



CITY OF NOVI
Administrative ePacket
September 25, 2025

Council Action/Attention

[Plante Moran Realpointe Update](#)

Departmental Updates

[The Buzz Report](#)

[Public Safety Year-to-Date Statistics Report](#)

For Your Information

[RRRASOC September eNewsletter](#)



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #33

As of:

9/24/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – September 2025)

PMR Procurement Activities

- ~~FAC interviewed two A/E firms on 9/15. Both firms were acceptable. Per FAC direction, PMR will negotiate fees and scope with one (or both) firms for all (or a portion of) the design scope of the public safety project.~~
- On 9/22, Novi CC approved FAC recommendation for PMR to negotiate with both A/E firms. PMR met with these firms on 9/24 and will be receiving revised terms this week or early next. Anticipated CC award date is October 6.
- City Admin and PMR interviewed 3 CM firms on 9/24.

Upcoming Activities

PMR Procurement Activities-

- PMR/City interviews of CM firms took place on 9/24. FAC interview of two finalists will occur on 10/21, with a final CM award recommendation to be made at a November City Council meeting (tentative).

Governance

- PMR preparing governance documents clarifying roles and responsibilities for City Council, City Admin, PMR and other third parties as project moves forward.
- A draft will be circulated to City Administration for comments/feedback the week of ~~9/15~~ 9/22 or 9/30.
- Once approved by City Admin, a draft will be sent to the FAC as a future committee discussion item.
- City Council's anticipated approvals consist of 1) Owner's Rep; 2) A/E firm; 3) CM firm; 4) Technology firm; 5) Governance Documents/Program budget; 6) Schematic design; 7) Design development; 8) Furniture vendor; 9) Contractor bid packages; 10) Change orders in excess of \$100,000 and/or change orders that exceed project contingency or program budget.

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 all three sites and to begin coordinating site analysis.

City of Novi Road Project

- Approx. \$20 million, which includes property acquisition and utilities
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line; if not, City/OHM coordination needed with road project to ensure PSB and FS project sites are ready with utilities.

Procurement and Contracts

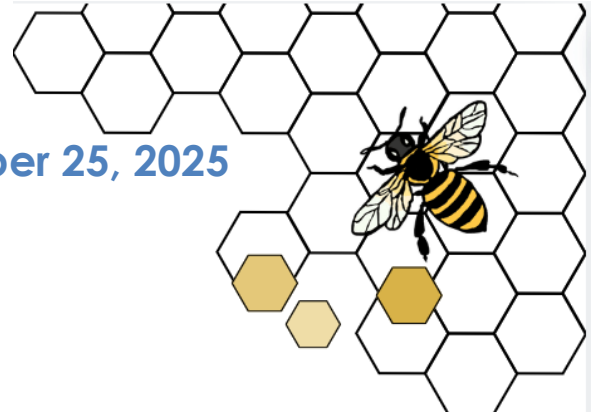
- Intent is to award A/E on ~~September or~~ October 6 and CM in ~~October~~ November, with one year of design leading to a package for bid in Fall 2026 and construction in 2027.
- Site work/land clearing to occur 3rd Quarter 2026
- PMR working with PFM to further refine construction timeline in response to alternate bond issuance timeline(s).
- PMR to submit a contract amendment reaffirming Owner's Representation scope of services and site responsibilities in addition to project budget. No new terms or fees are being presented to the city.

Next PMR/City Administration meeting is 10/6/25

Agenda will include setting regular design meetings with the City and the A/E firm(s), governance, CM interviews with FAC on 10/21 and approval of A/E contract(s) by the CC at that night's meeting.

Buzz Report

September 25, 2025



Hot Topics:

- **[Boil Water Advisory/GLWA Transmission Main Break](#)**

- **Shawood Lake Island Structure Demolition**

Bids for demolishing the structure on the recently purchased Shawood Lake island are due today, Thursday, September 25, at 2:00 p.m. The bids will be presented to City Council soon, with demolition anticipated in late fall.

- **State Budget Possible Shutdown**

With the deadline for the legislature to pass a budget looming, the possibility of the state government shutting down non-essential services is a reality. This [article does a good job](#) of looking back at what happened previously.

- **Scam Alert**

We're seeing an uptick in impersonation emails targeting board/committee applicants, most recently, the Zoning Board of Appeals, where scammers pose as City staff and solicit payment. The City of Novi will never request payment via wire, gift cards, or cryptocurrency. We are monitoring this with IT and, as a mitigation step, will begin scrubbing personal email addresses from public packets and tightening how contact info is displayed. Please direct constituents to use official City payment channels only and forward any suspicious messages to the IT Help Desk (helpdesk@cityofnovi.org); do not reply to the sender.

- **Village Wood Lake**

Village Wood Lake has been experiencing algae blooms for several weeks. The Village Oaks HOA maintains both lakes in the subdivision with an annual aquatic treatment program, one of which the HOA indicated was made earlier this month. The HOA has stated that drought conditions and a lack of water movement in the lake are contributing to the increase in algae. City staff also agree with this assessment, and EGLE does not feel any additional follow-up is necessary at this time. Staff has provided the HOA with contacts for aquatic treatment services if they would like to seek another opinion as well as educational brochures containing tips for maintaining healthy waterfronts that can be shared with residents.

- **ITC Restrooms Closed**

Ongoing plumbing problems causing back up and overflow at the ITC Community Sports Parks have been found to be primarily caused by insufficient slope going out to the first main connection point. The restrooms will remain closed until such time as the repairs have been completed. Signs and barricades have been posted at each of the restroom doors and Port-A-Johns have been placed, including a handicap accessible unit.

Development Project Updates:

Map of Development projects

- **CAVA Restaurant (Former Boston Market) -**

A popular fast-casual Mediterranean restaurant is under construction at the Novi Town Center, in the former location of Boston Market. The brand's first location in Michigan recently opened in [Canton](#). At this stage all necessary permits have been issued and inspections through the "rough" construction phase have been approved.

- **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.

<https://cityofnovi.org/media/ryra1v4p/241211jsp19-34.pdf>

- **Culvers** - Novi Road and West Oaks

Building and site improvements underway

*Estimated Completion Date: **Late 2025***

- **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, next to ZBA.

Estimated Completion Date: Unknown

- **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/qyrm1axj/241216matter6.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>

- **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 previous 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)

- **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 for approval at

this time. 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
Permits have been issued, foundations are in, and the building shell is enclosed.
*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: **Fall 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. A preliminary site plan was submitted for review in late May. Subsequent reviews underway.
*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 foot 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~~ **Fall 2025***

Frequently Asked Questions:

None at current

Novi Public Safety

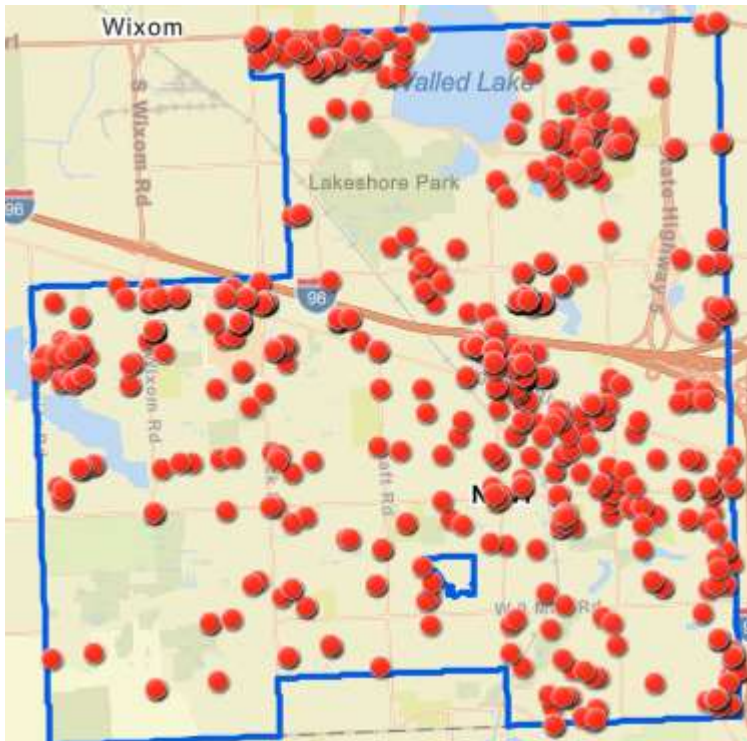
Police and Fire Departments 2025 v. 2024 Year-to-Date Statistics
January – August

September 2025

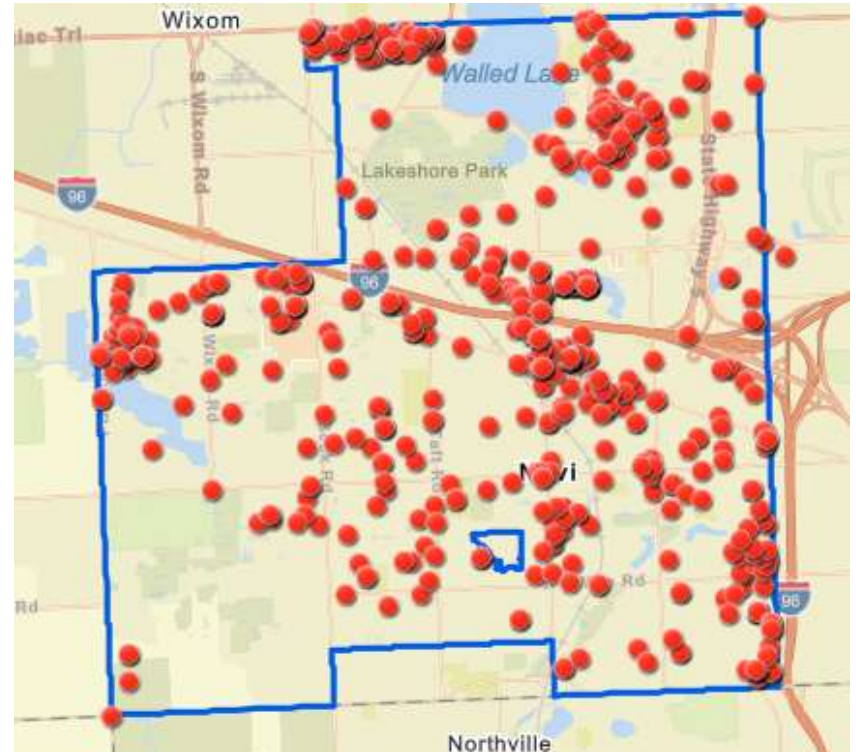


Part A Crimes by Location

2025



2024



PART A CRIMES

Description	25 YTD	24 YTD	23 YTD	Arrests/ Multiple 25 YTD	Arrests/ Multiple 24 YTD	Arrests/ Multiple 23 YTD	% Cleared 25 YTD	% Cleared 24 YTD	% Cleared 23 YTD
Murder	0	1	0	0	0	0	0.00%	0.00%	0.00%
Negligent Homicide	0	0	1	0	0	0	0.00%	0.00%	0.00%
Kidnapping/Abduction (Parental)	1	0	0	0	0	0	0.00%	0.00%	0.00%
Crim. Sexual Conduct	4	8	6	3	6	5	75.00%	75.00%	83.33%
Robbery	1	1	2	1	0	1	100.00%	0.00%	50.00%
Assault (Aggravated)	34	28	28	31	26	24	91.18%	92.86%	85.71%
Assault (Non-Aggravated)	159	162	177	131	152	172	82.39%	93.83%	97.18%
Threats/Stalking	25	17	17	14	12	12	56.00%	70.59%	70.59%
Arson	0	0	0	0	0	0	0.00%	0.00%	0.00%
Extortion	0	1	0	0	1	0	0.00%	100.00%	0.00%
Burglary	15	21	18	8	10	5	53.33%	47.62%	27.78%
Larceny	76	103	176	25	25	25	32.89%	24.27%	14.20%
Motor Vehicle Theft	22	39	57	10	14	9	45.45%	35.90%	15.79%
Forgery/Counterfeiting	10	6	5	3	5	2	30.00%	83.33%	40.00%
Fraud	67	50	67	23	19	14	34.33%	38.00%	20.90%
Retail Fraud	112	159	163	64	94	118	57.14%	59.12%	72.39%
Embezzlement	19	10	18	16	10	14	84.21%	100.00%	77.78%
R&C Stolen Property	4	2	2	4	2	1	100.00%	100.00%	50.00%
Vandalism	31	29	54	14	12	10	45.16%	41.38%	18.52%
Narcotics	31	36	20	30	33	18	96.77%	91.67%	90.00%
Obscenity	1	0	0	0	0	0	0.00%	0.00%	0.00%
Gambling	0	0	0	0	0	0	0.00%	0.00%	0.00%
Prostitution & Vice	2	1	0	1	1	0	50.00%	100.00%	0.00%
Weapons	26	11	20	25	11	19	96.15%	100.00%	95.00%
Animal Cruelty	1	2	0	0	2	0	0.00%	100.00%	0.00%
Total Part A Incidents	641	687	831	403	435	449	62.87%	63.32%	54.03%

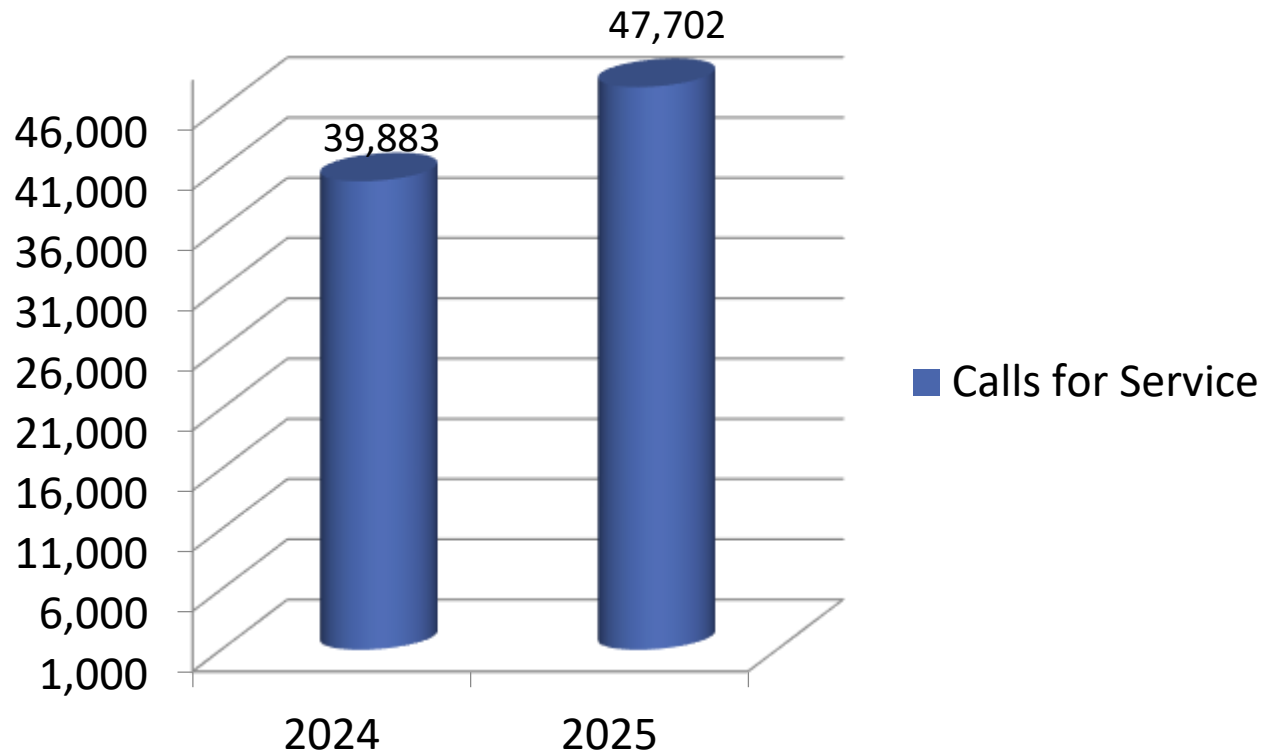
Compared to Previous Year: ↓ 6.70%

↓ 0.71%

Violent Crimes	40	38	37	35	32	30			
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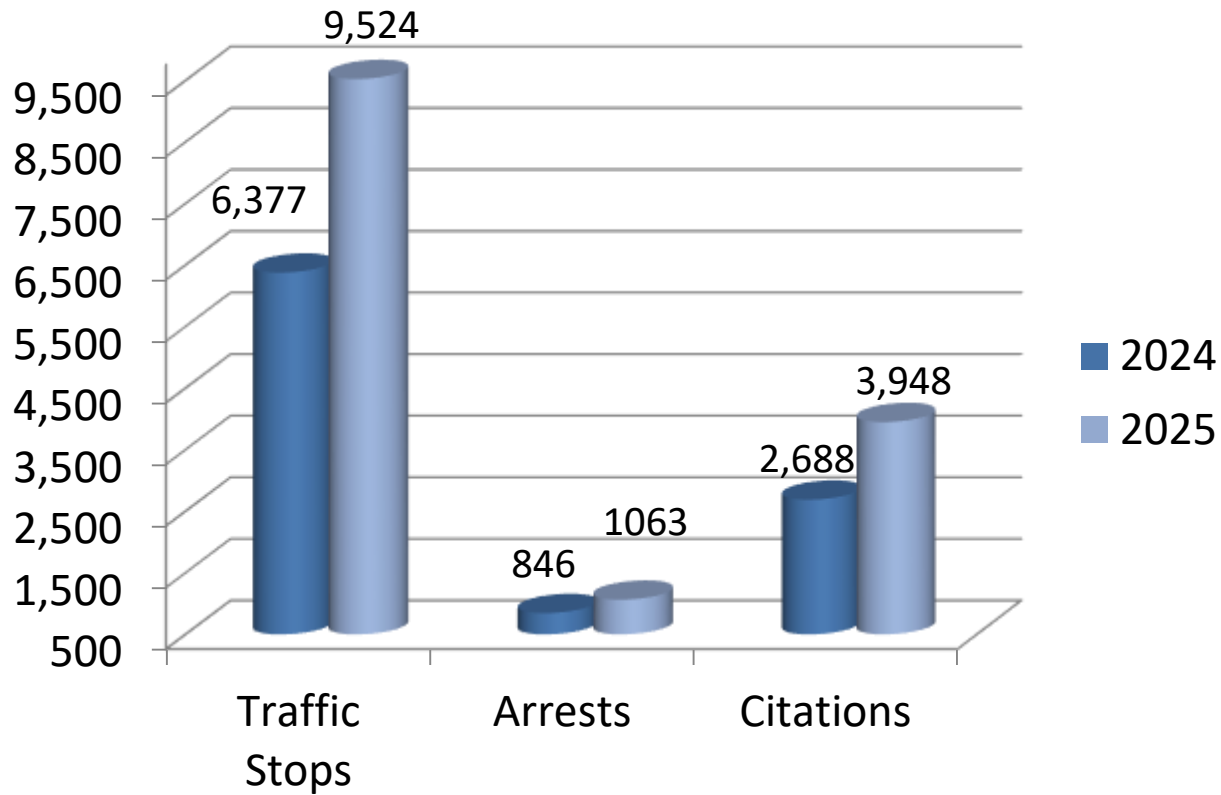
Police Total Calls for Service*



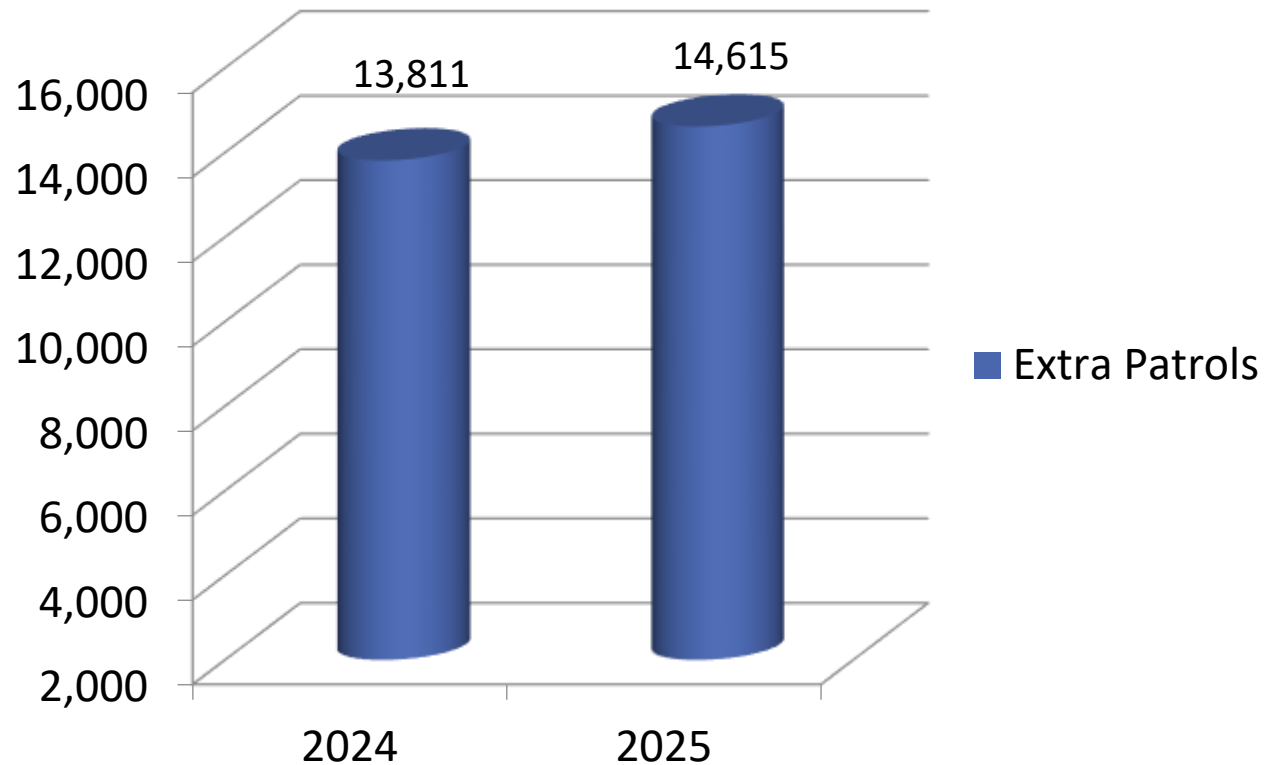
*includes all traffic stops, self initiated activity, routine and priority calls for service, etc.



Officer Productivity



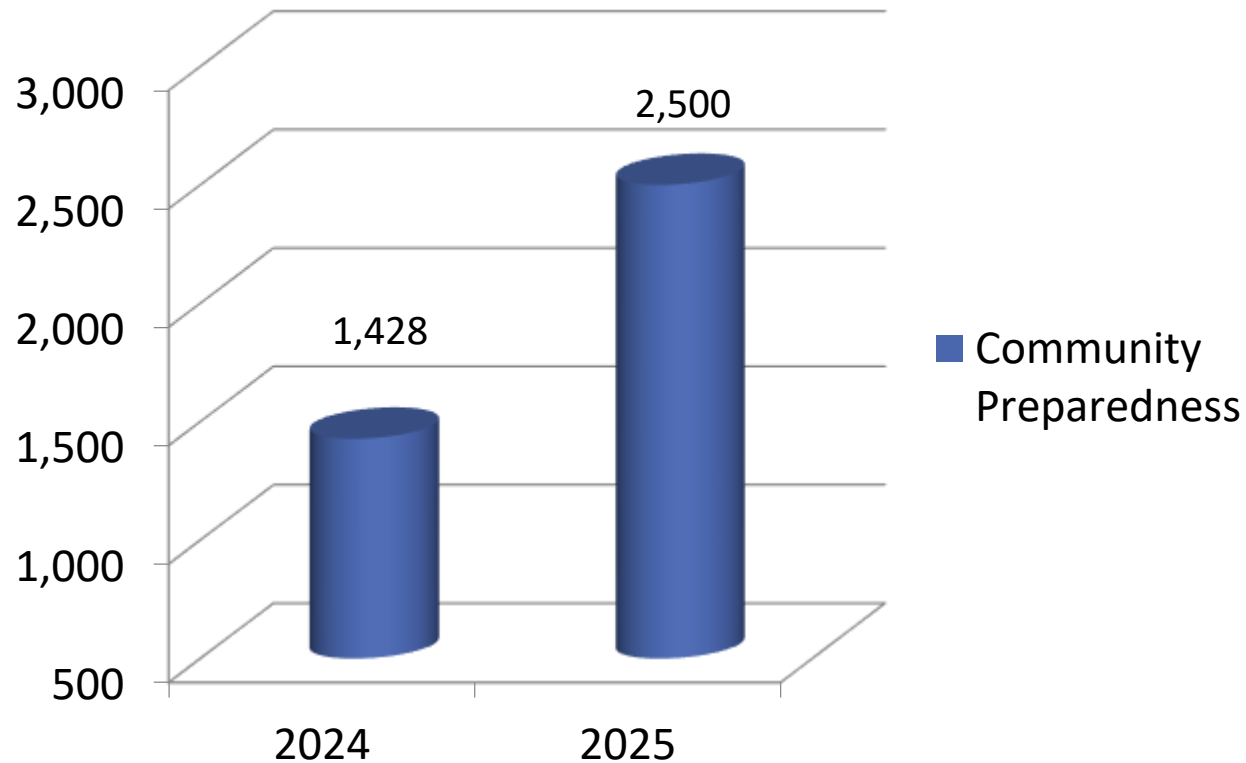
Extra Patrol Numbers* – Self Initiated



*Officers providing additional patrols at various locations above and beyond routine patrol.



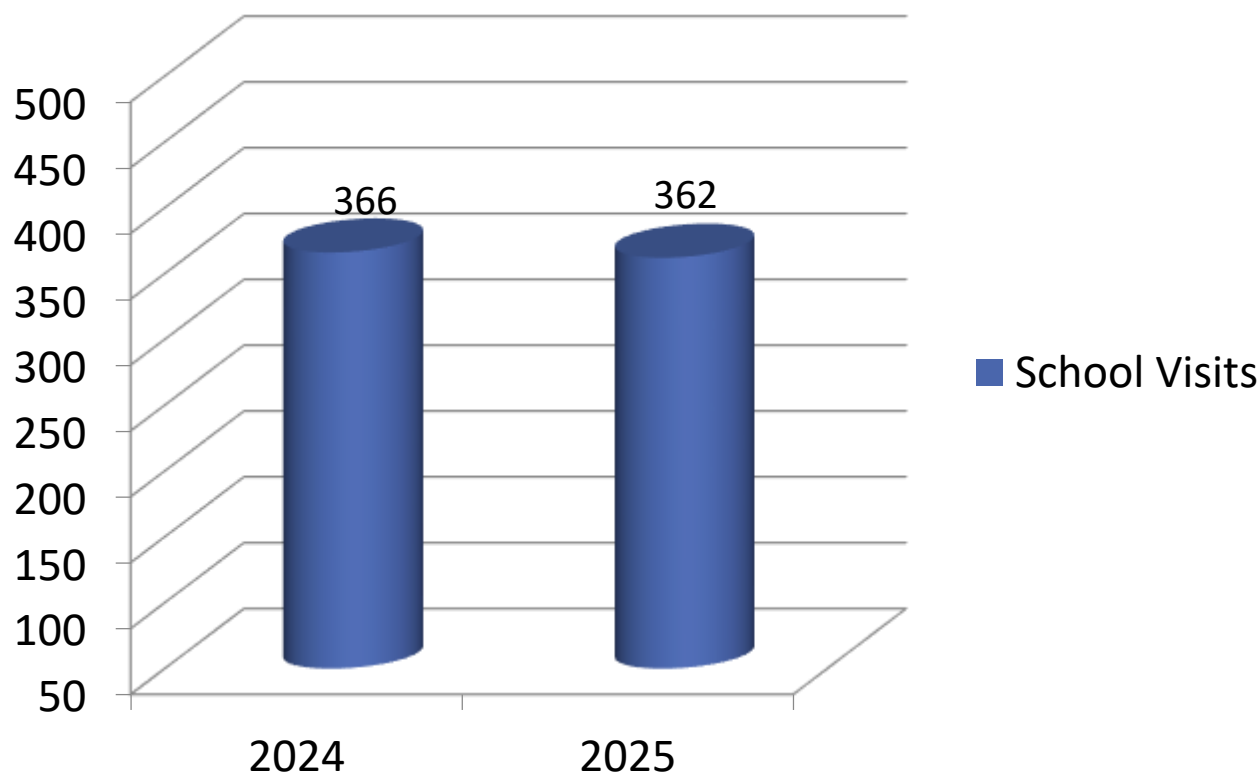
Community Preparedness Numbers* – Self Initiated



*Extra patrols at critical infrastructure (ie. ITC Transmission, US Energy Distribution, Ascension Providence Park Hospital, Water Treatment Facility, etc.) within the city.



School Visit Numbers* – Self Initiated

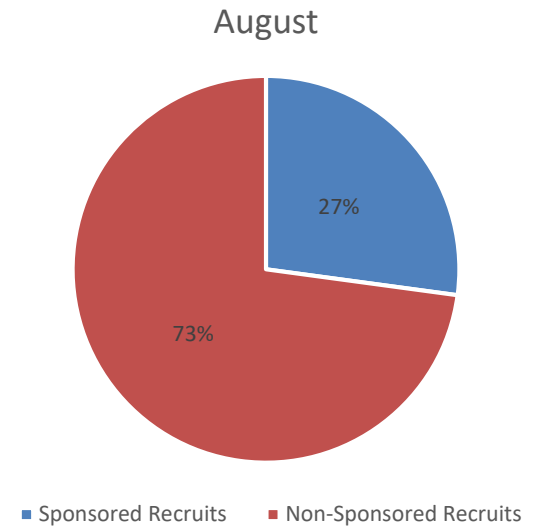


*Additional patrols at area schools where officers typically walk inside.



Police Staffing Levels

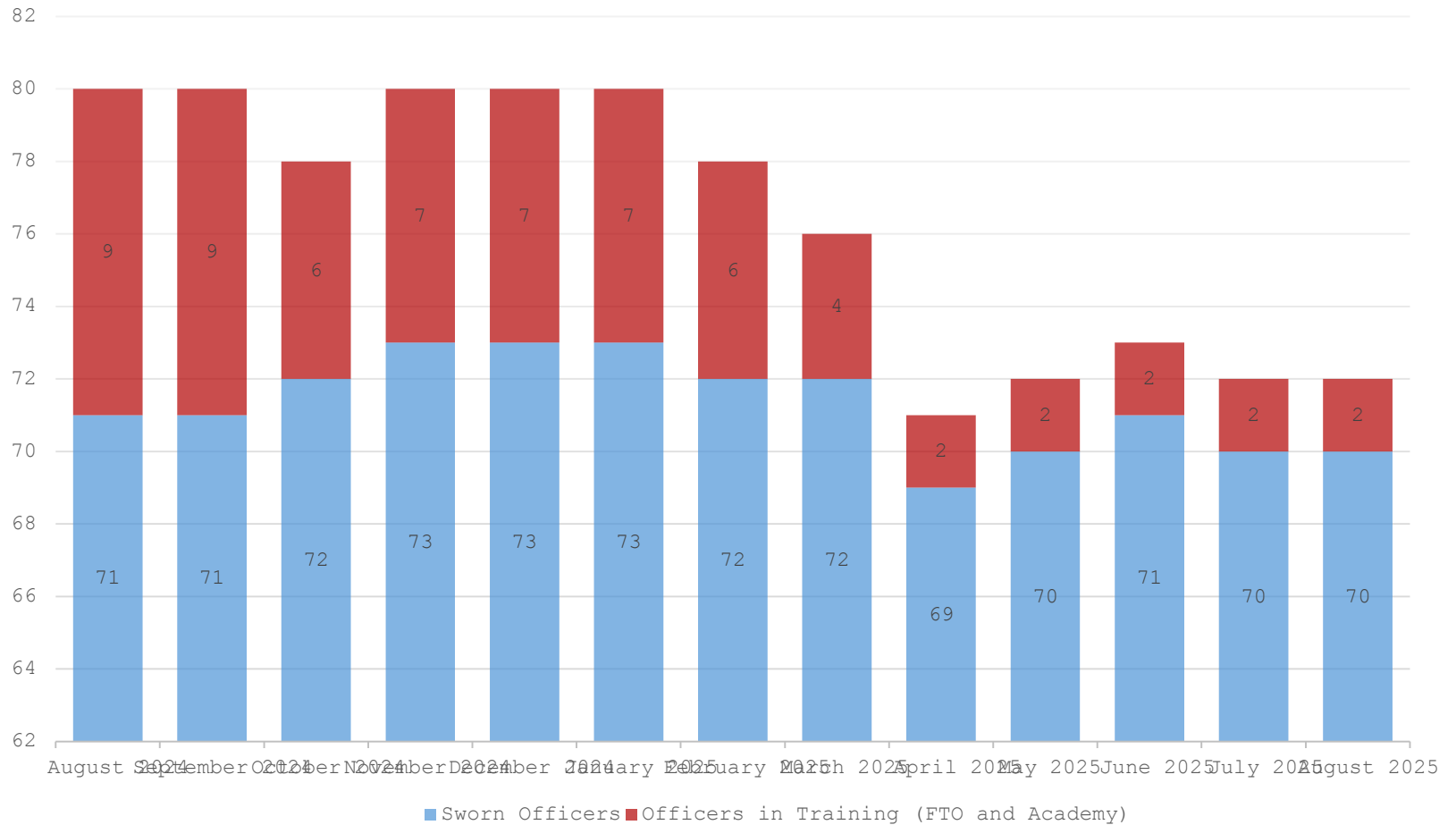
August 2024 – August 2025 Police Officer Hiring Data		
	Total Sworn	Total Budgeted
August 2024	71	73
September 2024	71	73
October 2024	72	73
November 2024	73	73
December 2024	73	73
January 2024	73	73
February 2025	72	73
March 2025	72	73
April 2025	69	73
May 2025	70	73
June 2025	71	73
July 2025	70	73
August 2025	70	73



*total sworn



Police Staffing Levels



Fire Response Times

FIRE OPERATIONS AVERAGE RESPONSE TIMES PRIORITY RESPONSES ONLY						
TEAM / STATION	August	Total Calls	2025	Total Calls	2024	Total Calls
	2025		YTD		YTD	
TEAM 'A':						
STATION 1	4:04	97	4:18	732	4:30	794
STATION 2	4:49	98	4:40	753	4:51	754
STATION 3	4:41	35	4:55	239	4:57	289
STATION 4	4:45	25	4:43	212	5:07	243
TEAM 'A' AVERAGE:	4:34	255	4:39	1936	4:51	2080
TEAM 'B':						
STATION 1	4:46	93	4:44	885	5:07	759
STATION 2	5:27	95	5:21	790	5:35	704
STATION 3	5:41	50	5:50	374	5:50	309
STATION 4	6:06	39	5:32	290	5:59	299
TEAM 'B' AVERAGE:	5:30	277	5:21	2339	5:37	2071
TEAM. AVERAGE	5:02	532	5:00	4275	5:14	4151



Fire Priority Calls

INCIDENT ACTIVITY REPORT				
Summary Comparison YTD				
Priority Calls for Service				
Incident Type	2025	2024	Difference	% Change
Fire (All Fires)	57	51	6	12%
EMS (Medicals, Rescues & PIAs)	3764	3651	113	3%
Hazardous Condition (Haz-Mat, Wires)	66	71	-5	-7%
Service Call (Pub.Assist, Unauth.Burn)	69	62	7	11%
Good Intent (Haz not found, CNX call)	119	104	15	14%
False Calls	196	203	-7	-3%
Other (Inspections, Pub-Ed, Pub-Relations, Car Seats, etc.)	4	9	-5	-56%
TOTAL	4275	4151	124	3%



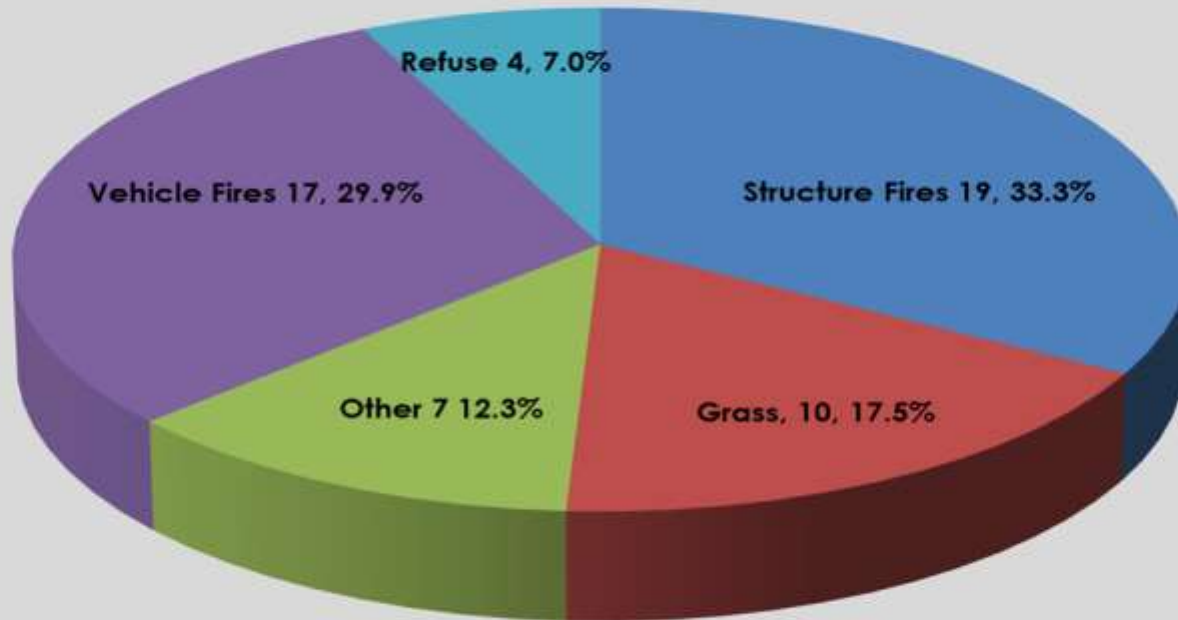
Fire All Calls

INCIDENT ACTIVITY REPORT				
Summary Comparison YTD				
All Calls for Service				
Incident Type	2025	2024	Difference	% Change
Fire (All Fires)	59	58	1	2%
EMS (Medicals, Rescues & PIAs)	4307	4052	255	6%
Hazardous Condition (Haz-Mat, Wires)	102	132	-30	-23%
Service Call (Pub.Assist, Unauth.Burn)	749	736	13	2%
Good Intent (Haz not found, CNX call)	234	208	26	13%
False Calls	421	413	8	2%
Power Outage Invst.(Severe Weather Assess)	8	8	0	0%
Other (Inspections, Pub-Ed, Pub-Relations, Car Seats,	455	418	37	9%
TOTAL	6335	6025	310	5%



Total Fires

2025 YTD FIRES

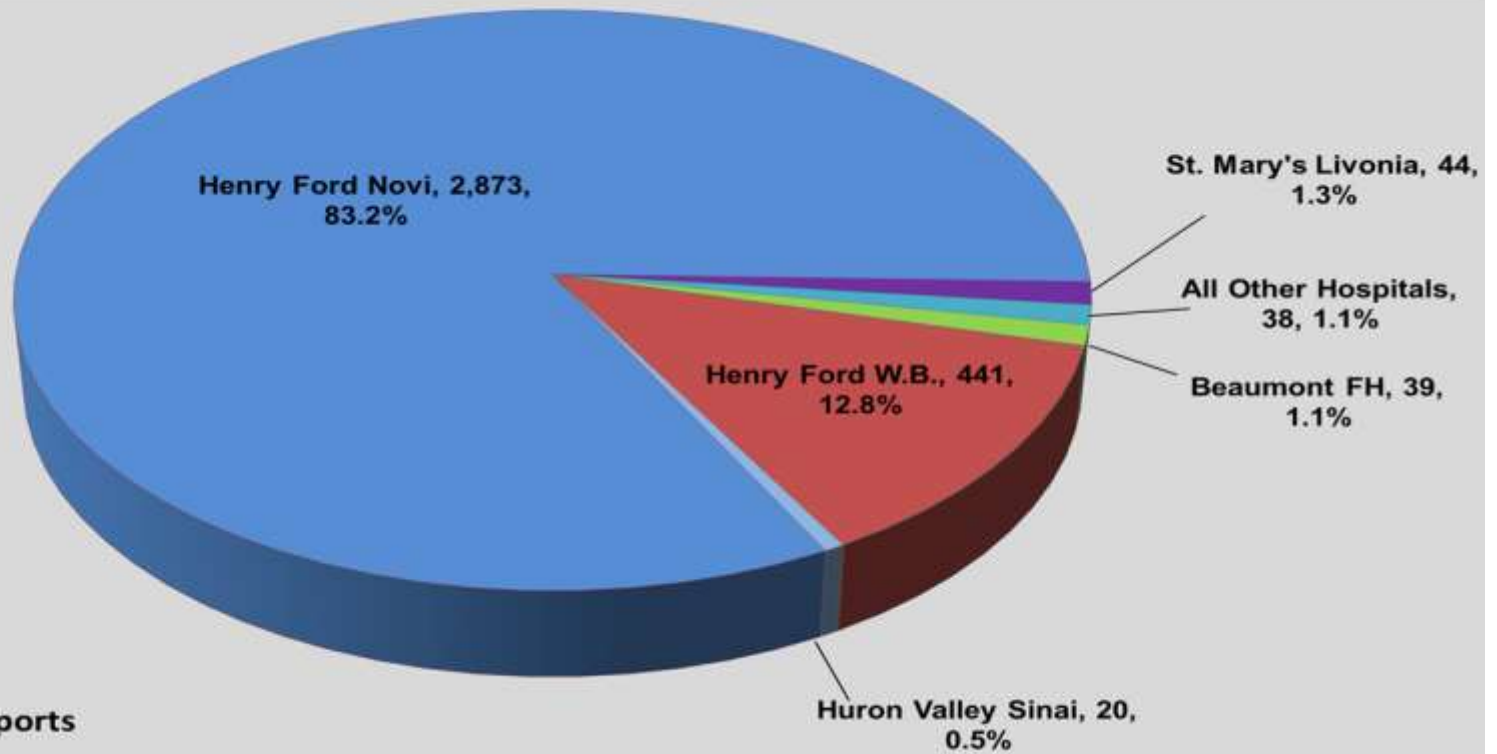


TOTAL 57



Hospital Transports

Hospital Transports 2025

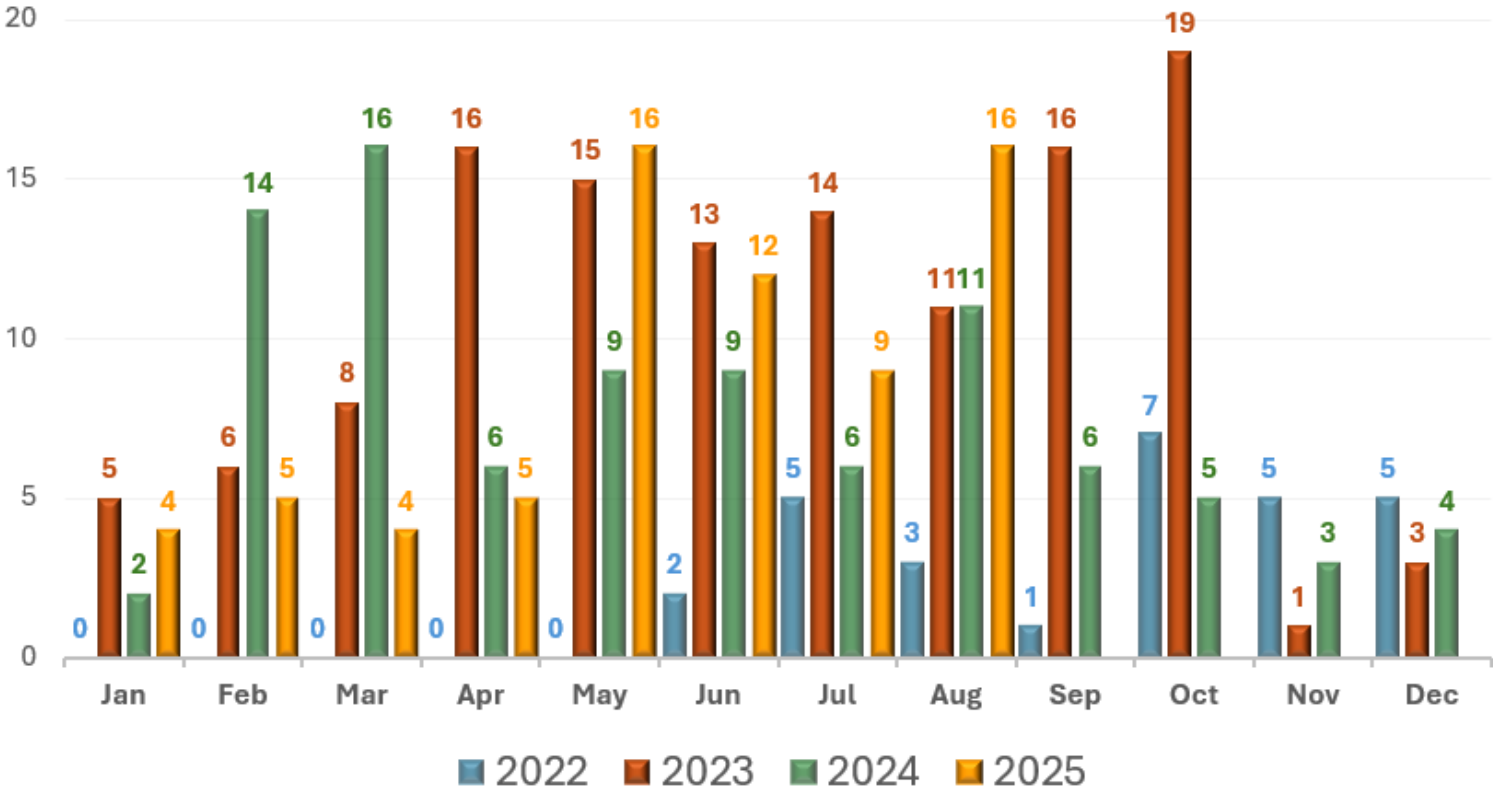


Total Transports
3455

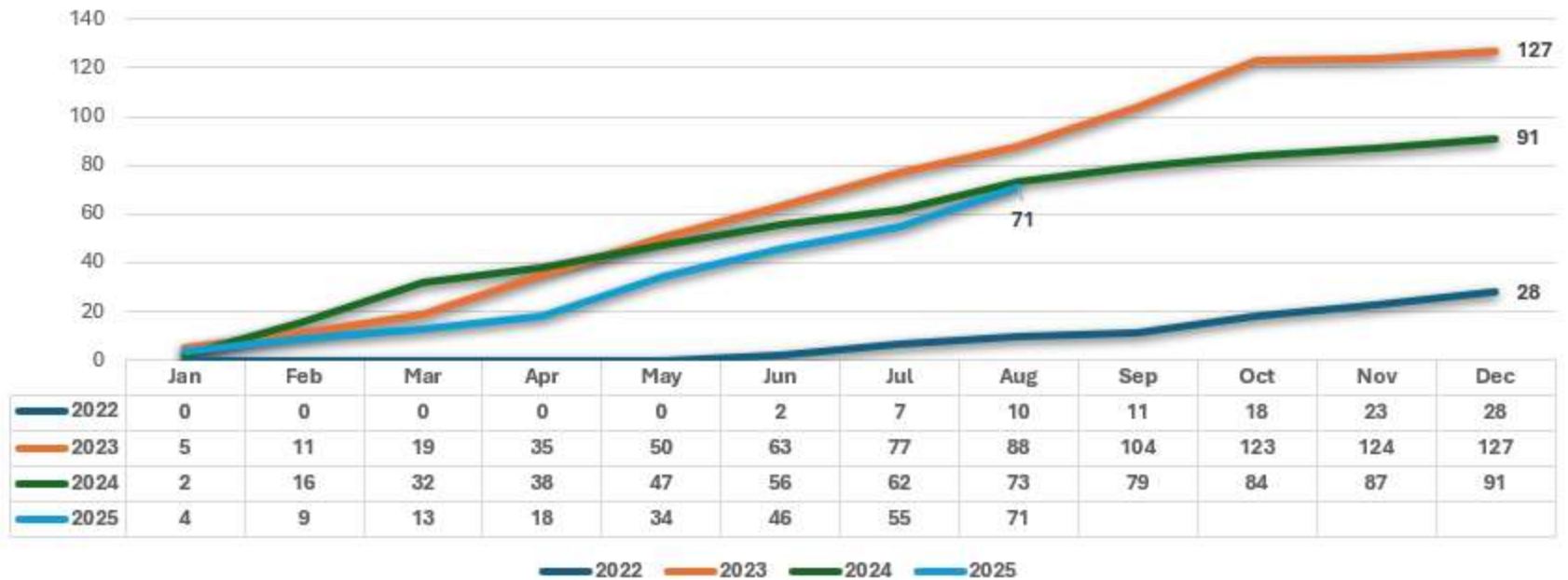


Unstaffed Station Monthly Totals

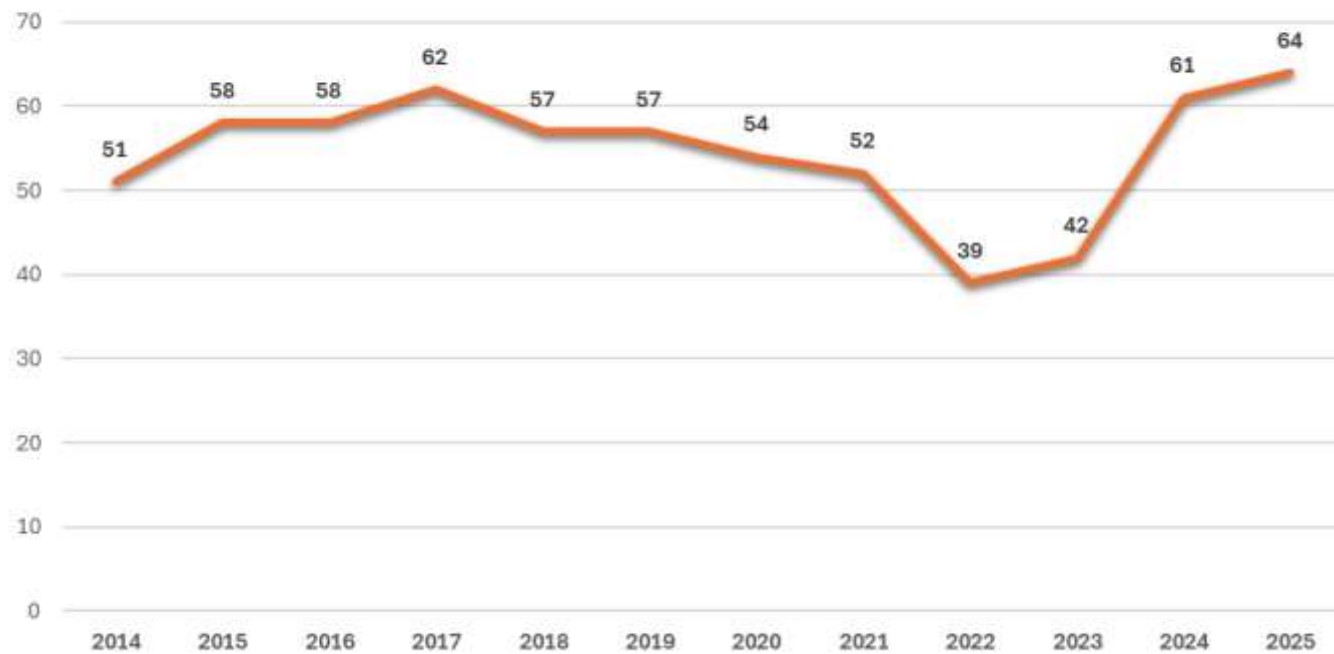
2022 Total: 28 2023 Total: 127 2024 Total: 91 2025 Year to Date Total: 71



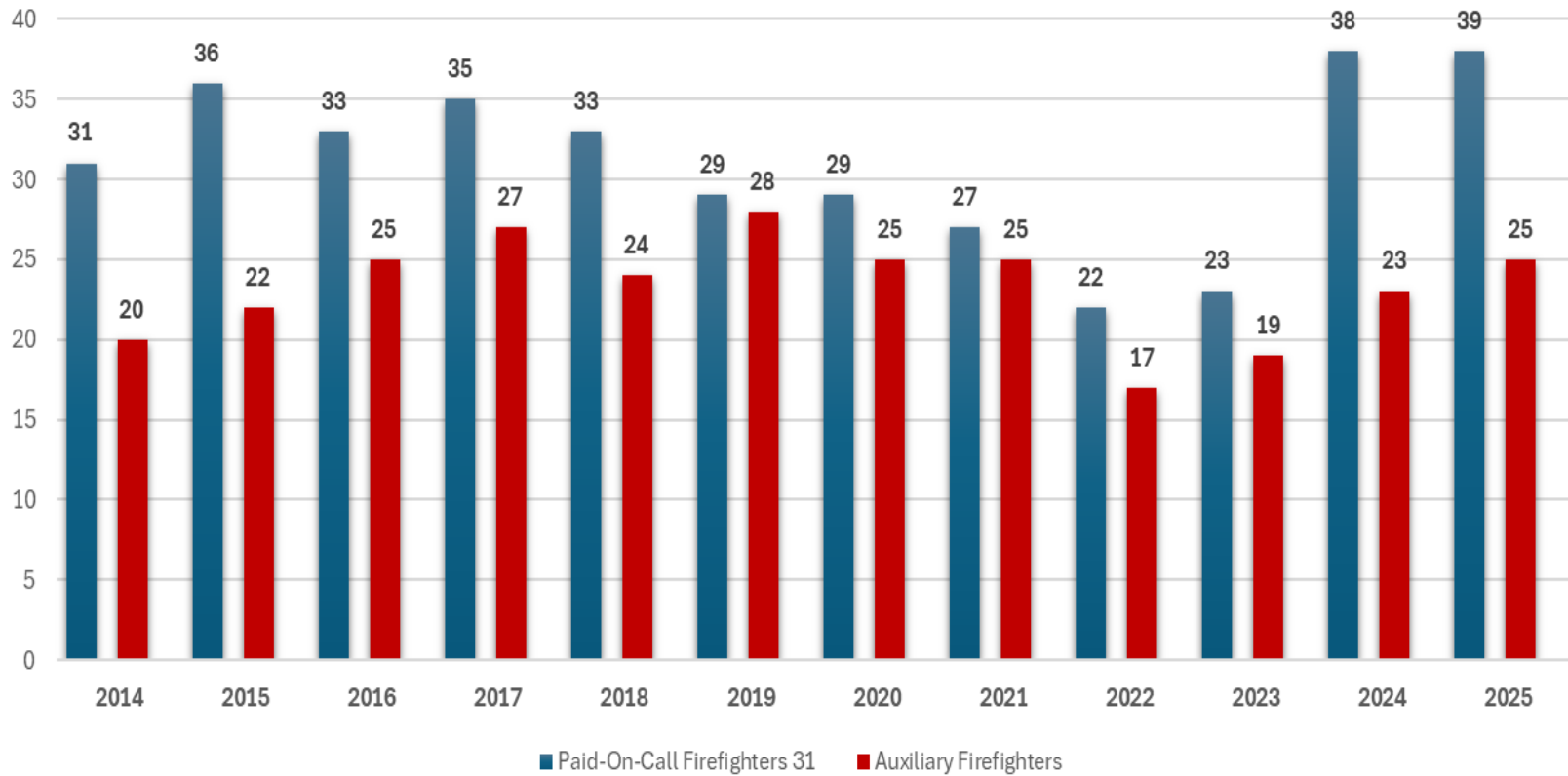
Unstaffed Stations Cumulative Monthly Totals



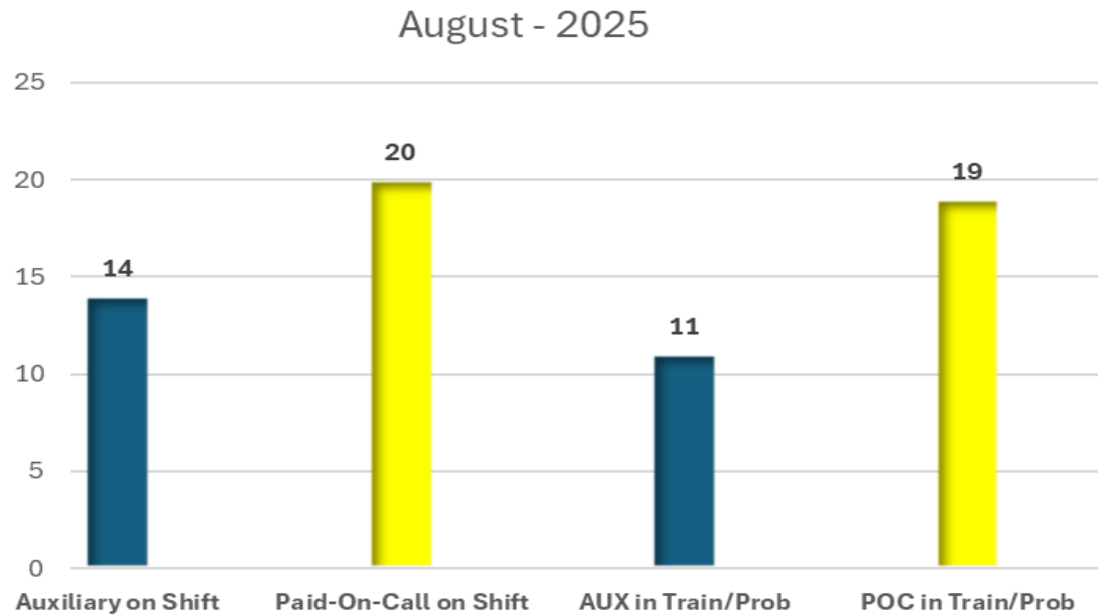
Total Number of Part-Time Firefighters Per Year



Part-Time Staffing Levels 2014-2025



Part-Time Staffing Levels



Cardenas, Victor

From: RRRASOC - Recycling Authority <michael@rrrasoc-recyclingauthority.ccsend.com>
Sent: Thursday, September 25, 2025 12:25 PM
To: Cardenas, Victor
Subject: RRRASOC September E-Newsletter



Recycling Authority September 2025

20000 West Eight Mile Road | Southfield
248-208-2270 | www.rrrasoc.org



Get Ready for Final HHW Collection Events of 2025!

How to Identify & Handle HHW



Household hazardous waste products such as cleaners and paint generally aren't considered "hazardous waste" until you need to dispose of them. If you are unsure if an item is considered HHW, first check the product's label. Warnings such as *poison*, *toxic*, *flammable*, *ignitable*, and *corrosive* indicate that an item is HHW when it's time to toss it. Cleaners that contain strong acids, bleach, or ammonia are also hazardous.

Remember to handle HHW with care! Keep products in their original containers and don't mix them together. Containers should be tightly sealed, packed in a box in an upright, stable position and transported in the trunk of a car or bed of a truck. Also, be sure to package batteries separate from light bulbs to reduce risk of breakage!

Disposing of HHW Between Collection Events

Did you know? RRRASOC residents can drop off HHW at **ERG Environmental Services in Livonia** on non-event days *without a fee* during the following hours:

Monday – Friday
9:00 am – 5:00 pm



HHW pickup from your home is also available for a fee of \$135 per stop plus \$0.75 per pound of material collected. This fee is paid directly by the resident to ERG Environmental Services.



October 4
Novi Dept. of Public Works
26300 Lee BeGole Drive, Novi
9am - 2pm

Accepting all types of HHW*, electronic waste, batteries, oil, fluorescent bulbs, medications, sharps and needles, and smoke detectors.



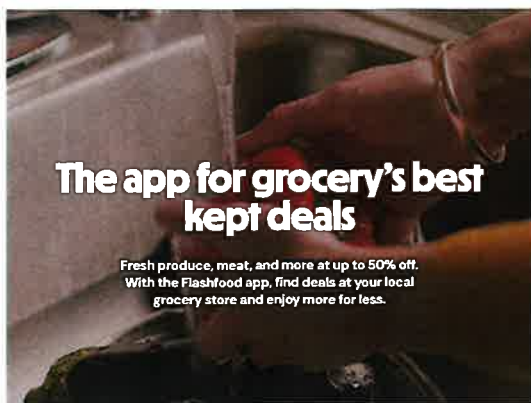
October 25
RRRASOC MRF
20875 Mapleridge Avenue,
Southfield
9am - 2pm

Accepting all types of HHW*, electronic waste, batteries, oil, fluorescent bulbs, medications, sharps and needles, and smoke detectors. **Simple Recycling** will also be available to collect gently used clothing and household accessories!

*For more information on what types of items are accepted at HHW Collection Events, visit our [HHW Accepted Items webpage](#).

Reduce Grocery Costs *and* Food Waste!

Save money while also supporting a more sustainable local food system! Apps such as **Flashfood** and **Too Good to Go**, as well as subscription services like **Misfits Market** and **Imperfect Foods** ensure that groceries nearing their expiration date are still utilized and saved from the landfill. Whether you live in a rural or urban area, many of these options still apply to you! Learn about the benefits of both types of services below.



Discounted Goods Apps

Near-expiration groceries are placed in a special pick-up area in participating stores such as Meijer and many Metro Detroit-area supermarkets. Using the designated app allows you to reserve these groceries at a steep discount and pick them up in-store. Many households save thousands of dollars a year by utilizing these apps - see which one is right for you!



Subscription Delivery Services

How about having discounted grocery items delivered right to your door? Try a subscription delivery service! These items may have slight imperfections or packaging issues, but they're just as nutritious otherwise. Not only are you reducing food waste, but you can even customize your weekly box! Talk about a win-win!

"Can I Recycle Plastic Plant Pots?"

The answer is: **Yes!**



Plastic plant pots and trays are recyclable in RRRASOC communities. Simply place them in your curbside cart or in a collection container at one of our **recycling drop-off sites** and we'll take care of the rest!

Non-ceramic plant pots are generally considered bulky plastics, which are accepted with RRRASOC. If your plastic trays are flaking or crumbling, please place them with your household garbage instead as they could contaminate other recyclables.

Meijer Garden Centers also accept plastic plant pots and trays, where they are then shipped to a plastic processing facility to be recycled. These pots and trays do not have to be purchased at Meijer in order for them to be recycled there.

2025 HHW Collection Event Dates

During the following HHW Collection Events, all residents of RRRASOC member communities are welcome to bring household hazardous waste for an opportunity to safely discard their hazardous items and e-waste. *Simple Recycling* and paper shredding services will also be available*.

October 4, 2025

Novi Dept. of Public Works
26300 Lee BeGole Dr., Novi
9:00am - 2:00pm

October 25, 2025

RRRASOC MRF - Truck Entrance
20875 Mapleridge Ave., Southfield
9:00am - 2:00pm

*The T-shirt icon indicates an HHW Collection Event during which clothing, shoes, accessories, and small household items will be accepted by **Simple Recycling**.

For more information about HHW events and how to prepare your items, please visit our **HHW page**.

RRRASOC Recycling Directory



Not sure what to do with stuff?

Visit **rrrasoc.org** and use the **Recycling Directory** search bar to type in keywords and get recycling, composting, reuse or disposal instructions.

The searchable, intuitive format of the **Recycling Directory** provides RRRASOC-specific information.

Mobile App Available

Search "Recycling Authority" in your **App Store** or **Google Play Store**.