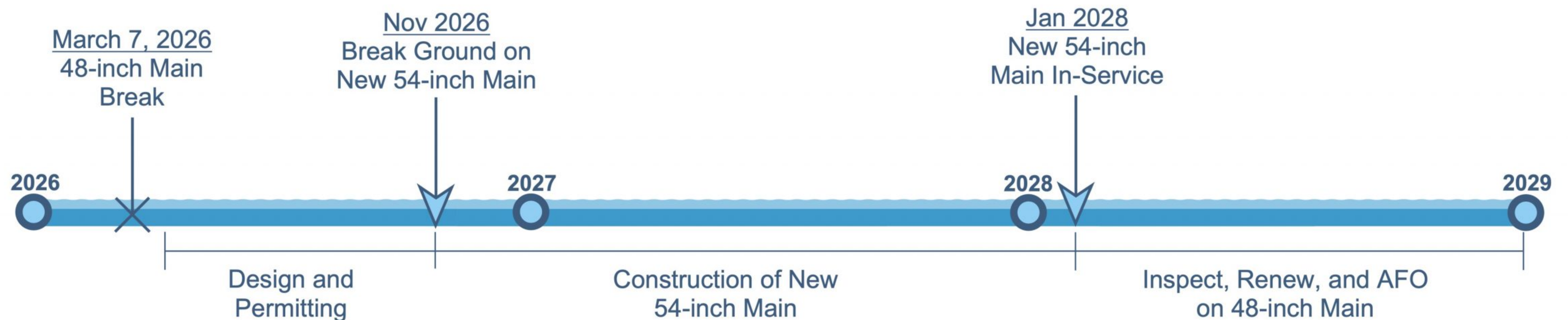
The project team will be releasing regular updates on the GLWA website ([glwater.org](https://www.glwater.org)) and the GLWA social media accounts. Once construction begins, GLWA will host a series of community engagement events in the impacted communities to meet with residents and businesses.

In addition, GLWA has set up a project hotline to address any imminent concerns. The project team can be reached through the 14 Mile hotline at 313-237-7900.

You can view project updates and information at <https://www.glwater.org/cip-project/14-mile-replacement-project/> or by scanning the QR code below.



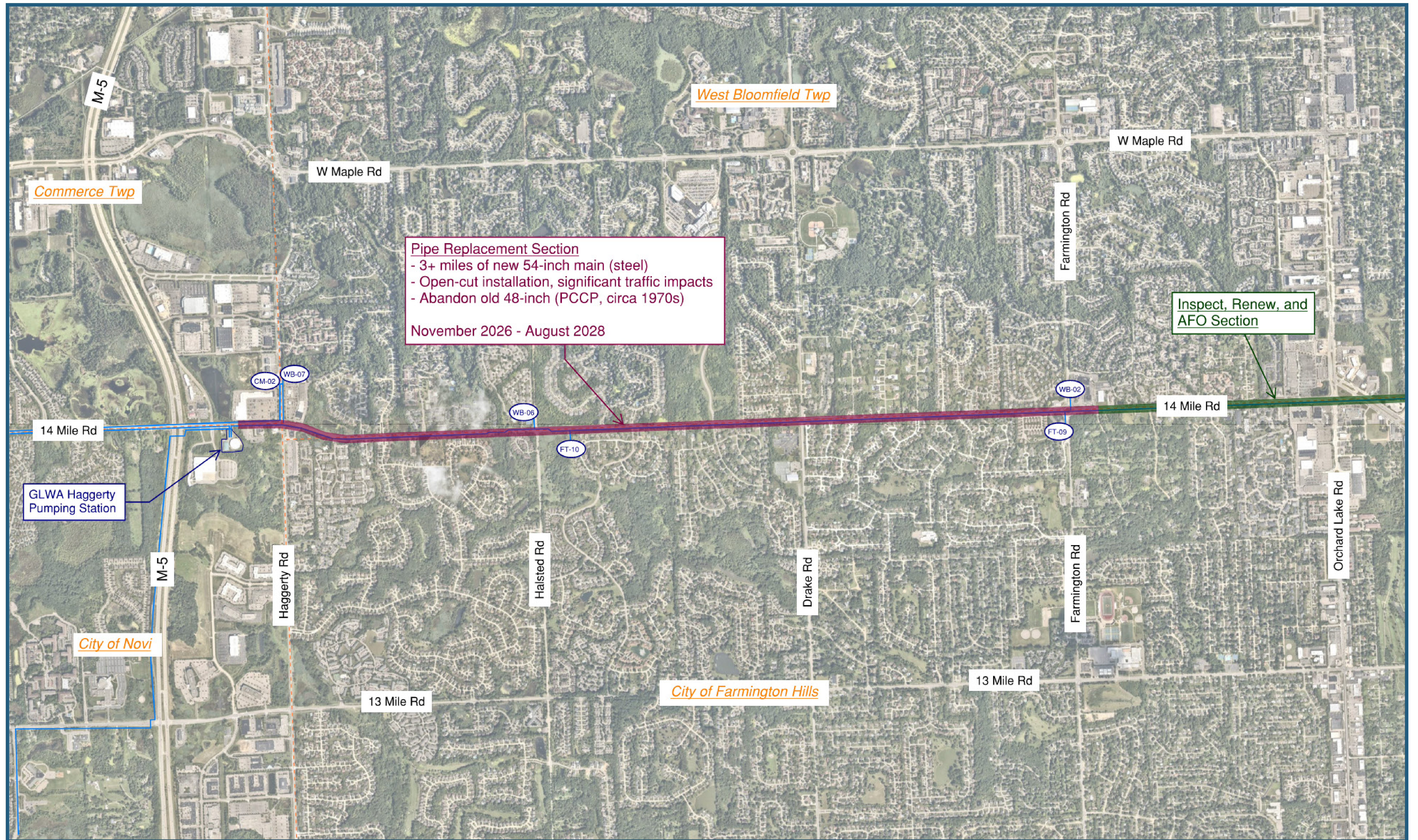
14 Mile 48"/54" Pipe Replacement, Inspection, Renewal, and AFO Installation Project Timeline





14 Mile Road Water Main Replacement and Monitoring Project

Acoustic Fiber Optic (AFO) Section



14 Mile Road Water Main Replacement and Monitoring Project

Pipe Replacement Section