CITY OF NOVI
Finance and Administration Committee Meeting
April 13, 2026, 5:00 p.m.
Mayor's Conference Room | 45175 Ten Mile Road
(248) 347-0445

CALL TO ORDER: 5:00 p.m.

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Councilmember Staudt

STAFF LIAISON: Victor Cardenas, City Manager

ALSO PRESENT: Erick Zinser, Chief of Police/Director of Public Safety
John Martin, Fire Chief
Jeff Herczeg, Director of Public Works
Charles Boulard, Community Development Director
Barb McBeth, City Planner
Katherine Oppermann, Recording Secretary
Greg VanKirk, Plante Moran Realpoint
Todd Fenton, Plante Moran Realpoint

APPROVAL OF AGENDA
Motion: Casey; Seconded: Staudt; Approved: 3:0

APPROVAL OF MINUTES – March 9, 2026
Motion: Casey; Seconded: Staudt; Approved: 3:0

PURPOSE OF THE MEETING

1. Plante Moran Realpoint Public Safety Building Project Update

Mr. Fenton of Plante Moran Realpoint went over their presentation for the current Public Safety Program update. They started with current site concerns and limitations they have encountered including:

1. the existing creek location presenting design constraints and that they are still waiting on the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to make final permit decisions
2. A DTE Energy/Electrical Duct Bank that has been found under Lee Begole Drive which presents potential timeline and budget issues.

With regards to the Duct Bank the main questions before them are if they can achieve project goals and savings by not moving the duct bank and if the can achieve goals and savings by reducing the scope of the road work. Mr. Fenton then went through the Road Project Budget line items and options for moving forward including: burying the power lines from 11 Mile to Grand River Ave (~3.25 Mil), Burying the power lines from Crescent Blvd to 11 Mile (~1.25 Mil), and relocating the duct

bank (~2.5 – 3 Mil). He stated that they have worked with the engineer and architect firms to come up with alternatives and noted that with any option they will know more once they hear back from DTE this Friday (4/17/26). He also spoke briefly about different road options such as keeping Lee BeGole in its current footprint and rather than pursing a roundabout using a three-way intersection for potential savings of $2.5 – 3.25 Mil. Because these decisions could have a large impact on the project they knew that they needed to come before the Committee with this matter and are asking for their direction.

Mayor Fischer summarized that they are looking at 1. A decision regarding the duct bank and 2. Whether to pursue a 1 or 2-building Public Safety Complex. He then asked when we found out about the duct bank and if it was during the purchase of the property. Mr. Herczeg said that we didn't find out until last fall. Mayor Fischer questioned why we didn't find out about it during our due diligence ahead of the purchase and Ms. Cardenas said that the duct bank wasn't under the new property but under the current Lee Begole Rd so it wouldn't have been included as part of the due diligence process. Mayor Fischer said that it concerned him that it was missed and not flagged since we already knew that we had plans for the road, he thinks the question should have been asked earlier on and suggesting looking at the process tot understand how it was missed so we can revise and avoid similar mistakes in the future.

Mr. Fenton went over the current three Public Safety Building configuration options alongside their pros/cons including 1. A combined building housing both Police and Fire, 2. Split buildings with the duct bank kept in place but a new roadway, 3. Split buildings with both the duct bank and current roadway kept in place. Chief Zinser stated that he has always been an advocate for a single, combined Public Safety Building but that he understands that challenges of the site and that they need to be willing to explore the campus option so as to be good stewards of public funds. He wants to be sure we take the time to explore all options available since these buildings will be serving the city for the next 50 years and we want to make the best possible choice, with all options considered. He also briefly spoke on similar circumstances faced by another community as well as that he is not yet convinced by the single building layout options present since they look squeezed in. Mayor Fischer asked if there were any plans that Mr. Herczeg had for the west side of the road and Mr. Herczeg said no, and that he never did. Chief Zinser also noted the importance of the Fire Station having direct access to 11 Mile road for the apparatuses and that he likes the Police Station being close to 11 Mile as well, of the options presented he likes the 3rd the best. Mr. Fenton briefly noted that, for the 3rd option, they have not yet done a site analysis of the area on the SE side of the road.

Following a brief confirmation that there is sufficient road funding in place, Mayor Fischer asked if the duct bank would then be funded by removing the DTE line burial and Mr. Herczeg said yes and further noted that he would not choose to fund the burial of any lines south of 11 mile due to the cost. Mayor Fischer and the other Councilmembers agreed. Councilmember Staudt asked Fire Chief Martin about the roundabout and Chief Martin said that a roundabout is not an issue for the fire apparatuses as long as there is sufficient lane width and clearance and Mr. Herczeg said that they would be sure that it was engineered/designed to meet those needs.

Councilmember Staudt asked if there was any concern that future fire apparatuses might be built larger, causing issues for clearance and Chief Marin said that it would be unlikely and is not a concern.

With all considerations and if the financials presented today are correct Councilmember Staudt said he would like to pursue option 1 as it is the closest to the original vision, though he does also like option 3. Mayor Pro Tem Casey concurred and noted that she appreciates the due diligence in preparing the different options.

Mayor Fischer asked about other road configuration options and said that he would like to see more information about a two-bldg. option. He also said that he doesn't want to spend funds on burying lines from 11 Mile to Grand River Ave but that they should be buried north of 11 Mile.

Mr. Fenton then briefly went over what the Committee could expect at their June meeting (Fire Station No. 2 and No. 3 Schematic Designs and a Public Safety Building Conceptual Design).

2. Consultant List Review

Mr. Cardenas presented the current version of the Consultant List and said that City Planner Barb McBeth is here to discuss two consults.

3. Environmental (Woodland/Wetland) Consultant

Ms. McBeth said that the current Environmental Consultant, Merjent, has been with the City since 2024 and that their staff has worked well with City staff. Merjent has presented an updated fee schedule that is here for the Committee to review. Councilmember Staudt asked if the proposed revised fees are all "pass-through" fees (IE fees that would be paid by developers/applicants, not directly by the City) and Ms. McBeth said yes. Councilmember Staudt said that, in that case, he is not overly concerned about the changes as long as the rates are competitive. Ms. McBeth briefly went over some of the proposed fee changes and the reasoning behind the changes. Councilmember Staudt asked how many times we use the Environmental Consultant and Ms. McBeth said that last year was fairly typical and included 8 wetland permits and 11 woodland permits. Councilmember Staudt asked for more clarity as to what services they provide for large developments and what kind of expenditure it requires. Ms. McBeth said that services including reviewing the pre-application, woodland and wetland delineation verification letters and inspections, preliminary site plan review, permit terms, etc. there is not a "typical" fee as it varies but that the schedule is primarily setting minimums for small projects with minimal impact. Councilmember Staudt said that with that in mind then he is fine with it. Mayor Pro Tem Casey and Mayor Fischer also indicated approval.

4. Traffic Consultant

Ms. McBeth stated that the terms of the current traffic consult contract with AECOM are up and that all extensions have been exhausted. Staff has liked working with them, they provide a variety of services to the City. Councilmember Staudt asked if

all the fees on the new proposed fee schedule and contract are "pass-through" fees (IE fees that would be paid by applicants, not directly by the City)and Ms. McBeth said yes, all with the exception of the hourly fees to attend City meetings. Councilmember Staudt stated that he and Council have not heard much from or about AECOM over the last few years which would seem to him indicate that they are doing a good job. Ms. McBeth agreed that they have steadily been performing well as Traffic Consultant and that all staff from Planning and Engineering recommend that they are awarded the contract once more. All the Committee members were in favor of AECOM being recommended as Traffic Consultant once more.

Mayor Fischer asked if the Committee is anticipating any more consultant list contracts before them in the near future, specifically asking about the Auditor. Mr. Cardenas confirmed that there is one more audit (through June 2026) with the current auditor, Rehmann Robson, and then the contract will be up. Councilmember Staudt asked if there had been any issues with them and Mr. Cardenas said no, that they could improve their presentation style. Mayor Fischer asked if we were looking to switch auditors and Mr. Cardenas said not necessarily but that it would be valuable to see who else is out there given how long it has been since we last put out an RFP for auditors.

AUDIENCE COMMENTS

Mr. Duscheneau spoke briefly about various concerns such as the drain fund, that developers should pay more towards the tree replacement fund, that he thinks the number of ordinance officers is excessive, that the required sidewalk width is excessive, his wondering at the proposed new water distribution tower, costs, and concern about changing water pressures and if it can keep up with new development. He also noted concerns about the number of new apartment developments and how tall they are as compared to other City developments.

ADJOURNMENT: 6:09 p.m.
Motion: Fischer; Seconded: Casey; Approved: 3:0