REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JUNE 8, 2026, AT 7:00 P.M.

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

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA:

CM 26-06-062 Moved by Casey, seconded by Gurumurthy; MOTION CARRIED: 7-0

To approve the agenda as presented.

Roll call vote on CM 26-06-062 Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer
Nays: None

PUBLIC HEARINGS: None

PRESENTATIONS:

1. **Public Safety Awards Presentation - Chief Zinser**

Chief Zinser said it's always a pleasure to spend some quality time with each of them. He said each year, they present an Employee of the Year award to a police officer, a firefighter, a volunteer and a civilian. He, along with Fire Chief John Martin, presented these awards. They first asked the recipient of the Volunteer of the Year award, Ken Cook, to come forward. They said Ken formerly served with CERT and VIPS and he has been an extraordinary representative of volunteer service in the Novi community. He is dependable, selfless and always willing to step forward whenever help is needed. One of his strongest qualities is his ability to lead, take ownership of the task and see it through with a positive attitude. Ken has been especially valuable at the department's Pink Car events where he has consistently played an important role in speaking with donors, explaining the purpose of the fundraising effort, and helping others understand who the funds will benefit. What makes his service even more remarkable is that he continued volunteering during his own battle with stomach cancer. Even when he was not feeling well, he showed up, worked hard and carried himself with strength, humility and a smile on his face. His dedication extends well beyond a single event or program. Over the years, Ken has volunteered for the America's Thanksgiving Day Parade and the Michigan State Fair for over 16 years. He has served as a member of their VIPS for nine years, he has volunteered at the Detroit Grand Prix, the Pink Car event, the Breakthrough T1D charity events, Cruisin' Shoes 5k Walk, the Auto Show, the Michigan Sports Hall of Fame, Hobnobble Gobble and the Forgotten Harvest. Ken represents the very best of what

volunteerism means. His service reflects compassion, resilience, leadership, and a genuine commitment to helping others. He has given generously of his time and energy, not only for the Novi Police Department, but for the broader community as well. Chief Zinser named Ken Cook as the Volunteer of the Year.

Chief Zinser asked Rachel Ginopolis to come forward. He said Rachel retired from the Oak Park Police Department after serving 25 years as a police officer. Her husband currently serves as a deputy chief in Oak Park. Since stepping into the role of Property Room Officer in June of 2024, Rachel has made an immediate and lasting impact on the efficiencies, compliance, and overall operation of the property room. In a relatively short period of time, she has shown exceptional dedication, initiative and professionalism. Rachel has released or destroyed nearly 1,000 pieces of property that no longer held evidentiary value. That achievement represents a tremendous amount of detailed, methodical work. She reviews property items individually, confirms the status of the related investigations, and goes beyond the basics by talking with court records and direct communication with the prosecutor's office to make sure each decision is accurate, lawful and fully compliant with their accreditation standards. She has also completely revamped the property destruction process by creating a more efficient, organized system and by authorizing a comprehensive property destruction manual to ensure consistency and continuity for future staff. She developed new partnerships with outside agencies to assist with large-scale destruction, including coordinating with Kent County to safely destroy large quantities of property with no other evidentiary value. Rachel is always looking for ways to improve public service as well. She introduced a Found Property list to the Police Department lobby so citizens can more easily identify and claim items that were found or turned in. She has worked with their architects, offering ideas for the property room for the new police building, reflecting her forward-thinking approach and her investment in the department's future. Just as important, Rachel has taken initiative to train and educate officers on Property Room procedures, improve storage practices, purchase new knife boxes and help bring the department into compliance with accreditation requirements through the acquisition of a new exterior flammables container. Rachel has transformed the Property Room into a more organized, compliant, and sustainable operation. Her attention to detail, initiative, and commitment to excellence represents the very best of civilian service. He presented Rachel Ginopolis with the Civilian Employee of the Year Award. Chief Zinser added that their Property Room has never been more organized than under Rachel's leadership. And she is working diligently every day to destroy further property that they no longer need so they don't have to move it to the new facility. He said it's remarkable the effort that it takes.

Chief Zinser asked Detective Hailey Penzak to join him at the podium. He said Detective Penzak joined the Novi Police Department in 2007. While serving their uniform operations, she specialized in Field Training Officer, Crisis Negotiator, and Evidence Technician. All of that earned her an assignment to their Detective Bureau in 2023. She has consistently demonstrated high standards of professionalism, dedication and investigative excellence. Throughout the past year, she has conducted detailed and thorough investigations that have shown exceptional attention to every aspect of her work. She has secured countless search warrants for cellphone records, banking records,

surveillance footage, and cellphone tower data, all of which have been critical to advancing complex investigations. Further, she has built strong working relationships with surrounding law enforcement agencies through her regular participation in the Metropolitan Detroit Intelligence Group meetings. Those partnerships, along with the relationships that she has developed with local businesses, have strengthened both case development and public trust. One of her more notable accomplishments has been her work on a 2019 cold case homicide. After taking on the investigation years after the offence occurred, Detective Penzak made significant progress by pursuing additional investigative leads, attempting to interview the suspect, and obtaining DNA samples for laboratory analysis. She later presented that case to the Oakland County Prosecutor's Office in a clear, organized and highly detailed manner, of which she was commended by the prosecutor's office for the quality and thoroughness of her presentation. She also handled a breaking and entering investigation involving a bank branch at a Kroger store. Through careful review of surveillance footage, the use of search warrants, and multiple interviews, she identified the suspect and ultimately determined that the individual had cognitive disabilities. Her handling of that case reflected not only strong investigative skills, but also sound judgment, compassion and professionalism. None of this should be a big surprise as Detective Penzak comes from a law enforcement family. Her husband is a detective with the Novi Police Department, and he was in the audience at the meeting. Her brother is a police officer in Westland, and her dad is a retired Dearborn Police Lieutenant. Detective Penzak is a decorated veteran of the Novi Police Department with two life-saving awards, two merit citations, two letters of commendation, two unit citations, and the Advanced Degree Award. He presented her with the 2025 Office of the Year Award.

Chief Zinser called Fire Chief John Martin to the podium. Fire Chief Martin greeted everyone on the dais and said they have many exceptionally dedicated employees. It is very difficult to pick one person that can fit this role because it's so important for the department. This year, they selected Captain Remo Oliverio. He said the 2025 Firefighter of the Year consistently demonstrates exceptional professionalism, courage and dedication to both his fellow firefighters and the community he serves while climbing the ranks within the Novi Fire Department. Captain Remo Oliverio grew up in Sterling Heights, Michigan and he attended the Macomb Community College Fire Training Academy in 2003. During this time, Remo attained an associate's degree in Fire Science from Macomb. He then moved to the City of Novi in July 2004 while working for the Huron Clinton Metroparks Authority as a computer internet technology specialist. Remo began his career at the Novi Fire Department in December of 2004 as a paid on-call firefighter. In February of 2006, he was promoted to a full-time position as a fire protection officer. Five years later, in the fall of 2011, Remo was promoted to the position of lieutenant and in January 2020, he was promoted to his current position as captain. Captain Oliverio graduated from Eastern Michigan University's School of Fire Staff and Command and completed his bachelor's degree in public safety studies from Siena Heights University. Throughout his years of service with the Novi Fire Department, Captain Oliverio has exemplified the seven core values of the department: accountability, excellence, integrity, safety, valor, dedication and unity. These principles are not just words to him; they're evident in every interaction, whether on an emergency scene, in the fire stations, or while engaging with members of the community. As he likes to say, "Do what's best

for the patient." That's an important thing. He treats every individual with respect, he upholds the dignity of those in crisis, he exercises patience in high-stress environments, he shows genuine empathy to victims and their families and during some of their most difficult times as well. Whether responding to structure fires, medical emergencies, or rescue operations, he consistently prioritizes safety, teamwork, and compassionate service. Captain Oliverio leads by example through his strong work ethic and integrity. In addition to his operational excellence, Captain Oliverio has played a significant role in advancing technology within the Novi Fire Department, implementing new procedures and tools that improve the overall efficiency of the day-to-day operations. Captain Oliverio is instrumental in working directly with probationary members who provide opportunities to grow and gain confidence within, making sure that their newer members are completing their probation and acquiring the necessary skills required of the profession. Captain Oliverio's forward-thinking mindset ensures that the Novi Fire Department remains progressive and prepared to meet evolving challenges, contributing to the fire department with his initiative, leadership, motivation, dependability, and loyalty for more than two decades. Just as importantly, Captain Oliverio actively mentors others, sharing knowledge, guiding his colleagues toward leadership roles and career advancements. True leadership. In short, Captain Oliverio's skill set, combined with his dedication, has been a tremendous asset to the Novi Fire Department and to the community. Captain Oliverio embodies the values, character and commitment this award is intended to recognize. This is just a brief look into the effective leader that Captain Oliverio has become. He awarded Captain Oliverio with the 2025 Novi Fire Department Firefighter of the Year Award.

Mayor Fischer thanked the chiefs for presenting these awards. He wishes they could do that at every meeting. To the award recipients, he said, on behalf of City Council and a very grateful community, thank you for everything they do day in and day out to make this such an extraordinary public safety department. He thanked them and congratulated them and invited them to stand to take a photo.

2. Ezee Fiber Presentation by Garner Duncan, Government Affairs SVP

Mayor Fischer said, and he understood it, Member Staudt had reached out to the representatives and asked them to come and share what's going on and some concerns he had. Mayor Fischer said he'd let them present and then he'd open it up for the Council to ask questions.

Garner Duncan greeted Council and thanked them for their time and for the opportunity to discuss Ezee Fiber during the meeting. He also thanked the public service award recipients. He said as a grandson of a former police officer and police chief, he certainly knows the sacrifice they make on a day-to-day basis. He was happy to see them get the recognition they deserve.

He introduced himself as Garner Duncan, the Senior Vice President of Ezee Fiber. He lives in Houston, Texas where the headquarters for Ezee Fiber are. He also introduced his colleague, Greg Thomas. Mr. Thomas is the Senior Vice President and General Manager of the Midwest. He currently resides in Naperville, close to Chicago, and he travels to

Michigan as they just established an office in this region. He submitted a PowerPoint, but he'll need to circulate that later as it was not on deck for the meeting.

He said he wanted to tell Council who Ezee Fiber is and what they do across both the greater Detroit region and five other states across the US. The genesis of Ezee Fiber was back in midsummer of 2021. The world had the COVID event, which forced a lot of families home to do all their work, their telecommuting, everything from home. What came out of that was bandwidth starvation, effectively. We realized that we're not able to have two working-from-home parents and kids telecommuting. He said he knew this from firsthand experience. He had two kids at home, plus his wife and him making Zoom calls. He said AT&T DSL was not cutting it. It was almost like they had to switch the kids over to their mobile hotspots on their cell phones so Mom and Dad could use the DSL for Zoom calls. It was clear that bandwidth was needed across the entire country. He said what they've seen since 2000 has been an explosion of fiber to the home across the entire country and Ezee Fiber is one of those companies. They started in Houston. They bought a gov ed focused network in Houston that served primarily six school districts, a number of cities, a few counties, a community college or two and then a regional hospital system as well. He said that network is attractive because of the schools. Back then, they served a couple hundred schools in what's naturally around these schools—homes and then SMBs, or shopping centers. That's what they serve today. They've also expanded beyond the greater Houston area. They are in the greater Albuquerque and Santa Fe area in New Mexico. They've moved into the suburbs of Seattle, Washington, down to the suburbs of Portland and into Salem, Oregon. They mobilized in Illinois about 18 months ago. They're serving about 16 or 17 communities in the greater Chicago suburbs now. Then, they started construction in the greater Detroit suburbs about four or five months ago. Through that, they have garnered countless enterprise customers, hundreds of thousands of residential home customers as well as many cities and counties. They're serving residences, businesses, and city and county services as well through their 100% fiber optic network. He said one thing he wanted to tout is that they're not just members of the community, but they also give back to the community. They do many service events like sponsoring 5ks. They're doing a number of firework shows this year for America's 250th. They sponsor Christmas tree lightings, all types of holiday events, and sports teams across various states and cities they're in.

He said the reason Member Staudt reached out is they've had an abnormal amount of service issues affecting customers here in the greater Detroit area. He said he believed they're up to six outages in as many months, maybe even in just three months. He said he can talk a little bit about how they deploy their network in Houston, New Mexico, Washington, Oregon, Illinois and Michigan. Effectively, they purchase an underlying backbone provider. When he says "backbone provider," he thinks of a national provider like Zayo, Crown Castle or AT&T, or some of the bigger providers out there. They started that process here in Michigan with Crown Castle. They weren't receiving the exact support they wanted, so they quickly pivoted to a local company called 123Net and they're the current backbone as it stands now. They have had a number of issues such as a gopher that chewed through the fiber which happens. They had other utility strikes where someone else that was doing fiber optic drilling hit their fiber which affected them. They've also had some electronics issues as well, which is a comedy of errors, if you will,

because they normally don't have these issues. It just so happens that they've had five in roughly three months.

Mr. Duncan said he mentioned this because they've won awards for their service. Ezee Fiber is PC Magazine's fastest ISP in American for 2026. It's their second, maybe third time winning that over the past couple of years. They're Nextdoor favorite. They're Facebook favorite. In the presentation he'll email, they've got an entire page that lists all the awards they've won and those are based on service reliability. They're also a gigabit provider, so everyone receives at least one gigabit or higher, up to eight gigabits of speed because that's their 100% fiber optic network. Fiber optics are the gold standard at which you communicate nowadays. That data is traveling at the speed of light. The vast majority, he'd say greater than 99%, of their fiber is deployed underground to protect it from the elements. That's another reason why their reliability is so high. It just happens that they've had a number of outages here that have been unforeseen and quite unfortunate. He said he knows their reputation has been damaged here and they're looking to correct that and set the record straight. He said hopefully, they can do better moving forward and they promise that.

Member Staudt thanked them for coming. He said he had gone to the Public Service Commission and found their information and sent an email to their attorney. The next thing you know, he got a response back from their department and he was impressed with the quick turnaround. Part of the reason he called was because of the information that was circulating on social media which was less than positive, and it was reflecting some of the experiences he had had. From the beginning, he had a guy come in while they were still installing, sign him up, telling him that in a week, they would be ready to go. A month later, he hadn't heard from anyone yet. That was his first experience and his first start. Once they did set up, they laid the cable and everything got installed. The cable sat for not that long, maybe 10-12 days. Interestingly, his neighbor just got it about a week ago and he's watching to see how long before his cable gets buried. He's got a lot of test sites around him to see how things are going. Once it got installed, he hooked up a couple of his devices to it just to see how quick it would be compared to his current provider. It kept going out and he didn't know what that meant until he walked in the back room where his box is that transmits the wireless and he saw red lights on it. He googled red lights and found out that red lights mean it's down. Then he started seeing frequent posts on both Nextdoor and Facebook from people who were experiencing the same things. That's what prompted him to call initially. Ironically, the last couple of weeks, he hasn't seen a red light. He said they've made some progress with that. What he'd like to do is just…he said there weren't a lot of people in attendance, but he said there are a lot of people who watch the meetings online. They read about what happened at these meetings and he thinks it was a good idea that they came to step up and answer for the initial service failures, so people can feel comfortable that moving forward, their company is someone they can trust. He lives in one of the older subdivisions in Novi and they have been one of the last to get fiber. They have been waiting a long time and they are very excited. He thought their teams did a good job of getting in, installing and getting out, so that was a good sign that things got done quickly. They came in and did their landscaping where they had messed it up. For the most part, it was done pretty well. He said he'd like an overview of what happened and how they're going to prevent it in

the future, but more importantly, they like to do business with people who are somewhere near them. He asked Mr. Duncan if they are considering having an office in metro Detroit, preferably, Novi, so that residents can feel confident…no offense, he said, they don't like calling people in Texas and California. They like to call people and know that there's somebody here who actually knows what their issues are and, if necessary, they can come out and fix them. He said his last comment was about wireless transmitters. He said they're really great when you're standing 10 feet from them, but he's been testing around his house and he's finding that on the other side of the house, the signal goes from very good to very fair. He doesn't know if that's the equipment they're using, but he hasn't been blown away.

Mr. Duncan thanked Council Member Staudt for his comments. He said they would take them back to their team. He said they have been in business for almost five years. If they don't listen to all the feedback, they can't grow as a company. He said they are committed to doing the right thing. They built this business. They're close to 20,000 5-star reviews on Google Star which is pretty remarkable given that they're in the service industry. He said they're trying very hard to keep those 5-star reviews. That's why they came to the meeting. He helped found the company, so it is near and dear to his heart. He said Mr. Thomas had written a few things down. About a local office space, he said yes, they signed a lease. Unfortunately, it is not in Novi, it's in Troy. Apparently, Detroit is a very big city. There are a lot of homes that need fiber in the greater Detroit suburbs. Troy was selected as somewhere that's pretty central. To address the optic failure, what they've done is, 123Net is, it was told to them that it was a redundant connection. It's proven that it hasn't been redundant. It was what they call a light connection, so they put electronics on either side to light the connection for them. They've since taken those off and have gone to a dark fiber. Since they put their own equipment in there, the service has increased to the standards they require. They had a gopher strike as well. They call it a strike in their industry anytime the fiber is cut. They had a gopher cut into fiber. They had two issues where another fiber provider was laying their lines and their drill went off course and hit that fiber as well. Some of those things are uncontrollable. They've changed to a dark fiber with 123Net. In addition, they've contracted with Crown Castle for a diverse redundant connection. That should be turned up and installed by the end of the month which means they'll have two providers with diverse routes, so a diverse carrier and a diverse route. That way, if there is a fiber cut, the network should not be affected. Lastly, the Wi-Fi (they use Eero 7 or Wi-Fi 7), he said he's a little bit surprised that's kind of the industry-leading Wi-Fi connection. If you're having issues, Mr. Thomas said, you can call them and they can get someone out tomorrow. A lot of times, it's placement of the equipment, or you need an extender or a Wi-Fi repeater, but they could have somebody come out and see. Odds are, it's probably where they put the box and it's probably not the ideal location for service continuity throughout your house. He said there are also Wi-Fi extenders. It's a mesh network, so you can move around freely, and it will just reconnect to the nearest access point and give you ubiquitous coverage within your house. He said he'd like to come out and have his team look at it and see where it's placed. Maybe there is a different location that could get Member Staudt better coverage or give him another access point. Member Staudt said, interestingly, the repeater is 15 feet from his primary. Mr. Thomas said sometimes it's too close. Member Staudt said that is kind of interesting.

Member Staudt asked Mr. Thomas if he could give them a final word of advice. He said they should not tell local communities, "We're following the Metro Act and we get the right of way." He said they know what the Metro Act is. They're not fond of it because it provides very little feedback from the community back to the provider and that really didn't seem to be a big issue. He said Ezee Fiber did a good job of installation. He said he believes Mayor Pro Tem Casey lives in the same subdivision as he does and he thought it was done pretty well. He told them Metro Act is not a plus. Mr. Duncan said the feedback Member Staudt gave him on their phone conversation was just that he'll be spending a lot more time up here, educating the cities. He said everywhere else they've built, he does this ahead of an ordinance being passed. A lot of this they get out beforehand where expectations are set whereas the Metro Act was a lot easier because they just supplied it and followed the chain of command. Now, here they are coming back to the City to explain some problems or level set on expectations that frankly, they need to be doing anyway. That's what he told Mr. Thomas about a week before last whenever he and Member Staudt talked. Member Staudt said they are not the first to come to Novi and put down fiber. Some of the experiences that Novi's residents have had haven't been exceptional. Every time a new company comes in, they all get a little nervous. He said it might have been a good idea for Ezee Fiber to have come in and introduced themselves. He said they might want to consider doing that in other communities, letting people know what their intentions are, what their schedule is, all of the things that provide a little bit more transparency to the residents. Mr. Duncan said absolutely.

Member Martinez thanked Mr. Duncan and Mr. Thomas for being there. He said he believes it was back on April 9th that they had a visit from Angel Tapia, from the Ezee Fiber team, who came to present to their Public Utilities Committee. At that point in time, she indicated that there were no complaints and no issues in Novi. He asked if these problems had arisen from April 9th until the day of the meeting, June 8th. Mr. Thomas said their first main outage was on April 13th. Member Martinez clarified that it has been five outages since then. Mr. Thomas said yes. Member Martinez asked if Mr. Thomas would provide Council and those listening at home a phone number or an email address that they could use to get in touch with Ezee Fiber. Mr. Thomas said he was going to offer that to the entire city board. He said they have a local number and a local email address because they want all customer or resident complaints or concerns to come to them directly. A lot of cities they operate in, they post it on the city website, and it comes directly to them. It's ideal for them to get it because it's timely. If it goes through the city board or it goes through other channels, it may be a day or two or three before they get it. They've also been added to utility bills or monthly newsletters. They want to get all the numbers in front of the city's constituents, so they get direct access to them and they know to go directly to Ezee Fiber. He said they're local, despite being headquartered in Houston. They are creating a regional headquarters in Troy. They have their construction director in the audience who has been leading up a lot of the build-out. Member Martinez said the Novi City team is doing a really good job of compiling a lot of this information regarding the fiber companies coming in. He asked if this would be a deck that they could possibly share there as well. Mr. Duncan said he believed so. If not, he'll make sure he has a public-facing deck for them. Member Martinez said that would be great. He said anything they could do to help direct people to Ezee Fiber is a good idea. Mr. Duncan said agreed with

Member Martinez. He said what is also part of the deck is their communication life cycle between when they start sending out mailers to what they put on the door hangers notifying of construction ahead of time and then after construction is complete, those mailers. Member Martinez said they were given the name of somebody who was their community relations representative. They were referred to the city as the Novi Community Relations Representative. He asked if that person is dedicated to Novi, to helping the Novi community with any issues that arise or if that is more so for the region. Mr. Thomas and Mr. Duncan replied that that person works for the whole region.

Member Martinez said he had one last thing to mention. Rob Petty, Novi's Chief Information Officer, and his team are doing a great job compiling a map to help residents know what's available in their area. He said it would be great if Ezee Fiber could stay in contact with him and share information with him. Anything they can do to help triage people so they can get issues dealt with easily and quickly would be good for everybody.

Member Gurumurthy thanked Mr. Duncan and Mr. Thomas for being there. She said Angel had attended one of their committee meetings. She said one thing they talked about was that hopefully residents submit a complaint when they have issues. She asked if they could get a report that shows how many complaints were reported from Novi. She asked how they are doing in terms of turning around and what is left. She asked if they have a regular update so Council can understand. Mr. Thomas said they have a dashboard that they use to open a ticket. It's categorized based on whatever that ticket generation issue was and then it is not closed until they get resident communication or confirmation that it is closed. He said they could provide how many tickets were opened by category, landscape, damage to whatever. Then they can tell them how long, on average, it is until they finalize and close that ticket. They can provide that information weekly, biweekly or however frequently Council would like. Member Gurumurthy said she'd let Ezee Fiber work with Rob Petty on that. Until things get stable, she said it'd be great to get some kind of a report. She said because of the instability right now, she requested that they attend one of their Public Utilities Committee meetings in the next month or so just to report out and make sure there are no issues at all in Novi. They said they'd be happy to go. Mr. Duncan said he was happy Member Gurumurthy brought that up. He said in most other cities that they operate or build in, they have either bi-monthly or monthly meetings that go over where they are with permitting and what they're expecting to happen in the next month or so. They also share what has already been completed. They offer to give the city statistics involving that. Additionally, they go over residential complaints—how many were opened, how many were closed and what they were. They want to be fully transparent with the cities they're working in. She said she would talk to Rob Petty and they would make that happen.

Mayor Pro Tem Casey thanked Mr. Duncan and Mr. Thomas for stepping out that evening. She said she was not going to put them on the spot and ask for the answers to her questions during the meeting. She said she'd ask them to put the answers in the materials and send them back to Council. She said Member Staudt alluded to some of the service outages. She said her experience was great, but they heard really early on that people were having challenges with the installation going into the easement. She asked if they could provide any information relative to how far built out they are to their

plan. She asked if they are 50% of the way done with how far they expected to get in the City of Novi. She asked if it is 25%, whatever it is, she asked if they could tell Council what that looks like and then also tell them when they think they'll be complete with the installation, at least in the ground. She said she is not worried about them connecting into the houses necessarily because that is on the individual, but she would like to have an understanding of how much more they plan to be doing in Novi and if they have a timeline for that. Mr. Duncan said they have a phased approach to it and he can go over the phases whenever they have that meeting. He said it's a crawl, walk, run which is generally how they operate. The first couple are smaller permit packages. This is what they do. As cities get more comfortable with them, they start issuing more permits.

Interviews for Boards and Commissions

Regarding the Boards and Commissions presentations, Mayor Fischer said they have a couple of openings on the Cultural Arts Advisory Committee as well as a resignation on the Library Board. There were some applicants there to present. The decisions would not be made at the meeting but would likely be made at the next Council meeting on June 22, 2026.

1. **Kajal Brazwell - Library Board**

Ms. Brazwell introduced herself and said the Novi Public Library has transformed over 65 years into something far greater than a place to borrow books. Today, it offers 3D printing, digital resources and programs you can access from your living room, alongside the deeply human work of delivering books to a neighbor who cannot leave the house, welcoming a new resident learning English, and giving a teenager somewhere safe to land after school. It even maintains an outdoor lending library at their local park. Right now, it is in the middle of strategic planning, gathering community input and making real decisions about its future. That is an institution worth governing well and that is where she believes she can contribute. She is a former English teacher, so libraries have always mattered to her. For the past eight years, she has managed large educational programs, handled budgets, overseen partners, and ensured the systems actually worked for the people who depend on them. That is exactly the work of the library board. She brings that same commitment to Novi's local community life. She serves on the Danny Boy Foundation Board, a new non-profit dedicated to preventing suicide in the neurodivergent individuals where she is the chair of the education and training pillar, helping lead strategic planning and building programs that reach people. She is also an active member of the Rotary Club of Time and Talent and she co-leads the women's community group of Novi and Northville. This is her home. The library is one of those rare institutions that belong to everyone and she would love the chance to serve.

2. **Larry Czekaj – Library**

Larry Czekaj said he is a 40-year resident in the City of Novi. He moved here in February of 1987 with his wife. He said he was there for the Library Board. He has had the pleasure of working with several members of Council. He knows them, has worked with them and he has enjoyed spending personal time with them as well. He is a former Library Board

Trustee. He first joined during the transition from the old facility to the new facility both in terms of the financial aspects of a new building, but also the community programming and the expansion of the services for the library. He was on the board through 2014. While he is still involved with the building authority, his interest in the library has maintained itself. On a regular basis, he has the opportunity to see members of the Library Board, Member Sturing in particular. He said Member Sturing asked why he didn't apply for the Library Board again. He agreed and thought it would be a good idea. He understands the complexities of the library, both from the financial aspects as well as the delivery of service and product aspects. When he first joined the Library Board, he had kids in the school system. Now, he's sitting back with grandkids and spending time in the library. His time with libraries has come full circle.

3. Adam Stevenson – Library

Adam Stevenson thanked Council and staff and introduced himself. He said he lives at 41272 Carriage Hill Drive, and he is interested in serving on the library board because it's really an important part of the Novi community and keeping it a healthy community. To him, a library is much more than a building full of books. It's a place where all ages can learn, explore new ideas, and feel connected. It might be a place for a student who is preparing for their future, or an adult learning a new skill. Libraries are opportunities that reach far beyond the walls themselves. As a parent, he has seen firsthand how important access to learning resources and welcoming community spaces can be for young people. Libraries provide a place that is safe, inclusive and accessible to everyone, regardless of background or circumstance. In a world that changes quickly, he believes that libraries continue to play a critical role in supporting education, digital literacy and lifelong learning. A little bit about him: he has served on a community board. He was on the NEF for three years. He has coached sports and robotics. He has mentored kids within the community. While serving on the NEF, he was able to serve the teachers and students within the community directly, see the impacts of the grants that they offered as well as listening to the aspirational stories about the kids, about the amazing things they're going to do. Personally, he has an academic background in libraries. He has a master's degree from Wayne State University in Library and Information Science as well as a couple from MSU. Go green! Professionally, he works in technology where he leads teams that work closely with a variety of stakeholders to balance priorities and work through thoughtful decisions and solve problems creatively. He'd like to bring those skills to the board, listening carefully, asking good questions, and focusing on what best serves both the community today and for the future. He is especially interested in kind of continuing this service to the community in whatever ways that are most helpful.

4. Glen Stroup - Cultural Arts Advisory Committee

Glen Stroup said he was applying for the Cultural Arts Board. He said he has lived in Novi for 25+ years. He has three kids. Two kids graduated from Novi High School, and one is currently attending there. He has tons of experience volunteering in Novi soccer, Boy Scouts, the marching band and theater at Novi High School. Art is a hobby of his and it's very different from what he does at his job. He's a computer programmer. He really loves art and he knows that they have really great art in the Detroit area. He knows and follows

some of the local artists like Hygienic Dress League, Tony Roko and SW Freddy. He's really into graffiti art, too. He knows at Eastern Market there is a ton of art and graffiti art that he's followed. They go to the DIA all the time. He knows Novi has a great artist retreat in Villa Barr that he would love to be a part of. He collects some art. He has all kinds of sports art that he collects. He also collects art for literature. They also have art that represents their family. He believes he has a few ideas that would be really good for the art committee.

5. **Ezra Zimbler – Library**

Ezra Zimbler introduced himself and thanked Council and staff for the opportunity to be there. He said one of the biggest reasons he applied for the library board comes from how he grew up. He is the son, grandson, nephew and cousin of schoolteachers so access to education, learning and books has always mattered in his family. Libraries were always seen as something bigger than a building; they were places that opened doors. After becoming a homeowner in Novi last year, he joined the Novi Ambassador Program to become more involved in the community and to better understand the city. His first time really experiencing the library came through that program and it genuinely opened his eyes to what an incredible asset Novi has here. The building is amazing. The staff clearly care deeply, and it became obvious very quickly why this board and library are so respected. Professionally, he believes he can bring a practical set of experience to this board. He spent over a decade at LinkedIn working with organizations on hiring talent and growth and today, he works at a technology consulting agency, helping organizations think about using technology thoughtfully to solve problems and to grow. Outside of work, he spends a lot of time creating educational and community-focused events that bring together people to learn and connect, from workshops and speaker discussions to community gatherings. For example, next week, he is hosting an educational workshop that brings local experts to help people learn how to use new technology in practical ways. That experience has given him a strong appreciation for how meaningful spaces and programming create connections and lifelong learning. As a newer resident on Novi's north side, he believes he can bring a helpful perspective, especially how they continue to engage newer residents, younger families, help them thoughtfully embrace technology and continue making the library not just a place for learning, but also a place for connection. As someone who moved to Novi recently, he knows firsthand that there are not always many natural places to meet people and build relationships in a suburban community. He thinks the library can continue to play an important role in helping people feel part of the community. Most importantly, he cares deeply about making Novi better. He'd be excited to listen, work hard, bring a new voice and perspective and support a library that already means so much to the city.

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Dan Gutowsky, 45392 Dunbarton Drive, said he was there with support from Traci Wolff, 44550 Concord. Mr. Gutowsky said they'd like to present a letter to City Council on behalf of another Novi resident who was unable to attend the meeting. Their concern is with some issues that they're hoping Council will be aware of regarding the Novi Dog Park. "My name is Rich Politi, Novi resident. I am here tonight to talk about a number of issues regarding the Novi Dog Park. To start, the dog owners who use the park want to remind Council that they've all been supporting the tax increases for the police department, the fire department, the schools and a reissuing of tax for the library. We support all these great services provided by the city. Now is the time to consider a funding increase for the Novi Dog Park. As Novi continues to grow, there are more residents using the park daily, but the park facilities are aging and in need of some updates. Here are some of our issues. The priority is the one I'm going to mention first here: water fountain health issues. During the past three to four years, the water fountain has been broken more often than not. Finally, it was removed permanently last summer with the expectation and promise of a new fountain being installed this spring. The new fountain is scheduled to be installed at the end of June." Mr. Gutowsky said that is not official, but that's what they've been told by the maintenance workers who come by the park and service the park regularly. He also said they are frequently at a lack of information about knowing exactly what the timeline is. The thing they hear most often is that, well, everything has been ordered, and has arrived, and is ready to be installed, but they haven't heard anything about an official date of when it's going to be installed for the dogs. He said this is almost an entire year without water at the park. At this time of the calendar year, it's really a health issue because they're going to have really warm weather this week. Some of the dogs have very heavy and thick coats, like Ms. Traci Wolff's husky. The hot weather is very hard on the dogs that have thicker coats and having a couple of minutes to have a water break is really important for their overall health and it can extend their dog park experience quite a bit if they have access to water. Mr. Gutowsky said they are hoping there is a water fountain installed very soon. They are concerned why there hasn't been any significant progress on that. Mr. Gutowsky (after the 3-minute timer rang) said there are entrance gate safety issues. Parking. Park maintenance issues and parking safety issues. They're hoping that at some point, the group would consider expanding parking. There are only about 9 or 10 spots that can get filled up on a busy day. There is space for parking if you go closer towards the ice rink. It wouldn't be very problematic to add maybe 5-10 more spaces. For them, the priority would be getting a working water fountain for the dogs. Ms. Wolff said she had taken a video the day before the meeting and there were 17 cars parked there. She said she didn't know if Council members have been to the dog park, but that's a lot of cars and it's very crowded. She is concerned that someone could get hurt.

Lisa Barton, 41635 Chapman Drive, stood with one of her neighbors, Linda Johnson, 22437 Ennishore Drive, and said she is a member of the Meadowbrook Lake Homeowners Association Board of Directors. She said she was there to speak on behalf of the association regarding the new Fire Station #3 which will be built adjacent to their neighborhood. They thank the city for allowing the residents to review the plans. They are impressive. It was nice to see the awards given earlier in the meeting. She said she had two fire personnel at her home today because her carbon monoxide alarm was going off. Luckily, it was all safe and nothing was wrong. It was very reassuring and they're very

grateful to the police and fire personnel in the city. The only concern that has been expressed by residents of their neighborhood has to do with the size of the berm for Fire Station #3 that the zoning ordinance requires as a buffer for developments abutting residents' backyards. The ordinance requires a minimum of a 10-foot-high berm in this I-1 district and that requirement can only be waived by the city under very limited circumstances. As of now, though, the plans show an intent to just retain an already existing six-foot berm. The homeowners' association hopes and requests that the city and planning department will fully inform the affected residents about the pros and cons of their plans for the protective berm and seek their buy-in to any plan to deviate from the mandatory requirements of the zoning ordinance.

CONSENT AGENDA REMOVALS AND APPROVALS:

Member Martinez requested Item F be removed for further discussion.

CM 26-06-063 Moved by Martinez, seconded by Casey; MOTION CARRIED: 7-0

To approve the Consent Agenda as amended.

A. Approve Minutes of:
May 4, 2026 - Regular Meeting

B. Approval of a Resolution Amending the Clerk's Office Fee Schedule effective July 1, 2026.

C. Approval of a Resolution to Amend Community Development Department Review and Permitting Fees per attached schedules effective for permits invoiced beginning July 1, 2026.

D. Approval of a Resolution Amending the Fire Department Fee Schedule effective July 1, 2026.

E. Authorization to Allow Planning Commission to Take Initial Steps Towards Opening Up the City's Master Plan for Land Use in Connection with a Potential Conveyance of Property by the City to the Novi Community School District.

F. Consideration of the GLWA (Great Lakes Water Authority) Member Partner Contract for Legal Services for the 3M and Dupont Public Drinking Water Settlements and the Corresponding Resolution of GLWA Member Partner the City of Novi Authorizing the Execution of the Legal Services Agreement for the 3M and Dupont Public Drinking Water Settlements. **(Removed/later approved)**

G. Approval of the Oakland County Building Officials Association Damage Assessment Mutual Aid Agreement, an inter-governmental agreement between Oakland County communities.

H. Acceptance of a highway easement and drainage easement from the property owners of 26270 Beck Road, parcel 50-22-16-300-006, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of $22,428.60.

I. Approval of a Storm Drainage Facility Maintenance Easement Agreement for BLM Group Building Addition SDFMEA located on the north side of Cartier Drive east of Beck Road (parcel 50-22-04-151-039).

J. Approval of a Storm Drainage Facility Maintenance Easement Agreement for El Car Wash I located on the north side of Grand River Avenue south of Twelve Mile Road (parcel 50-22-17-126-006).

K. Approval of the final payment to Springline Excavating LLC, for the East Lake Drive Drainage Improvements project, in the amount of $12,568.34, plus interest earned on retainage.

L. Approval to award a contract to American Generator Sales for the Hudson District Lift Station Generator project in the amount of $95,818.39.

M. Enter Executive Session immediately following the regular meeting of June 8,2026, in the Council Annex for the purpose of discussing union negotiations and confidential written correspondence from the City Attorney.

N. Approval of claims and warrants – Warrant 1203.

Roll call vote on CM 26-06-063 **Yeas: Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer, Casey**
Nays: None

MATTERS FOR COUNCIL ACTION:

1. Consideration of the schematic design packages for Fire Stations 2 and 3.

City Manager Cardenas said they would keep the theme of more presentations going. He said Mr. Fenton from the City's owner's representative firm, Plante Moran Realpoint, would kick things off by introducing their other consultants from HED and BRW.

Mr. Todd Fenton from Plante Moran Realpoint thanked Council and staff. He said he'd be relatively quick, just providing some context as to where they currently are in the design process and the milestones that they've already achieved with Fire Stations #2 and #3. They submitted a pre-app site package to the City that was discussed in a meeting with the City on April 23, 2026. Comments were received and the consultants resubmitted a site plan actual approval and they were awaiting those comments later in the week. He said there are a lot of different moving parts that they've moving forward right now, but they're moving at a very quick pace because they are still on track for a groundbreaking in the 4th quarter of this year. They held an open house last month on May 21, 2026 to review the plans with the public of Fire Stations #2 and #3. The reason

why you're here is per our governance for this project. Ultimately, City Council approves the schematic design package. He said they previewed this with the Finance and Administration Committee last week where it moved forward without objection. He said where they're at in the overall design phase is at the second box "Schematic Design" (on the slide entitled "Architectural Services – Design Phase Overview – FS2 and FS 3." He said they are a little bit beyond concept, but they're not yet at full budget estimates and construction drawings so that they can pivot at this point right now. What it will cost them is possibly time, but they're about 35% through the design process right now. They anticipate pending a positive vote at the meeting that they'll be back before Council, most likely on August 31st, to provide another update with where they're at on design development with much more refined figures, numbers and deliverables. He said what they'd be talking about at the meeting with HED and BRW is the site plan renderings. He said he believes a floor plan had been distributed among Council. He said they would not be reviewing that publicly at the meeting due to security issues. Their budget estimate, they're about 15% beyond budget, which, again, with a lot of moving different parts, they haven't figured out the site engineering yet, pending comments from the City. He said they do have a development path forward. In fact, they had had a meeting with Chiefs Zinser and Martin, HED and Christman who is doing the pre-construction estimating and they were very confident that they have a development path forward to get within 10% by the end of this month. He said he made a similar comment to the FAC last week that they will continue to keep Council informed of any major negative budgetary implications, certainly, before they get into actual design development in August.

He said with that, the only other item he would throw out there as a preview of coming attractions is this is a very, very quick, expedited timeline in order to achieve that groundbreaking in the 4th quarter. It is likely that they will be issuing a site package before construction documents and budget estimates are finalized. They'll get into that discussion again in August as they get closer to that date, but he wanted to make sure they're not leaving a major bidding issue out there hanging that would impact whether they'd be able to put that shovel in the ground in November versus waiting beyond through winter conditions into the spring. With that, he turned things over to Chris Vogelheim from HED and Chris Sano from BRW who would get into the review of this schematic design.

Mr. Chris Vogelheim said he wanted to highlight some of the choices that they had made with all of these. Thankfully, they had the residents participate. It was nice to see them at the meeting. The goal for both of these was to try to be a good neighbor and then operationally, to make sure that they created a modern fire station with better workflows and better safety and certainly for the first responders, just a better culture and place where they can feel refreshed and revived as they wait for the next call. He showed a slide called "Architectural Site Plan – Preliminary Site Plan – Fire Station No. 2" and said on this site, this is the more challenging site. The goal with this is they located the building based upon the apparatus travel and the turning radiuses for that. They've used every inch of the site north to south so they could accommodate the turning radius for the vehicle and then have an apron where the apparatus can pull out without interrupting the pedestrian workflow. Those are some of the highlights of their site. He said you can see as you work left to right, they've got the ingress part to the site. They have some

public parking. The are creating a secure site which is a good benefit to the City's first responders. Employee parking is along the back, so the apparatus comes in. It's a drive-through configuration. The apparatus bay is here. That's the apron he spoke of to make sure that they can get free from the sidewalk. Then you'll see the sleeping wing. There is a public function lobby, a lot of the administrative here, and then the day room kitchen which is a key component of the station.

He spoke about the grading plan. He didn't think they wanted him to go into detail on it, but they did develop robust landscape plans. He said they're doing a good job screening the site to make sure they are good neighbors. He highlighted the tree planting. He pointed out the stormwater detention. He said they separated a tree plan and that is included in Council's packet. From a massing standpoint, they tried to use some of the gabled roof forms to be very sensitive of the residential character that surrounds them. He thinks it's a really nicely designed building, very functional and he thinks it'll meet the needs. He showed a view from 13 Mile Road and then a different view that shows what it would look like from the back.

Mr. Vogelheim pivoted to Fire Station #3. He said they've got a little bit different condition and some neighbors spoke about this site. He said they have a little more site area on this one, so he thinks they did a really nice job of maintaining it. He said there is a 100' buffer at the back of their site. They pushed everything to the south to Venture Drive to give a better buffer to their neighbors. This station is the exact same as the other station, but it's a mirror image and they think that is important. There will be consistency of design language. From an operations and maintenance standpoint, all of the products, how the responders interact with the station, it gives you a lot of flexibility between the two stations to allow staff to move and get instantly up to speed. From a maintenance and operations standpoint, there is a great consistency. Like the other one, they have a little bit more room, a drive aisle, secure fencing, public parking, employee parking in the back, drive-through apparatus bay, all very similar to what they have in the other station.

Mr. Vogelheim said in response to the comments that were given, they created a buffer of trees. There are some lighter trees there that are existing berms. They felt that the mature trees along that berm and then supplementing with additional plantings was the best solution to provide robust screening and rather than starting over new. That was their design approach to this. They thought about making sure they provided screening from the adjacent neighbors. But again, the sites are nicely screened. They've tried to provide a nice screening in addition to the existing mature trees that are there. Very similar to the other, just a mirror image of it. Architecturally, they're creating the same sort of great identity for the City and appropriate massing with gabled roof forms. When they look at the heights of the building, they've got the minimal heights they need for their apparatus bay to make sure that those function long-term.

Mayor Pro Tem Casey said it was nice to see them again. She asked if they could quickly talk about how they are screening Fire Station #2 from the residents. He said there is a masonry wall that goes the length of the back there. It's designed. It's a 10-foot-high masonry wall. On both sites, they are worried about the biggest disruption to the residents which is the headlights of the vehicles as they turn. In both options, this one they chose

to do the site wall because they're very close to the property line. They thought it was a more effective barrier to both noise and headlights. On the other property, they're relying on landscaping and the existing 6-and-a-half-foot berm they feel will do an appropriate job screening. This one (Fire Station #2), specifically, they thought a screen wall would be best for the neighbors. Mayor Pro Tem Casey said she wanted to make sure that was explained because she thinks it's important, especially for the residents who abut Fire Station #2 to understand that they are getting almost the first floor blocked off by that masonry wall. She appreciated him explaining that. She knows that lights and sound are concerns for them. She knows they will be resolving some of those concerns with process and she knows that the Chief has already said that publicly and they'll continue to communicate that.

Mayor Pro Tem asked City Manager Cardenas about the feedback they got back from the residents. She wished they had stayed because she did not understand that concern specifically about the berm when she heard the feedback that they gave about the trees. She thinks it's important to make that distinction because what she heard was they wanted Council to tear down the existing trees and plant new. She didn't hear the fact that their concern was that they wanted a taller berm. It wasn't the trees; they want a taller berm. She would like to have some conversation with those residents, whether it's through City Manager Cardenas's office or through the City's Planning Department, but they should have some dialogue with them to understand and explain to them, make sure they understand why the decision was made. If they need to have more conversation at the table about that, if that's not a sufficient answer for them, she wants to make sure they have time to bring that back to Council before they get too far down the path. It's critical. She said they've all said how important it is for them to make sure they are doing that screening and it's more than sufficient. She wanted to put that on the record that she wants to make sure they have that conversation with Ms. Barton and Ms. Johnson and if they need to bring it back to Council, they do.

Member Gurumurthy said she wanted to start with the budget slide the developers showed. She asked if they could go back to that slide. She asked if they could explain the slide a little bit in terms of when they say programming phase within 20% of the budget. Mr. Vogelheim said he describes it as a funnel. He said you're starting large and you're starting 20% over. What parameters do you have on the site? What are your options? As you move into each category of design, that funnel is smaller. Where they're at with schematic design, they're about 10-15% within where their budget was. That is to say, over, but it's not to say that this is a level of concern right now—especially because they've had a lot of discussion about what they can do with the existing, in particular, the floor plans, to shave square footage off but not affect the overall operations of the facility. What can they do to change some of the materials that they originally used or the mechanics? So, as they get into each level of design, he said you'll see that by the time they get to CDs and issuing, they should be about 2% where they originally thought their budget was. That's why they have Christman on board as an estimator, going out in real time, looking at real-time construction figures and estimates for materials to bring these revised numbers back to them.

Member Gurumurthy said when she thinks of a project, there are milestones. For each milestone, there is a budgeted amount. Then, there is the actual cost when it is completed. For example, the programming phase is already done through January 2026. She asked if they were on track within the planned amount. Mr. Vogelheim said yes. He said they've been going down. They want to be around 10%. Right now, they are a little over 10%. That's why he said stopping the schematic design would have a much more negative impact on the budget right now versus we have a path forward with the design team, with the estimator, with Chief Zinser and Chief Martin, there are changes they can make to floor plans to get it to 10% and then below that which is why the next phase is 5-7%. Member Gurumurthy clarified that they are reducing the amount they are off from the budget as they go down the pipeline and getting it to the 2.5%. Mr. Vogelheim said they are getting it to that exact $100 million budget that they had promised that they can bring the PSB and two fire stations within budget. Member Gurumurthy said that helps. She said it goes back to her original idea, the dashboard. She knows that she sounds like a broken record, but it will be ideal to get that dashboard by the end of the month. She said she just threw that target out there. Mr. Vogelheim said he doesn't think that is an unrealistic target. He said they had an owners' meeting with City Manager Cardenas last week, getting final feedback from him so that they can get the dashboard up and running by the end of the month. Member Gurumurthy said that was super because she thinks that will be nice. She said they don't need a detailed timeline, but at least high-level milestones so they can see if you're saying Q4, was that the original plan? It's not clear. It'll be nice to see at least two years out, this is a high-level milestone that they want to target for all the four facilities and then track it through that. Then, of course, the cost. She said she knows they don't have the dollar amount on the slides. It'll be nice to have some kind of idea of what was budgeted for this chunk and then the actual tracking of it. Mr. Vogelheim said what the dashboard will show you is what is actually being expended versus what has actually been budgeted versus this is really a design schematic exercise. For him, if he were to put a budget on where this is at, until you bid it, they don't know. What they do know is they want to come in at or below what they said the budget was, that there's no additional dollars for this project. As he said, from when they met with the FAC on Monday until the day of the meeting, the 5% just got…It is literally a real-time exercise and he thinks they're going to have their final exercise next Monday with their design team estimators and both chiefs to get them below 10%. Member Gurumurthy said that helps.

Member Gurumurthy said her understanding is the structural frame and foundation are going to be bid first, for the build, but the construction drawings are still going to go. It's not going to be fully completed. Mr. Vogelheim said they will not be fully completed. They will be more than 50% complete at the time, so they'll have a pretty good grasp of where they're at. Yes, they're looking at moving dirt before they hit winter. They'll have more of an update in August, September when they're through design development on where they're at then. Obviously, they provide weekly updates to City Council on where they're at on the project. If it does not pencil out where they're comfortable in releasing those packages, they would not release those packages. Member Gurumurthy said she was just about to ask about their confidence level because what if things change. If the construction drawing is not done and you find something, she asked if it would impact the bid, the structure or something related to that. Mr. Vogelheim said absolutely. That is

the foremost concern on their mind when they presume issuing at least one package before CDs are complete. Member Gurumurthy clarified that it's more at the time what the confidence level is. Mr. Vogelheim said a lot of this is related to site engineering. They're still awaiting final comments from the City so they can actually get site plan approval for the elements and all that impacts the budget as well. Member Gurumurthy said the milestones will be helpful to see because it could move a little bit. Hopefully, it won't move. Mr. Vogelheim said they are "all hands on deck" and trying to make that 4th quarter date.

Member Gurumurthy asked with respect to the schematic design, what are some of the key highlights, specifically one or two highlights they've designed that he would say are going to help them in the long run. Chris Sano from BRW, the design team who work together with their chief, said he thinks the operational aspects from the fire department are going to have the biggest impact. He said they do fire stations all over the country. They are experts in this, so they are implementing best practices that honestly, today, can't happen in the exiting facilities. They're designing a facility that will allow for that and also encourage it. Overall, best practices from a health and wellness perspective and operational efficiency. Member Gurumurthy pressed him for some examples. Mr. Sano said there is decontamination of the staff. He thinks that's one of the most important things. The cancer risk for firefighters is a really big deal and so there's a clear separation between the apparatus bay where the carcinogens are going to exist on their gear and on the vehicle that you can't just walk straight into your bedroom or the kitchen. There's a decontamination process and they set up the building so that the firefighters have to go through this process to even get into the clean zone, as they call it. There are red, yellow and green zones of the building. He said honestly, that's probably the biggest deal from an architect's perspective that they can do to help assist the firefighting community. He said there are other aspects like sleep deprivation. Their circadian rhythms get messed up. They wake up at all hours. They really focus on providing great sleep environments and that's everything from individual bedrooms to acoustic privacy and thermal control of those conditions in the sleeping environment. Then, when there's a call in the middle of the night, the lighting progression to not just startle you awake and disorient you but bring your senses up to speed so that they can react, your brain can react accordingly to address the call. Those are some of the major aspects. He said, of course, they also want it to look and feel nice. It will be a nice facility to build camaraderie within the department and the firefighters in that station. They have a stressful job, so if they can live in a building that feels good and has daylight and warmth and is not an institutional-type facility, that's going to help their mental status and effectively do better at their job. Member Gurumurthy said she is super happy to hear that they prioritize wellness and mental health. She thanked them for stating those design highlights.

Member Gurumurthy asked in terms of energy and environmental sustainability, are there certain things that are done with the design. Mr. Vogelheim said when they look at sustainability, they use a framework. It's called the AIA Top 10 Framework. Part of it is about community integration. He said he thinks they've talked a lot about that. He said having things like community events and being sensitive about scale and materiality that's consistent with the residential scale. Some of the other gestures like light fixtures, no dark sky, cut off so they don't have any light spill. Certainly, have been paying attention

to daylight and they talked about the lighting control systems, the ability to let daylight take the place of lighting is going to be a concept to that they're certainly doing. In terms of construction itself, making sure they don't have some of the exposures. They're limited a little bit on some of the sites to be able to do that, but they have paid attention to the solar exposures and they are doing energy modeling to make sure they're addressing those types of issues and trying to get roof overhangs and those other sorts of items that help with shading. On the exterior envelope, they're doing a whole series of energy analysis to make sure that what they're building, in terms of their envelope, continuous insulation, some of those other sorts of concepts are really well done. Lastly, he knows the outdoor air ventilation, the amount of air changes they have for the indoor occupants is one of the key components they're looking at and they're evaluating a couple of different HVAC systems to make sure that they're getting the energy efficiency and the wellness out of those to make sure that they're addressing the health and safety and the wellness of the occupants, quite frankly. Member Gurumurthy said she feels it'll be nice at some point to connect through the Environmental Sustainability Committee and just talk through so they can be educated as well on what's being done and planned for. Mr. Vogelheim said they do have a summary. In his negligence, he forgot to bring it with him to the meeting. They summarized that because they know it was a key part of what Council had asked them to do. They are tracking that as they go forward with the design progress.

Member Heintz said he wanted to start by applauding their design and their appreciation for wellness and the focus with that. Specifically, with the questions Member Gurumurthy just asked, he was curious, with the budget, he's assuming that in any situation, there's going to be unforeseen challenges. He asked if there are things that are specific to Novi or the current economic times that are related to their funneling process of the budget or are that just normal "par for the course" or standard. Mr. Vogelheim said he thinks they've been dealing with the impacts of inflation and post-COVID construction material shortages for a while. They haven't seen anything that's dramatically impacted where they're at on the front. As he said, Fire Station #2 is a tight site. It's a little bit more difficult in terms of how they're laying it out. Their number one key right now, especially when they have a development path forward to stay on budget is making sure they don't have to make any alterations to the design that impacts the operational efficiency and the operational layout as set forth by Chief Martin and Chief Zinser at this point and they're not there yet. He said when you're starting to lop off significant pieces of square footage, that's more than value engineering. You're really adjusting to a major financial issue and he was there to say confidently, they are not there yet. In fact, he thinks they were talking about just decreasing the size of some of the sleeping rooms by 20 square feet each and getting up to 200 square feet. He said they're using a scalpel, not a machete. Member Heintz said that's good to hear. He said he wanted to make sure the priority is, of course, the firefighter operations and public safety operations and, of course, their access to wellbeing and those resources. He said he wanted to reiterate what Member Gurumurthy said that any items that can focus on sustainability whenever possible, he is in support of. He was just at a local leaders meeting earlier in the day and he was speaking with someone from Royal Oak. She was talking to him about how they're getting solar panels done, putting them on their library. He thinks that's amazing. Knowing when there's a new facility, it's one of the best times to try to, whether it be designed for something like

solar panels or geothermal or any sort of sustainability design elements, or try to ideally include that in the design itself. For example, near the end of April, Oakland County hosted a solarized event at the Novi Public Library and talked about how there are still cost-saving opportunities for government facilities and other places like that. While these rebates and opportunities to save are going to be limited with time, he'd like to take advantage of them while they can. He understands that this is not the priority, but it could be worthwhile. Mr. Vogelheim said this is something they are definitely tracking. He said he knew the event Member Heintz was talking about. He was planning to have coffee with Julie Lansberger the next day to discuss how they can implement some of those savings into municipal projects. Member Heintz said that would be amazing. That was great to hear and he appreciated it.

Member Martinez thanked them for all the information they provided them with in person and in the packet. His grandfather did 40 years in the fire service before passing in the '90s. He thinks his grandfather would be so impressed to see this building and how far they've come. He appreciates the thought that the developers and the chiefs have put into this, really centering on what Novi's firefighters need and what the community needs in this part of the city. He applauded them for that and thanked them for the work they are doing.

Member Smith thanked the developers for coming and presenting to Council. He said it was a very thorough package and seeing how they had been thoroughly grilled by his colleagues, he'd keep his comments short. He wanted to throw in another quick mention of the environmental aspect. He said even if they are not capable of doing it now because of budget restraints, if there were a way to prep buildings for solar, prep buildings for heat exchanger, heat pumps, things like that, that would be great. He asked Mr. Vogelheim to please forward the information he did not have with him at the meeting to City Manager Cardenas so he could forward it to the Environmental Committee, that would be great. Mr. Vogelheim said he'd do that.

Member Staudt said he had only one question. He asked if it was a six-and-a-half foot berm design preference or would they need to get a variance to do this. He said he was a little confused as to why they have six and a half feet. He said if these residents want 10 feet and it cuts down a few trees, it's their backyard, not theirs. He would much prefer that they have a universally happy group of residents on that side of the fence. He would really like to see some movement in the direction of what they're looking for and less design element. Mr. Vogelheim said just from their perspective, they looked at the amount of mature trees with a deficiency of a couple feet and they looked at again, screening the headlights and then what they felt was a more robust solution when you look at a mature tree with…he'd have to go back to the plan, but with the diameters of those trees. You think about mature trunks versus a new caliper tree. They thought that leaving that there, supplementing it, they blocked the headlights and they got a better solution in the end. He certainly talked with both of those folks at the public participation and he just felt that that was the solution that gave the residents a better screening. He noted that they are amenable to do whatever…Member Staudt said, "Sometimes guys like you, design people, kind of overlook the issues that the residents have. Frankly, I'd rather satisfy the residents than you." Mr. Vogelheim said he understood and he thought

they were doing what was best for the residents. He just wanted to state that they had had discussions. He was very happy to see both of the residents at the meeting because he had had an extensive discussion with them at the meeting. Again, he believes that this is more of a difference of opinion and they were at the meeting to do what they need to do to make people happy. Member Staudt said making them happy is the most important thing. Mr. Vogelheim said he understood.

CM 26-06-064 **Moved by Staudt, seconded by Casey: MOTION CARRIED 7-0**

Approve the schematic design packages for Fire Stations 2 and 3 as presented by HED and BRW.

Roll call vote on CM 26-06-064 **Yeas: Heintz, Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy**
Nays: None

Council took a break at 8:36 P.M. They reconvened at 8:41 P.M.

2. Consideration of approval of Method of Service (MOS) Response Agreement with DTE to relocate underground facilities along Lee BeGole Drive and 11 Mile Road for the estimated amount of $2,315,813.

City Manager Cardenas said they were just talking about Fire Stations #1 and #2. This is mainly about their public safety headquarters for Fire Station #1 and the police station. He said they have about $18 million budgeted for utilities. In that, they have $3.7 million for this activity, and it came in under budget, so they're at $2.3 million just for this component. All thumbs up on this. This is a major piece of infrastructure that is for DTE. It's a bank of cords that go underneath 96, so they were expecting it to be a lot more. Thankfully, it was less. He said they are very happy with what the estimate came in for.

CM 26-06-065 **Moved by Casey, seconded by Heintz: MOTION CARRIED 7-0**

Approval of a Method of Service (MOS) Response Agreement with DTE to relocate underground facilities along Lee BeGole Drive and 11 Mile Road for the estimated amount of $2,315,813.

Member Gurumurthy said this is a 12-month estimate for $2.3 million. For some reason, if there is weather, some issues, or something and it extends to 15 months or longer, will it cost the same amount? City Manager Cardenas said yes, it will still cost the same amount no matter what the timeline is. It's actually for the activities for the construction, regardless of how long it takes. Member Gurumurthy said that's good. She then said in terms of, there was a mention about the relocating, the estimate explicitly excludes relocating any other utilities sharing the DTE poles. She asked if they analyzed that already, like what it would be and what the cost would be for that. City Manager Cardenas said he was not sure. Mr. Herczeg has information about the other utilities that are on the pole, such as telecommunications and whatnot.

Mr. Jeff Herczeg said the shared utilities on the DTE poles, it's part of the contract move. They're responsible to move their facilities after the DTE poles are gone, so there is no extra cost. Member Gurumurthy clarified that it's part of the 12 months. Mr. Herczeg said yes, it's part of the 12 months. She asked if it's part of the same timeline and Mr. Herczeg said it's part of the process. Member Gurumurthy thanked him. She asked him if the utilities south of 11 Mile Road will be buried, so everything is going to be just above ground. She asked if the City has to do anything extra there to support the facilities. Mr. Herczeg said no, nothing extra there. He said they looked at it and questioned what that cost looks like from south of 11 Mile. There are already existing overheads south of 11 Mile." When that cost came back, he thinks everyone across the board—PMR, the City, and the Finance Committee agreed that that was not money well spent. So, they're concentrating on just the campus area and north of 11 Mile all the way to 96 for the burial and relocation. Member Gurumurthy asked if the City needs to do anything there and Mr. Herczeg said no, nothing is required there. Mayor Fischer said Member Staudt wanted to know how much more it was going to cost. Mr. Herczeg said it was nearly $3 million more. He said they were pushing $6 million for the total and when they remove the…He said it's more cost effective to bury the north end because there's an existing underground DTE infrastructure there which is why they have to move it. There is no existing underground to put the overheads in south of 11 Mile. That's why that cost escalates. Member Gurumurthy clarified that it's $3 million more. Mr. Herczeg said it's close to $2.6 million. Member Gurumurthy asked if that meant $2.6 million more than what they had budgeted. Mayor Fischer said to bury the wires south of 11 Mile would have been an incremental $3 million. Mayor Fischer said instead of burying those, the Finance Committee suggested they don't bury them and spend that $3 million in better pursuit of the building itself. Member Gurumurthy thanked them for the clarification.

Member Martinez asked City Manager Cardenas, "So we've budgeted the $18 million for the road and infrastructure improvements. With this $1.4 million savings, is that still restricted for roads and infrastructure or is that a possibility down the road that they could see that money go towards other aspects of the project?" City Manager Cardenas said it's always available to Council whenever this portion of it is completed. Hopefully, Mr. Herczeg has a fantastic track record of keeping things under budget, so he might do everyone else a solid. This might be able to move into other parts of the whole program. He said Member Martinez is correct. This could be used if everything comes in under budget. As of right now, they're keeping it at $18 million. He said hopefully, the bids will come in positive to Novi's favor, but yes, that money will be available in the future if it's still there. Member Martinez said he believes in Mr. Herczeg.

Roll call vote on CM 26-06-065 **Yeas: Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz**
Nays: None

3. Approval of Resolution to Proceed with Preparation of Plans, Specifications, and Cost Estimate for Proposed Special Assessment District for Main Street Area Streetlighting and Streetscape

CM 26-06-066 **Moved by Casey, seconded by Gurumurthy: MOTION CARRIED 7-0**

Approval of Resolution to Proceed with Preparation of Plans, Specifications, and Cost Estimate for Proposed Special Assessment District for Main Street Area Streetlighting and Streetscape

Member Gurumurthy said the City is entering into the SAD process with the three property owners where the City is going to do the upfront payment. She asked City Manager Cardenas and City Attorney Schultz what happens if one of the property owners backs out. City Attorney Schultz clarified that Member Gurumurthy was asking about one of the three property owners who have signed the letter of interest so far. She said yes. City Attorney Schultz said at that point, City Council would have to decide whether it would still make sense to go forward with the other two property owners. From his perspective, Council has said staff needs to get the lights replaced and bring the streetscape up to snuff, so they'd address that in the same way they're addressing Pulte dropping out as the fourth effective property owner which is they would deal with them separately under the exchange agreement. He said they've written to Council about Pulte's obligations as a separate enforcement or separate kind of contract enforcement issue. He said this is really just to help the three property owners who want to take advantage of the City's offer to do this through an SAD. He said they will all have to participate eventually, one way or the other. Member Gurumurthy thanked City Attorney Schultz and said she just wanted to make sure the city is protected. She is fully in support of this; she just wanted to make sure. She knows it's been hard. City Attorney Schultz said it would be best to have everybody in the SAD. That is a protected process. The payments become a lien on the properties. Hopefully, the three owners will stay with it.

Member Staudt asked, without looking too deep, where the City is getting the $500,000 to write a check to DTE that they want immediately up front. City Manager Cardenas said he believes this was discussed at the CIA meeting, so they're going to use the CIA dollars to be able to front the dollars for this and then be reimbursed by the SAD later on.

Roll call vote on CM 26-06-066 **Yeas: Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez**
Nays: None

4. Consideration of the request for a Fireworks Permit by Eddie Hesano to be operated by Great Lakes Fireworks, LLC, on Saturday, July 25th, 2026, on Walled Lake.

Mr. Hesano was in the audience and Mayor Fischer invited him to make some comments. Mr. Hesano greeted everyone and thanked them. He made no further comments.

CM 26-06-067 **Moved by Staudt, seconded by Smith: MOTION CARRIED 7-0**

Approve the request for Fireworks Permit by Eddie Hesano to be operated by Great Lakes Fireworks, LLC, on Saturday, July 25th, 2026 on Walled Lake, because the application appears to be complete and because the proposed display is similar to others in previous

years and there have not been significant complaints as to the nature and extent of the display and the event is close in time to other displays for the 4th of July holiday such that it is less likely to cause a disturbance of the peace.

Mayor Pro Tem Casey greeted Mr. Hesano and said every year, she looks back at Council minutes and Mr. Hesano comes to them every year in June for a July event. She asked him to explain why he was seeking to do fireworks, what the activity is, what the event is. Mr. Hesano said it's a thank you to the community, a "Christmas in July" firework show. Mayor Pro Tem Casey thanked him and said when it comes to fireworks, the general feedback she hears is that people want less fireworks, not more. She said that's because of the noise and just the overall impact that the sound of fireworks can have on neurodivergent people, veterans, dogs, etc. She thinks they've had this conversation before. She said she is becoming even more sensitive to some of that feedback. She is going to vote to approve this at the meeting, but she said she was giving him a heads-up that she is starting to become more sensitive to hearing that feedback as continuously as they do. She said trying to keep the fireworks a little more timed, in her opinion, with some more natural holidays is something she's more interested in. She said she was going to support this because this is a long-running event. Mr. Hesano said yes, it is. She said she thought it has been at least five years and he said it's been longer than that. Mr. Hesano said he tried to get it for the 4th of July, but the pyrotechnics is too expensive. Mr. Hesano said they will try to do it in concurrently with other firework shows, closer to the holiday. Mayor Pro Tem Casey said that would be wonderful to see them come back with that kind of plan next year. Mr. Hesano promised her that.

Roll call vote on CM 26-06-067 **Yeas: Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith**
Nays: None

5. Consideration of approval of a cost participation agreement with the Road Commission of Oakland County (RCOC) for the construction associated with the rehabilitation of 12 Mile Road from Novi Road to Farmington Road, with the estimated City share in the amount of $135,822.

CM 26-06-068 **Moved by Casey, seconded by Smith: MOTION CARRIED 7-0**

Approval of a cost participation agreement with the Road Commission of Oakland County (RCOC) for the construction associated with the rehabilitation of 12 Mile Road from Novi Road to Farmington Road, with the estimated City share in the amount of $135,822.

Roll call vote on CM 26-06-068 **Yeas: Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt**
Nays: None

CONSENT AGENDA REMOVALS:

F. Consideration of the GLWA (Great Lakes Water Authority) Member Partner Contract for Legal Services for the 3M and Dupont Public Drinking Water Settlements and the Corresponding Resolution of GLWA Member Partner the City of Novi Authorizing the Execution of the Legal Services Agreement for the 3M and Dupont Public Drinking Water Settlements.

Member Martinez said he wanted to pull this from the Consent Agenda because he was so glad to see this come before Council. He said he thinks this is an indication of the lengths that Novi is going to go to bat for their residents in the absence of sometimes what the regional authorities do not do. When he learned that this was something that the City Attorney's office had flagged, he wanted to thank them. He said we don't know how things are going to shake out yet, but he thinks these times are calling for creative solutions and he appreciates that the City Attorney's office brought this for Council's consideration.

CM 26-06-069 Moved by Martinez, seconded by Casey: MOTION CARRIED 7-0

Approval of the GLWA (Great Lakes Water Authority) Member Partner Contract for Legal Services for the 3M and Dupont Public Drinking Water Settlements and the Corresponding Resolution of GLWA Member Partner the City of Novi Authorizing the Execution of the Legal Services Agreement for the 3M and Dupont Public Drinking Water Settlements.

Roll call vote on CM 26-06-069

Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer
Nays: None

AUDIENCE COMMENT: None

COMMITTEE REPORTS:

1. Environmental Sustainability Committee – Council Member Smith

Member Smith said they last met on May 13, 2026. They discussed the upcoming CLC fellowship who will have a fellow that is working with them to help implement the next item which is the My Green Michigan food waste recycling or composting program. They have two sites that are committed. One is MSU Tollgate and the other is behind City Hall backed by Power Park. They spoke with a high school resident, Sidhani Singh, who is doing her own e-waste program. She is collecting e-waste from neighbors, taking it to Oakland County Recycling and working with Mike Sapo at RRRASOC. They discussed how they could possibly expand that program. That's an on-going discussion that they'll be having with her. Lastly, they met with Julie Lyons Bricker who is the Oakland County Sustainability Officer. They discussed how they could amplify Oakland County's events in Novi, including the recent Oakland County Solarize program meeting they had. He thought it was around the 20th of May that Member Heintz referred to earlier.

2. Public Utilities & Technology Committee – Council Member Gurumurthy

Member Gurumurthy said she was unable to attend the meeting because she was in India. They didn't want to move the meeting because DTE was going to be present. She asked Member Heintz to provide the update. Member Heintz said they met on May 14th. That included general discussion updates about broadband, GLWA and Priority Waste, but the primary focus was communicating with DTE. He said their staff liaison and Chief Information Officer, Rob Petty, and Chair Gurumurthy have done a great job developing this relationship with DTE to have them come over quarterly. He believes this was their second quarterly presentation from DTE. As part of Chair Gurumurthy's dedication, she wanted them to continue to have that update from them. They did a great job providing updates about the recent outages and explaining the situations. They promoted their website: dteenergy.com/powermap. It's a great, useful site for residents to get updates about information about what is going on and the current progress that they're making with future modifications and progress with that. DTE is committed to those quarterly meetings. They were even open to considering and seeing if it would work with their feasibility and schedule. In addition to those quarterly committee meetings, they're open to attending a City Council meeting where they can provide an update in a more open forum. The next planned meeting is going to be Thursday, June 25th at 5:30 p.m.

3. Mobility Committee – Council Member Staudt

Member Staudt said their committee had a very enlightening bus ride around the City of Novi, looking at various sites where there were incomplete segments and potential places to put sidewalks in. He thinks it was extremely helpful for the committee to actually see some of the areas that they need to make a decision on at some point. It's a lot better when you see it than when you just look at a piece of paper. That was probably a first ever, but he thinks in the future, that'll be something that they'll suggest the committee does. It was very valuable for their future decisions.

4. Finance and Administration Committee – Mayor Fischer

Mayor Fischer said the Finance and Administration Committee met. The primary focus was a preview of what they saw today with the fire stations. They also took the opportunity to hear a little bit about their property and liability insurance which will be coming forth to them in the near future as a full Council. He said they also took the opportunity to give initial feedback on the 2028/2029 fiscal year plan that was provided to Council. He encouraged any of the other Council members to give City Manager Cardenas any feedback directly. They decided to do that as part of their committee meeting.

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 8:59 P.M.

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Cortney Hanson, City Clerk

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Transcribed by Diana Charles,
Customer Service Representative

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Justin Fischer, Mayor

Date approved: June 22, 2026