**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI**
**MONDAY, MAY 4, 2026, AT 7:00 P.M.**

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

Mayor Fischer began the meeting by taking a moment to recognize the passing of a community member, Brent Canup, back in March. Brent was a long-time member of the Novi community and a dedicated public servant. He gave his time and his expertise through serving on the Planning Commission. Mayor Fischer said he had had the privilege of serving alongside Brent on the Zoning Board of Appeals. In those roles, Brent brought a thoughtful, steady approach to decision-making, always focused on what was best for the community. He was also a past president of the Novi Rotary Club. Mayor Fischer also recognized Brent's wife, Diana, who shared 60 years of marriage with Brent. He said both Brent and Diana had given so much to Novi. Their dedication made a lasting impact on the Novi community. Mayor Fischer said on behalf of a thankful Novi community, they extend their heartfelt condolences to his family and loved ones, and their sincere appreciation for Brent's service. Mayor Fischer asked for a moment of silence in Brent's honor.

**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 26-05-054** **Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0**

**To approve the agenda as presented.**

**Roll call vote on CM 26-05-054** **Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer**
**Nays: None**

**PUBLIC HEARINGS:**

**1. FY 2026-27 Budget and 2026 Millage Rates**

The public hearing open at 7:02pm and closed at 7:03pm with no public input.

**PRESENTATIONS**: **None**

**CITY MANAGER REPORT:**

City Manager Cardenas acknowledged that one of their long-time staff members who has been a part of almost all the development they've had in Novi over the last 25 years,

will be retiring at the end of May. He acknowledged Barb McBeth for 25 years of strong, committed, dedicated service to the Novi community. City Manager Cardenas recognized her in the audience and told her they all appreciate everything she has done for the City and for all the development they've seen over the last 25 years. Mayor Fischer thanked her for her service.

**ATTORNEY REPORT: None**

**AUDIENCE COMMENTS:**

Ann Nelke, 48646 Windfall Road showed a picture of the Villas at Stonebrook as it was before it got developed. She wanted to highlight that it was a Brownfield. It was an area of urban blight. She would even go so far as to call it "toxic." There weren't many trees on the site and it was rezoned to RM-1. It provided desired housing options for residents wishing to downsize and stay in the community, as well as for young families who wish to age in place once their children have grown up. 91% of Novi has already been developed, leaving 4% not developed yet. This represents 5% of the area that was redeveloped. The developer claims that 55% of the trees were removed there. Maybe there were 11, maybe there were 20 trees, she doesn't know, but it doesn't look like there are many trees there. Speaking about the slide, she said, to the right, this shows the area where Villas of Stonebrook is now. To the north is the area that's proposed to be developed. In comparison, the developer wishes to remove 62% of the trees, which would basically be about 537 of them. On August 12, 2025, Merchant conducted a survey of the site in terms of woodlands and wetlands for chapter 737 of that of the Woodlands Protection Act. The recommendation was not to approve this project due to the following reasons: tree species diversity, the health and vigor of the trees, the soil quality, and the habitat quality which, in turn, preserves a healthy environment for the community by aiding greatly in carbon mitigation, wind and noise buffers, climate cooling and control. She asked, "Do we breathe cleaner air through our tree fund?" She said composting is a great idea and can augment the benefits of the preservation of the woodlands. Ms. Nelke said slide three shows a rendering of the projects as it might look maybe 70-80 years from now, when all those little trees might grow to their fruition. And on the right, it kind of shows what it will look like when they clear cut. And then the fourth slide, through that Merchant survey, the area highlighted in the orange depicts what's woodlands. On the right side, it shows how much buffer the developer has left between the existing industrial and the residential to the south. The Novi Master Plan was revised less than a year ago, and major zoning change should have a clear, recognizable benefit to the residents. She said this does not. In terms of…(the timer rang, indicating that her time to speak was over.) Mayor Fischer said he'd give her a couple of seconds to summarize. She said any kind of major zoning change should really have a very clear and evident benefit to the residents. She said it seems like this is kind of like the car wash thing where Novi is super saturated with townhouses, so it's kind of an inverse ratio that's happening now. She doesn't really think that more and more townhouses are meeting the needs of residents who wish to downsize to a single floor, single level home. She knows the Groves has it as part of their options, but it just seems that it's not meeting the needs of the residents at this point. She thanked Council for the extra time.

A Novi resident said she is asking the City to deny the rezoning of light industrial to a high-density, multiple family with a planned rezoning overlay for the Providence Parkway site. She said she had three reasons. This project does not demonstrate a community benefit. This project is too dense, contributing to the overburdening of Novi's schools for now and for the foreseeable future. The high-density of 161 three-story townhomes will overburden Novi's existing infrastructure in this area, potentially leading to a severe crisis. Council has approved 22 townhomes on Camelot Parc site on Wixom Road, but they're now thinking of approving 161 townhomes in this area. The argument for attainable housing has not been truly determined. No price point has been set, which will ultimately include the land. It must also be noted that the Villas at Stonebrook property was a defunct steel company and a brownfield which required remediation before development. This was a great benefit to Novi. Comparing the two parcels of land is not a fair assessment. Number two, she is concerned about the safety and welfare of the Novi residents at this intersection. The area is not safe for walking or bike riding. Vehicles travel at a high rate of speed, and it has been her experience that they rarely yield to pedestrians, even at the crosswalks. Their hypothetical traffic impact of saving 1,382 fewer trips is ludicrous. She asked about a true traffic impact study to analyze the effects of the new development. If approved, school buses will now be turning in and out of Providence Meadows and Providence Parkway. Number three, this proposal is not compatible with the Master Plan of 2025. City Council approved this plan in April 2025, just a little over 13 months ago. She asked if they now want to reverse their stance on this project just a short time ago. Why develop a master plan if you're not going to follow it? She asked Council again to not approve the applicant's request for a planned rezoning overlay at this time.

Mike Lubin, 24776 Venice Drive, said he is also against this development. He said if Council is going to approve it, he would say that one of the items was for affordable housing. There is not much affordable housing in Novi and he doesn't think that's going to change anytime soon. He asked Council to get the developer to commit to some kind of price point. He said if the proposed townhomes are going to be 2,000 square-foot, three bedroom, two and half baths, they're going to be $500,000. If you want affordable housing, it can be relatively affordable at $350,000, but he doesn't think the developer will commit to that. He asked Council to get the developer to commit to a price point that indicates it's at least relatively affordable housing.

Deborah Domke, 48801 Windfall Road, said she objects to the planned rezoning overlay to rezone from light industrial to high-density multiple family. Novi's Master Plan states, "Future residential developments in the southwest quadrant shall be low-density residential that reflects a semi-rural environment." This development is out of character with the surrounding area and is not a good fit for the community. It does not provide a recognizable and substantial benefit to the residents, and it will have a negative impact on the desirability and value of surrounding properties. There is currently a big push by developers to squeeze as many housing units as possible into a given area in order to maximize their profit, but what about quality of life? She asked if they had ever walked through the Sakura development. She saw a man playing catch with his son in the street because there was nowhere else to play. Their driveways are so short that if you park a car outside the garage, the tail end hangs over the sidewalk and unless it is around noon and the sun is directly overhead, you cannot see the sun because it is blocked by all the

tall townhouses nearby. She said she fears Council is allowing developers to build what will, in the future, be known as the slums of Novi with so many people living in such dense spaces. She said, "Let's build some less dense housing." Remember, Novi's Master Plan states that the future residential development in the southwest quadrant shall be low-density residential that reflects a semi-rural environment.

Martha Ryznar, 44875 Yorkshire Drive, thanked the residents from all across Novi who joined this effort to oppose Providence Meadows. She said please note that they have submitted to the City 300 protest signatures and comments, including 50 that were turned in earlier that morning, with more coming in all the time. This land they are talking about is a nature gem, likely the last functional wildlife corridor left in Novi. She has personally talked with many of the residents signing these petitions. They want to see intentional actions from the city officials to stop the overdevelopment. They want to see our city officials adhere to the community master plan and stop the rezonings that destroy Novi's green space. They don't want to see the animals hurt; they want wildlife habitats protected. They're frustrated with the traffic congestion, particularly Beck Road right now, as a five-story apartment building goes in there. They want less crowded school classrooms and more. Many people she spoke to don't want pocket parks and gazebos that nobody uses, dock stations, new roofs on pavilions that aren't even needed, especially when the trade-offs are trees and wetlands that get sacrificed. When the owner, Mr. Jones, and his company bought this land, they knew exactly what they were getting into. They knew it was zoned for offices and businesses, and they chose to buy it anyway. Now they're asking you to change our city laws just because they can't find anyone interested in developing offices on their property. She said the developers are trying to scare the residents by saying if they don't build these 161 townhomes, someone else will come in and build a whole bunch of factories and offices, creating 1,300 new traffic trips a day. Didn't they just say there is zero market demand for their land? She told Council if they say no tonight, this land doesn't automatically turn into a factory. It just might stay exactly how it is right now as quiet woods and wetlands. Maybe by saying no to the developer, it could create an opportunity for Novi to consider the land for other green space purposes. She spent time on the trails, and she spoke with Henry Ford clinical staff out on their breaks. They told her flat out, "Preserve what is here." They say they would not want to live in these townhomes, that sadly, they look like storage containers, and they value the nature that is already there. She also spoke to businesses that border the development and would become non-conforming. One man told her, "We make so much noise, they're going to hate us." Even local businesses know this high-density housing does not belong next to active industrial operations. She asked Council to please say no at the meeting.

Bob Santer, 44091 Galway, said he was there to oppose the plan in its current form. He commended the City and the developer for trying to find common solutions to some of the issues that are there. Not all the issues were resolved, but he appreciates the earnest effort of both parties to go after this. Development projects, no matter what they are, are dependent on external factors that are outside the control of the specific progress of the project or the people putting them together. He said these include things like economic conditions, community values, environmental factors, green things, technology, think data centers, political, okay, detention centers. All these factors outside our control

impact some of these plans that they have. This proposal has been based on what you might call stable assumptions, a stable outside environment, of which things that have happened in the past will happen in the future. These are like meteors from the sky coming down to hit us. One question that led him to this comment is, is this proposal robust enough or strong enough to absorb the hits that it will see during its development and operation? Have they thought of the what ifs? Have they thought about not just the perfect scenario? What about all the other scenarios that they've had to look at? He's not so sure this proposal, in its current form, addresses that and that concerns him a lot. Is the financial backing contingency big enough? What happens if the market freezes like it did in COVID just a few years ago? What if the price is bid up until the mid-range housing person, customer, all of a sudden can no longer afford that piece of property, so it goes up and becomes unaffordable? How does the City handle a re-scope of the project two years when we find out that some of the assumptions didn't work? Overall, is the proposal strong enough? He said planning for scenarios that they may not want to plan for is something that the city and the developer need to spend some good time on. He appreciates what they have done so far and he encouraged them to keep going.

Nick Zamora, 44875 Yorkshire Drive, said he is a non-expert in this industry or on this project, but he wanted to share his perspective on things. What he pieced together from the last meeting what that this project is to provide accessible housing to the healthcare professionals at Providence Hospital and that is the reason that they are considering this project with 17 deviations from their City ordinances. He thinks their commitment first and foremost is to the people that hold up our society, including healthcare workers. If this solves a crucial problem for them, they need to have that conversation. He would put the burden of proof on the developer to show that that issue is great enough to justify these extenuating circumstances because he doesn't think that argument has been well formed yet. He doesn't see any guardrails preventing people that aren't healthcare workers at Providence from taking up that housing. He also thinks going forward with a project that deviates so much from Novi's ordinances without the proper justification sets the precedent for future projects.

Connie Varana, 40535 Village Wood Road, said she was speaking on behalf of what is left of Novi's natural environment. She applauded the people who spoke before her about how important that is to the quality of life that they would like to preserve and hang on to. Everywhere they look, there's housing, apartment housing and, as someone spoke about, the density of that housing. She asked what type of environment that is going to produce, the society that lives in those apartments. Going back to the nature problem, she thought that there was only supposed to be a certain number of housing in the Sakura development, but that has just exploded. Now, there is a huge piece of land that has been leveled right alongside and that makes her wonder if that will be another housing development going in there. It's a huge, cleared piece of land. It saddens her to think that all of that, plus the entry to where the police headquarters is, that's about to happen on 11 Mile Road. All those beautiful evergreens that were there, huge old evergreens, they're gone. It's just a flat piece of dirt. A huge lump of dirt. It's just so sad. All the years that she's been living here, and so many other people, they've longed for a Main Street gathering type of area. They managed to put in housing right across the street from Main Street office building. Why couldn't there be something there

for people to gather for concerts or festivities. She's hoping Council won't approve any more housing, let alone that beautiful piece of land that is nature at its best.

**CONSENT AGENDA REMOVALS AND APPROVALS:**

**CM 26-05-055 Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0**

**To approve the Consent Agenda as presented.**

A. Approve Minutes of:
April 13, 2026 - Regular Meeting
April 20, 2026 - Regular Meeting

B. Approval of request to transfer ownership of an escrowed 2025 Class C & SDM license from Twelve Mile Crossing, LLC to Supra Novi LLC, located at 44375 W. 12 Mile Rd, Suite G-152, Novi, MI 48377.

C. Approval of Resolution to amend Environmental Consultant Fee Schedule as reviewed by the Finance and Administration Committee.

D. Approval to award a three-year Traffic Engineering Consulting Services Contract to AECOM (with the option for an additional two, one-year renewals) as reviewed by the Finance and Administration Committee, and adoption of the revised fee schedule.

E. Adoption of Resolution seeking reimbursement from Oakland County for expenses associated with the City of Novi's annual Mosquito Control Program.

F. Approval to award engineering design services to Spalding DeDecker for a Novi Road Pavement Preservation Overlay, between 13 Mile Road and 14 Mile Road, in the amount of $73,833.

G. Approval to purchase crane upfits for the sign installation bucket truck from sole source vendor Jack Doheny Company for $80,960.

H. Approval of a two-year management agreement with three optional one-year renewal extensions with KMG Prestige, Inc. for the management of Meadowbrook Commons, commencing on July 1, 2026, with the final form of the agreement to be approved by the City Manager and City Attorney's office.

I. Approval of a Pawnbroker License renewal requested by Joseph Haddad owner of Gold Buy and Jewelry, Inc., located at 41490 Grand River Avenue.

J. Approval of a Resolution Authorizing Outdoor Exposition Event to occur on the Vibe Credit Union Showplace property at 46100 Grand River Avenue on May 18, 2026 – June 2, 2026.

K. Enter Executive Session immediately following the regular meeting of May 4, 2026, in the Council Annex for the purpose of discussing union negotiations.

L. Approval of claims and warrants – Warrant 1202

**Roll call vote on CM 26-05-055** **Yeas: Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer, Casey**
**Nays: None**

**MATTERS FOR COUNCIL ACTION:**

**1. Approval of Resolution for 2026 Millage Rates**

City Manager Cardenas said this is the annual resolution that has to take place to set the millage rates that will allow them to capture property taxes for the following year. The total millage rate has increased from the prior year by 0.8440 mills. That increase is due to the new debt service millage of one mill that was approved by voters for the 2026 unlimited tax bonds for the public safety facilities. The new millage rate for this year is 11.3813.

**CM 26-05-056** **Moved by Casey, seconded by Gurumurthy: MOTION CARRIED 7-0**

**Approval of Resolution for 2026 Millage Rates**

**Roll call vote on CM 26-05-056** **Yeas: Heintz, Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy**
**Nays: None**

**2. Approval of Resolution for Fiscal Year 2026-2027 Budget**

City Manager Cardenas said this item is for this year's budget and will also take into consideration and incorporate the increase to the solid waste and recycling fee which is the second resolution included in this item.

Mayor Pro Tem Casey said what they commented on in their budget meeting was that this resolution and what they would be approving at the meeting is the 26-27 budget. Generally, they approve the budget, and they approve a two-year forecast after that, but this year, given some of the constraints that they've been seeing, they're expecting to see the forecast coming in by June. She asked if that was right. City Manager Cardenas said yes, that was correct. Mayor Pro Tem Casey clarified that the resolution that they'd be voting on at the meeting was just the 26-27 budget. City Manager Cardenas said yes, the correct resolution does not acknowledge or at all reference the future years.

**CM 26-05-057** **Moved by Casey, seconded by Smith: MOTION CARRIED 7-0**

**Approval of Resolution for Fiscal Year 2026-2027 Budget**

**Roll call vote on CM 26-05-057** **Yeas: Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz**
**Nays: None**

**3. Approval of Resolution to authorize Budget Amendment #2026-4**

**CM 26-05-058** **Moved by Smith, seconded by Gurumurthy: MOTION CARRIED 7-0**

**Approval of resolution to authorize Budget Amendment #2026-4.**

**Roll call vote on CM 26-05-058** **Yeas: Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez**
**Nays: None**

**4. Initial review of eligibility of Providence Meadows to rezone property south of Grand River and west of Providence Parkway from Light Industrial to High-Density Multiple Family with a Planned Rezoning Overlay.**

City Manager Cardenas said the proposal is to rezone 31 acres on Grand River Avenue to allow a 161-unit development with attached townhomes. The proposed PRO conditions include conservation easements, a public pathway through the property, creation of a trailhead park on the Henry Ford Health property and providing attainable housing within the city. The Planning Commission reviewed this initial PRO plan and provided feedback at their January 14th meeting. This is just an initial review. There are no votes that we are asking to be taken as this will go back to the Planning Commission for further review. This is for Council's initial input to provide to the applicant, and he said the applicant was there to present their plan to Council and to answer any questions.

Mayor Fischer said this presentation is for Council and is an opportunity for them to have an initial review and provide their thoughts on the proposal to the applicant. They would not be approving any sort of PROs or actual items that evening. City Attorney Schultz said that is correct. The applicant could present and Council can ask questions if they choose to give feedback.

David Landry stated that he represents Providence Meadows, the developers. He said they were there for an initial submission and eligibility discussion with respect to their request for a planned rezoning overlay. The property in question is adjacent to the Providence Henry Ford Hospital complex. He displayed a slide called "Site Plan Overlay: Medical Campus Context" and pointed out Beck Road, Grand River, Providence Hospital, and Providence Drive. He pointed out the area in question along Providence Drive, just to the north of Villas at Stonebrook which was zoned I-1 and rezoned to residential, very similar to what they're asking for. This is a 31-acre parcel, and they are proposing to put 161 for-sale units, not rental units, on this property. He said they should establish what the eligibility requirements for a PRO are because that would be the standard against which they would be applied to at the meeting. There are two basic requirements. First, the applicant has to show that there are some aspects of the proposal that are stricter than the requirements of the zoning designation they are requesting to move to. In this case,

they're requesting to go to RM-2. They must show some aspects of their development that are stricter than RM-2. Secondly, they must show that there is an overall public benefit which outweighs the detriment.

Mr. Landry said with respect to the first requirement, aspects that are stricter than what would be allowed in RM-2. First, density, and this is important. They're proposing 161 units on 31 acres. This is significantly less than the RM-2 ordinance. RM-2 allows 15.6 dwelling units per acre. They are proposing 6.6 dwelling units per acre. That is 42% of what is allowable. He said you cannot say that the project is just too dense. Based on what? Looking at the ordinance, they're less than half the density that would be allowed under RM-2. Height: RM-2 allows 40 feet; they're proposing 35. Open space: the administration's review of this proposal concluded that phase one exceeds the required open space requirement by 29%. Phase two exceeds the open space requirement by 93%. Wetland mitigation: there are 6.79 acres of wetland. They are only impacting 0.53 acres and that's basically to access the property to get into it. The mitigation which is required would be 0.89. Novi has a stricter mitigation than EGLE does. According to Novi's requirement, which would include EGLE's, they have to mitigate with 0.89. Their proposal indicates that they're going to mitigate 1.1 acres. They're still working with EGLE because it's a possibility if they lessened a little of the mitigation, still satisfy the city's ordinance, they wouldn't have to impact as many trees. They're working with EGLE. They will continue to work with EGLE. Currently, the proposal is mitigating more than they're required. So, the applicant does satisfy the first aspect of stricter than the ordinance requires.

Regarding the public benefit, Mr. Landry said it's his favorite discussion. The ordinance says, "Overall benefit to the public that outweighs any material detriment." Well, the city has, in the past, usually measured and approached the public benefit notion from the standpoint of asking a developer, "What particular physical amenity are you proposing?" The focus has usually been on a physical amenity, like filling in sidewalk gaps, a bus stop shelter, a trailhead. He said the concept of a public benefit is a little bigger than that. He suggests that when you analyze whether the overall public benefit outweighs any detriment, they ask what benefit to the City does this proposal deliver over what could be built as a principal permitted use. He suggested there was a benefit to this as opposed to it being an industrial use. He said they have offered three benefits. One, a public pathway from Grand River all the way through to the Providence Parkway and the trail head at ITC. Number two, to build a trail head at ITC and they've submitted this with these numerous amenities at the bottom, that they would provide a pergola, a picnic table, a bench, a bike repair station, those types of things. They would build that. The third amenity is they would preserve the wetlands and woodlands in a permanent conservation easement which the administration has recognized could be considered a public benefit.

Mr. Landry said he wanted to talk about a larger public benefit. He said let's note what public benefit to the city is achieved by this proposal that would not be achieved if something were built according to the ordinance. He said it's important to understand this, principal permitted use is industrial. If the developer came in with an industrial project, it would never get to you. The Planning Commission would, well, you couldn't stop it. That's what's important for people to understand. That it's not necessarily the residential aspect of this that's affecting wetlands and woodlands. They've submitted a traffic study which

the administration has recognized. This would create 46% of the traffic that an industrial facility would create. They are proposing less than half of the traffic that would be created if this were an industrial development. He showed a slide called "By-Right Plan" and said this is a proposal showing an industrial development as opposed to what they are suggesting. He said they could see that the effect on the wetlands is virtually the same; however, there are 11 acres of impervious surface with industrial parking lots as opposed to their nine acres. Environmentally, the developer needs to deal with the storm water. Where is all that water that hits the impervious surface going to go? He told Council to look at the massive parking lots, the lighting that would be there, the beeping trucks and things of that nature that would not be there with the residential proposal.

Mr. Landry said he wanted to talk about the Master Plan. He suggested this residential development would be very consistent with the Master Plan. He said he thinks the Master Plan has its own industrial office. A major need for the City of Novi, which is stated several times in the Master Plan, is affordable housing. He said he was reading from the Master Plan and he said while Novi's housing stock is growing, housing demand outpaces supply. For newcomers to the market, the combination of low vacancy rates and skyrocketing housing prices and mortgage rates make the purchase of a home particularly difficult for moderate income earners, such as young professionals or single-income earners. He quoted, "To advance equitable and sustainable growth in the market, the City should consider incentivizing affordable and market-rate housing for developers." He said they all hear about the infamous missing middle, that the houses are too expensive in Novi and they need to be less expensive. The purchase price for these townhomes, the entry price is in the mid-$300,000s. He's not just making that number up. This specific developer is building the exact product right down the road in Lyon Township and the entry price is $315,000. This development would be in Novi which is a higher real estate market rate. Regardless, it's going to be a little higher. That's why he's saying their entry point is going to be in the mid-$300,000s. He showed a slide that he said was page 41 of the Master Plan. He said you can see the median home price for a house in Novi is $505,000, according to 2025 statistics. The median price for Oakland County is $370,000. Their entry price is lower than both. His client just informed him that they got some more specific statistics. In the last six months, the actual data of houses sold in the Novi School District showed the average price was $554,000. Mid-$300,000s hits a bullseye on the Master Plan missing middle, more affordable housing.

Mr. Landry asked if residential is desirable at this particular location. Henry Ford Hospital Providence totally supports it because it provides housing adjacent to their campus for their employees. To people who say, "Doctors aren't going to buy these houses," Henry Ford Hospital said, "With more than 2,000 team members at Henry Ford Providence Novi Hospital, many of whom are eager for housing opportunities near their workplace, this development provides a valuable and practical option for our team, including nurses, doctors and administrative personnel. Henry Ford Health views this development as an important step toward addressing Novi's shortage of attainable housing, and providing viable, high-quality living options for our associates. By significantly reducing commute times, this development will help decrease associated carbon footprints and contribute to the overall wellbeing and satisfaction of our workplace. We encourage you to approve this forward-thinking development." He said that came right from Henry Ford Hospital.

Mr. Landry said their history shows that there is no marketability for this project as I-1. They've tried. It's got very little frontage on Grand River. There are way too many other particular parcels in the city, so it is not marketable. He asked Council, as they decide, do they want industrial in this part? If they're talking about the Master Plan, he said they should talk about the future of Novi. He said they should not run from it; they should talk about it. He said there was no industrial zoning south of the freeway, west of Beck Road. He said industrial is along the railroad track near Nine Mile and Novi Road and industrial is surrounded by residential. If someone says you can't put residential next to industrial, it already exists.

Mr. Landry asked what happened to the industrial between Taft Road and Grand River. He answered that it got rezoned to City West. So, the City's not encouraging industrial in this aspect of the City. In fact, looking at the area that they're talking about, it's really an island. He said Villas at Stonebrook which was industrial and got rezoned to residential. He said there is another area further up Wixom which is zoned industrial but is part of a consent judgment and you have Sam's and Target. It's not industrial anymore. The only industrial pieces are theirs, Hadley Towing, which has a PRO, and two other industrial pieces. This is not an area of the City that they're really encouraging industrial. It belongs in other areas of the city. From an overall public benefit, less traffic, less police and fire calls, satisfies the Master Plan for affordable housing. With respect to adjacency, he said Mr. Tim Loughrin's will speak about that. The buffer between their northern aspect and these two industrial pieces is very significant. It will be an 8'-10' berm, a double row of evergreens, deciduous trees on the slope, 8' vinyl fence and a road in between these quarter units. The adjacency to the south with the adjacency to Villas at Stonebrook, it's a football field away from these houses. Pointing to a slide called "Neighbor Buffer," he pointed out distances of 283', 338' and 330'. He said he appreciates the gentleman who basically said it's great for the city and the developer to work together. He said they have been trying to do that. They've agreed to 60 acres of leaving the existing trees there with a significant buffer in that area.

In closing, Mr. Landry said whether this site is developed industrial or residential is not going to matter from a wetland standpoint. It's going to be the same. It's not this project that's going to affect the wetland. The other thing about the woodlands, they often hear when a developer comes in, creates a residential development, cuts down trees, and people move in. Then, when the people next door come in, the people from the first project say, "Please don't let them cut down trees." He said they love the view shed and trees are wonderful, but he did some research. When the Villas of Stonebrook was built, they filled in 0.64 acres of wetland. They're only filling in 0.53. When the Villas at Stonebrook went in, they cut down 55% of the regulated trees or 197 trees. They did it within the ordinance. They did it right. They followed the ordinance. They mitigated, which is exactly what they're proposing to do. They're not proposing to step outside the ordinance. There can't be a double standard. If it's ok for one, it's ok for the other. You have to abide by the ordinances for mitigation of wetlands and woodlands, which is exactly what they're doing. He said they were happy to hear Council's comments and to answer any questions.

Tim Loughrin, Robertson Homes, said he was accompanied by Darian Neubecker from Robertson and Jack Flynn as well as their partner, Gary Jonna. Gary is the owner of the property with Whitehall. They had had a really robust conversation with the Planning Commission that he was planning on talking about a little later. He said they've had a lot of conversations with staff and the neighborhood as well. He said he wanted to start with site context. From an overall location, he said it's south of Grand River between Beck Road and Wixom, just west of Providence Hospital. He thinks that's an important note because the hospital is very supportive of what they're doing. They've met with the regional president. They have the senior vice president of development that gave them the letter. In addition, they also have re-upped the easement for access off Providence, and they've agreed to do some maintenance sharing with them as well. It's a symbiotic relationship they have with them in the hope that they can move forward. They have a lot of support for what they're doing. Gary has owned this property for a very long time. He was involved with the Master Plan for Providence Ascension way back when. This piece was always envisioned to be a part of the overall campus. He said you can see it's kind of built out over time. There are still some areas that will be built out, but it's missing a component and that component is residential. There is some senior living there which he thinks is a very good use of that. There really isn't anything for a work and live type of opportunity. The hospital came to them in support of what they're doing and they think this a very good and obvious use of the property. Not to mention, Gary has been trying to market the property for a very long time and there have been no serious industrial offers for that. It's not conducive to a good industrial piece of property. There's hardly any access off Grand River. It's very deep back in the property. He said there are many other properties, even in Novi and the surrounding areas that are much more conducive to what those types of users would want to see. It's just sat there. If they don't move forward, it'll probably just sit there. At the end of the day, as far as progressing along, they think this is a good opportunity to provide attainable housing on a property.

He said, speaking of the Master Plan, there is a process. It takes a long time to get to that position of changing the Master Plan. The timing doesn't always work out. They feel that there are many other uses and many other components of the Master Plan. Mr. Landry spoke about many of them. The Novi Master Plan has many sections where it talks about providing for residents to be able to live, work, stay in your community and this is the opportunity to do that. He is right. They are going to start in the $300,000s. That is well below anything that is out there, anything that is building. The townhomes that you see out there are in the $500,000s. Pulte is starting in the $500,000s. They are building the Sakura Novi development. Those are rentals, but they are very expensive. In fact, somebody could get into these townhomes for sale for less that what somebody would be paying for at Sakura Novi. He said a lot of communities want to see that. He said Council told them they want to see that in the Master Plan, which he thinks is very important. Nobody has come to Gary with anything serious in decades. He thinks the market has spoken on that. Mr. Loughrin said their access would be directly from the Henry Ford health facility directly off Providence Parkway. They have an easement. It's signed in place with them for full access. They would have emergency access off Grand River.

Mr. Loughrin said he spoke about the Master Plan. The zoning is industrial, which they feel is just kind of a bygone conclusion to the property. When the Master Plan has gone

through the process and nobody really focused on this property. He doesn't think it's a location that the City has ever said they need to do something on that property. It wasn't until they started looking at it and understood how it relates to the hospital that they thought it would be a very good use for what they're proposing. It's not something that jumps out unless you study the property. They've done that and they have conveyed that to the staff. As far as the total development area, it's 31 acres. They are proposing RM-2 with a PRO overlay. The RM-2 is not one-size-fits-all. He would argue that the zoning ordinance doesn't really have any residential districts that fit what the market is today, which would be what they considered these townhomes. There are deviations in place. He thinks there are 17. They had 27 on Sakura. He said for all intents and purposes, for 15-16 of them, the staff has concluded that they are supported or they're very close to being able to do that. The other ones, he knows they will. They've worked very closely with staff. You hear 17 deviations; it's really a function of the ordinances themselves. The RM-2 zoning ordinance has things like a 45-degree angle. That does not work with townhomes. It has things like parking can't be on an angle or things like that, prominent on a curve. That's not conducive to this particular site which has a lot of curves. They're trying to save as much wetland as possible. Those deviations that have come up, if you focus on that, it's a lot. If you understand that staff is supportive of most of those, or if you know that the developer believes they can work with them to get through it, it's very negligible. Sakura Novi had 27 deviations.

Mr. Loughrin said there are 161 homes, but this is a very large piece of property. They're saving almost 80% of the site as open space. That's unheard of. They're trying to save as much of the property as they possibly can. There are 6.5 acres of wetland and they're about 0.5 acres. That's because they're trying to focus the development only on the areas that are not wetland and the only impacts really are for the access road to it. They have an existing wetland permit in hand from when Mr. Jonna was working on a previous development idea. That's why they have 1.1 acres of mitigation. They hope to dial that back to meet with the 0.89 so they can reduce some of that mitigation on site. He said almost 25 acres would be saved as open space. They are proposing to have a conservation easement for the 6.5 acres of wetland they're saving.

Mr. Loughrin said the plan type is like Sakura Novi which has the one-car and two-car units. These would all be two-car units and about 1,600 square feet in size, 2-3 bedrooms. He said they have industrial neighbors to the north, which they're mitigating quite a bit. They've got an 8'-10' berm with a double row of evergreen trees on top of that. Not to mention they're also about 75' at a minimum from the property line. They're trying to pull back as much as possible because yes, it's an industrial use. The buyers of that property know it's going to be industrial use. It's going to be in the master deed. They also oriented those buildings to mostly side to the industrial where they had before kind of fronting on that. They've worked with staff and they've been able to shift some things around. He thinks this is much better. They've got 75' of distance, as well as only a few units siding onto it. He mentioned the extensive open space and wetland preservation. Everything in green is open space. There is a lot of open space. Granted, some of it's in wetland. He understands that. Some of it is in the ITC corridor, but the fact that they're just taking this property and clear-cutting it is anything but the truth. They're trying to save as much as they possibly can. Then they have quite a bit of buffer to the existing homes to the south.

They have met a couple of times with the Villas at Stonebrook. Each time, they heard them, they listened to them and they came back with a new proposal. They were able to pull back some of that wetland mitigation, which cleared out some of the trees right up to the property line. Obviously, that did not go over well, and they were able to come back, and in fact, some of them at the meeting said they were so happy that they had done something like that.

Mr. Loughrin said they're proposing Grand River provide only emergency access. That's not a very nice entrance. It's beautiful off Providence Parkway, which is how this whole thing really came to be. They're proposing Grand River be emergency access. It would also double as the public pedestrian way. They would widen that and allow the public to utilize that to get to the ITC pathway. They're also proposing to do a trailhead. They think that's a public benefit that people can utilize that off of Grand River. That would be written in the master deed. They can't say no. Whoever buys this is going to know that's a public access. They'll even give a public access easement for that walkway. He mentioned the only entrance off of Providence. Regarding the wetland area, they have to take out some of the trees for the wetland mitigation. That's a reality. What they're able to do is push that away from the property line to the south as much as possible. EGLE would be happy for them to just do off-site mitigation. He knows that's not Novi's policy, so he's not asking that at this point. That would be another way to save some of those trees there.

Mr. Loughrin said these units would be owner-occupied. Their Sakura project is rental, which is more of a downtown type of mixed-use development. They are proposing these units be for sale. It's come up a couple of times as far as having a price point set in stone. They have a project right now. It's a true affordable project and that has a set price point. That has a lot of incentives layered in on it. They're not asking for any incentives on this project. It's going to be a market-rate development, but what is important is the type of product they're proposing. The type of product is relative. If they were to do something like detached condos here or single family, they would cost $700,000, $800,000 or $900,000. They are building a 1,600-square-foot townhome where they've got their costs dialed in. They build probably more townhomes than anybody in Southeast Michigan. They know the market. They will have a ceiling on what they can charge for these, obviously. He said it's going to be by a natural price ceiling and they believe they'll probably start in the mid-$300,000s, which is a huge value over anything else you can really buy in Novi. That's important to them as the developers and he believes it's important to the city because it's written in the City's Master Plan.

Mr. Loughrin stated that there are a lot of open spaces. They consider this a walkable community. He says you can walk to the north, and you can walk to the south through that public benefit. The ITC pathway is great. He emphasized that this type of project addresses the "missing middle." Novi does not have much of it, especially new housing, that he is aware of. Novi's new housing starts in the $400,000s. They're going to be under that. What's important is the vehicular traffic will not be going through the Villas at Stonebrook. That was a concern with the other project that was recently developed. There is no interaction whatsoever vehicularly between the two developments. Everything is going through Providence. They'll have at least 250' from the southern property line, from the property line to their homes. They feel like they are a very good transitional use

from that residential use to the industrial to the north. If it were residential and he came in and told Council that they wanted to do an industrial project, he'd probably get thrown out on his ear. They're lowering the density, lowering the intensity and preventing a lot of things from coming in that could under the I-1 zoning that he doesn't think the neighbors would like. They feel like they're downzoning the property and reducing the intensity.

Mr. Loughrin said on the northern buffer, the setback is very generous. He doesn't have an easement in place with the industrial neighbors to the north, but they've had discussions about getting a 25' landscape easement, which would allow them to get that 10' berm there. Generally speaking, 8'-10' in height with a double row. He said it's important to mention that they turned those buildings rather than fronting them to the north. He said the buffer to the south was a bone of contention. He said on the left, that kind of lighter green area that says wetland mitigation area, that's what they were proposing to clear so they could mitigate the wetlands that they have to mitigate for their roads coming in. This was based on the existing permit. There's an existing wetland permit that EGLE has on the property. That basically had it going all the way up to the Villas at Stonebrook. He doesn't know if Villas at Stonebrook was developed at the time of that EGLE permit. It's probably around the same time. They recognize that because those homes are close, there's not much of a buffer from the Villas at Stonebrook to their property. It wasn't a good thing to just clear those trees out. They worked with EGLE to say, "Hey, can we move this back under the existing permit and give a 60' clearance?" They did that and they are hoping to get more. He could not confirm that at the meeting. They are working with EGLE to be able to back that up maybe even a little more. Mr. Loughrin showed a slide called "Neighbor Buffer" and said he showed EGLE this at the first neighbor meeting, not to scare them, but because that's what the EGLE plan showed. It showed that if you are looking west, that would be looking at a cross-section of a home in Villas at Stonebrook and one of their homes. He said you can see there is still a great distance from building to building. All that area was going to be cleared out so they could do a wetland mitigation. That did not go well with the neighbors which he completely understands. They came back and said, "We worked with EGLE. We're able to do what's on the bottom here," meaning the new mitigation plan shown on the slide. That's their plan right now, which could keep 60' of that existing, dense vegetation from the property line before they start that wetland mitigation. Th developer also asked EGLE to be able to place trees, which obviously wouldn't be as big as existing ones to begin with, and they have to be special trees in the wetland. He said this is a much better proposal. This is what they came back to, and this is what he talked about. He said some people came up to him and thanked them for being able to work with EGLE on that.

Mr. Loughrin said this shows the neighboring properties to the west where they're not doing any wetland mitigation. It's going to be completely treed. They tried to do as much as they could for those that are affected further to the east, but this shows that not everyone is going to have that wetland mitigation behind their home. Mr. Loughrin said a public benefit would be on Henry Ford's property. He doesn't have an easement for this yet. He said he would hold off on that until Council says that this is what they want there. He said they may not want this. There may be something else that they're not even thinking of. This is what they had proposed. This would be essentially off their property. This is south of where Villas at Stonebrook would be. They would put in a trailhead, kind of a respite area.

This is kind of where those sidewalks converge, where people could have a picnic or they could have a rest before they get started with bike racks, a bike maintenance node and things like that. This is something they would have their HOA maintain, even though it is off site, in perpetuity. That would be part of their agreement with Henry Ford Hospital. They don't have to do this; it's something they think would be a good public benefit that would serve Villas at Stonebrook, Providence Meadows, people that utilize or work at the hospital, etc. They think it's a nice amenity to have. He said he'd love to get Council's comments on that.

Mr. Loughrin said there are a lot of challenges to the existing zoning. There is residential to the south. They feel that residential to residential is a better use for those existing homeowners. They think it orients to Providence Parkway. That's not an industrial use. It needs to be something different. Residential is the missing component. They think they're a logical, mixed-use component to that entire area. Not to mention, there are a lot of natural features on the site, and they think they can provide a lot more of it with the plan that they have. He showed a slide called "Development Highlights and Benefits" and said they talked about the highlights. Mr. Landry read the letter. Mr. Loughrin said he thinks it's a very important part of this. They think it's a public benefit as well. They also think pushing the project back off Providence Parkway gives a really nice look to the community. They also believe Novi has a shortage of attainable housing. They believe the Master Plan when Council says it. They know it. They've seen it. That's something they believe they can provide with this development. He showed a slide called "Development Public Benefits" and said he had already talked about this, so he didn't need to repeat it. He showed a slide showing a By-Right Plan and the Proposal and said they are less than what a By-Right Plan would be as far as impervious surface and traffic. He showed a slide called "Providence Meadows Product Design Example" that showed what the units would look like. He said there were some comments about elevations. He thinks some of the planning commissioners were happy with what they are proposing. It's an iterative process. They will work with staff and Council on the design.

Mr. Loughrin said he wanted to touch on just a couple of things on the comments from the Planning Commission. He talked about the deviations being negligible when you look at them. He heard ranch units from them. Ranch units take up a lot of space, meaning it's a much lower density. They can look at maybe looking at doing a percentage of them if that's something that's important, but they think from an attainable perspective, this is the right product. They talked about the conservation easement. They liked that. They talked about more public benefits. There was some positive feedback for the trailhead. He'd love to hear what Council has to say about that. They heard about the traffic signal. He wanted to be very clear that they are not asking the city for any money to any traffic signal on Grand River. If the county requires a traffic signal, they will work with them. They'll work with anyone that is potentially responsible for that, but they will definitely pay their fair share. They'll work with the county on that. He said it already needs a signal. They are not adding anything that kicks it over. They are not expecting the city to cover anything as far as a traffic signal on Grand River off Providence Parkway. The material and color changes to the elevations came up. It's an iterative process. They're willing to work with the city. He thanked Council and took his seat.

Member Smith said as he was driving over to the meeting, he was thinking about how he has lived in Novi for over 40 years. The population back then was around 25,000. He has seen some development, so he has a perspective on how this is going on. He's been on the other side of the podium talking about preserving some land that ultimately got built on. When he got onto the Council, he realized how hard a job this is, trying to balance the needs of people that own the land, people that live near the land, the needs of the residents through the city. He loves trees. One of the first things he asked about when he came on Council was some of the properties that had trees in Novi that he was interested in potentially buying, which is the only way that you can truly preserve land in a city. If someone else owns it, they can build on it. If the City owns it, they can preserve it. He said that was not on the table at the meeting. He said he hadn't heard anything about anyone being interested in selling the land to the city at a price they can afford. So, he agrees that this would be less impact than I-1 with two extra acres of hard surface and just a large expanse of hard surface running water off. The less hard surface they can have is better. He likes the conservation easements and the pathways. He really likes the idea of a trailhead. He thinks that would be well used by both residents and people who work at or are visiting the Providence hospital area. The concerns he has are issues with the adjacent land. He wants to make sure that they work out a way not to impact their use, the I-2 that's west of this development. He thinks they've done a good job of not impacting their neighbors to the south and he knows they've worked with the residents there and he appreciates that. The traffic light at Grand River is needed, especially for people turning left. He was over there and did an experimental left turn. In the middle of the day, it took five minutes to get out. He's afraid that would be a real danger for people trying to jump through there when there's not really a gap. He said they would need a light or just direct traffic down to the existing light a little bit to the east. He's happy to hear about the attainable housing. He said Novi definitely needs that. When he moved to Novi, he was fresh out of college. He was looking to start a family. They were able to move to Novi. It worries him that that is becoming less possible for people. The Novi schools are what draw people to Novi. If people can't afford to come to Novi, that changes the dynamic of the community considerably, and probably not in a way that any of them would like. Member Smith told the developer to keep it affordable, work on the deviations, and work on the traffic light. He thinks this is not a bad development.

Mayor Pro Tem Casey said she wanted to follow up on the attainable housing. She asked if they're building in the mid-$300,000s what is the type of income level it would take to buy into a property at that price value. Mr. Loughrin said it would typically be around a $2,000 to $2,500 per month mortgage payment. It's typically a family making $80,000-$100,000 per year. She said her math got her to $130,000. She was curious to figure out his calculations because she agrees that housing in the $300,000's is attainable for Novi. She thinks the challenge is they're making it attainable for the first buyer. The minute that property sells, it's no longer going to be attainable for the next person because people will sell at market rate. They might have bought in the $300,000s, but they're likely going to sell much higher than that. You lose that attainability as people sell. Mr. Loughrin said they are pricing it at market rate. They think it's the market rate. It will naturally go up. He said he heard her and he appreciated her comments. He believes they are trying to do it at a market rate with a product that can be at that price point. Mayor Pro Tem said she agrees and she believes that's what her comment is. The first buyer is going to have

attainable housing. As the market changes, they lose their attainability. They will lose that for all the houses, too. She just wanted to point out that the developer is marketing it as attainable housing which it will be for the first buyer, but that will change for subsequent buyers. Mr. Loughrin said it is a 1,600 square- foot home, not a 2,400 square-foot home that will rise in value. It's going to be what it's going to be in that respect. Mayor Pro Tem Casey said she thinks the value will still go up.

Mayor Pro Tem Casey asked if. McBeth is she would talk a little bit about the impact of adding residential abutting industrial. There are two industrial properties to the north and she read in her packet that there's going to be some impact if they approve residential here to those properties. What happens to them if they want to expand or if they sell and someone wants to try to come in and do something different? She asked Ms. McBeth to speak about the impact to those properties. Ms. McBeth said the two properties on the lower left part of the screen are the general industrial and they both have outdoor storage and outdoor uses. When the zoning ordinance talks about when the general industrial abuts residential, there could be some repercussions for future development on the property. At this point, if it's rezoned and those uses are there, they would probably be grandfathered in. It's typically somewhere down the line if they wanted to add onto the building or further expand into the I-2 types of uses, then there could be an issue potentially for future buyers. Mayor Pro Tem Casey asked if that issue would restrict their use. She asked if that issue would mean that they would have to do some sort of additional buffer, even though she agrees the buffer that's going in right now is great, but if the ordinance requires…she asked Ms. McBeth to talk a little bit more about what the impact could be, too. Ms. McBeth said it could restrict the uses there. There are a number of restrictions listed in the ordinance about the I-2. There could also be impacts on the residential if some of the uses that would normally be permitted would go in there. So, a concrete plant or something like that would be a very intense use adjacent to residential. She said the restrictions on the uses would also come into play. Mayor Pro Tem Casey thanked her and said she thinks that's an important factor to consider.

Mayor Pro Tem Casey said when she looks at the plan, she thinks they've done a nice job with the space. Her big concern, and she suspects they'll disagree with this, is what they're going to end up doing is putting residential on an island amongst what they call office (hospital), commercial across the street, industrial next door and commercial down the road. This will be the only piece of residential in the stretch of Grand River and she's not sure that is something she is interested in seeing. Mr. Loughrin said there is residential to the south of them. That was industrial and in fact, that limited their property when that was rezoned residential. In addition, the underlying land use plan for those I-2 properties is just industrial, not general industrial. I-2 is not even allowed with that under the land use plan for the properties to the north. He hears what she's saying and they felt the same way when they looked at the property. He would argue that Sakura Novi doesn't have any residential around it either, but it works because it's part of a mixed-use campus master plan. This is exactly what they're going for here. This is part of Providence. It's not part of Grand River. In fact, there is no access to Grand River. He would agree with her 100% that it doesn't fit along Grand River. That's not what they're speaking to. They're speaking to Providence Parkway, which, when you look at it from that lens, as being part of the hospital, it works and functions. That's not just him saying that; the hospital is saying it, too.

They do have residential in the area as well, it's not just this piece. He said he appreciated her comments and he realizes he may not win her over on that, but they feel very strongly that this is part of the campus and the missing component is residential. The Rose Complex didn't have any residential around it either, but it made sense because it was part of that overall Providence campus. They're doing the same thing. Mayor Pro Tem Casey said she didn't think he'll persuade her on this and they'll just have to agree to disagree. She said, at this point, she will not likely support this rezoning. She said if Council had intended for it to be anything other as they were going through the Master Plan, which they did last year, that would have been a conversation and a decision that was made if that was even a thought that this could possibly become something part of Providence. If that had been part of what Providence had always intended, then she's not sure why it was never rezoned at that time. She said, just being very direct with him, she is not likely to support the rezoning. Mr. Loughrin said they were late to the party and he understands that, but he doesn't know if anyone was focusing on this. There are so many other areas that Council focused on in the Master Plan.

Member Martinez thanked the applicant and their team for being there. He understands how much work goes into putting a presentation like this together. He hopes they take the comments they hear at the meeting constructively. He thinks they will probably see this again at some point in time, but he agrees with Mayor Pro Tem Casey that he doesn't think he would be in a position to support this. He had a question for City Attorney Schultz. He said Mr. Landers started talking about double standards and how things can be viewed in that sense. If the City Council gets into the habit of doing these, for lack of a better term, deviations from the Master Plan, and Council gives them away, and keeps doing it and doing it, then they finally hit one where they don't give it, does that open Council up for legal exposure on the basis of potentially someone bringing a claim that they're being arbitrary in their decision-making? City Attorney Schultz said that is probably a very detailed legal opinion that he's not typically going to give at an open meeting like this. As a general rule, the Master Plan is a guide that the City's zoning decisions are supposed to be based on. He said there will be deviations because it's a plan, not a regulation. The zoning ordinance and the zoning map are the regulatory ordinances, for lack of a better term, and Member Martinez is talking about a plan. He said you'll note when there have been deviations from the Master Plan, there has usually been an explanation as to why it is that they're deviating from the Master Plan and why what they're approving is a reasonable alternative. Deviations happen—the fewer, the better, but they can be defensible. Member Martinez thanked City Attorney Schultz and said he thinks that if they had intended for this to be a residential parcel, it would have been reflected as a residential parcel when they did their Master Plan. The ink is still wet on the Master Plan, in his view, and if they had intended for that, it would be reflected, and it wouldn't come before them. It would be compliant with the Master Plan and then it would be able to happen. In terms of offering feedback about this development having public benefits, Member Martinez said he thinks they've gotten into the habit of seeing gazebos and benches and things come up as public benefits on these projects, but as he drives around the city, he sees that these structures are empty most of the time. He doesn't see them being used. He doesn't see people convening as they hear they're going to. It's not really an "if we build it, they will come" situation. He has some concerns about that. If there's going to be something that comes to them as a public benefit, that would be

potentially something he would consider. He said he also has to take a little bit of exception with the traffic study that they were provided because he thinks it has some assumptions in it that may not be true to what the current day is. It claims that this project will have about 2,475 fewer vehicles. He would just like to know what assumption that is. He asked if they're building another Providence Park medical office building or is it more like the Novi Orthopedic office which is just two floors, a smaller footprint, and several of those. He thinks that distinction matters. Mr. Loughrin said he didn't have that answer off the top of his head, but he could grab it if he needed to. It would be a hypothetical medical office-type building, similar to what Mr. Jonna has proposed before. He's not a traffic expert, obviously. They trust their consultants to do that. So, they took the time to go out there and do the work. They basically did a hypothetical, what could be built there, which would be a medical office-type building. Member Martinez said he'd like to see what kind of footprint they were talking about when drawing those assumptions because he thinks that matters based on the kind of offices that they see there. That's truly what I-1 is for. It's for research and development. It's for medical offices. It's for laboratories, things of that sort and he thinks that distinction matters.

Member Martinez said he doesn't want to claim that not a single tree in Novi should ever come down. It's never going to happen. He doesn't think that's realistic, but he understands that this is the approach. A lot of folks in the community have very passionate feelings about that. From where he's sitting, he wants to see it comply with the City's rules. He wants to see it go through the processes and he doesn't want to be asked to change what the outcome of those processes were just 12-13 months later. He struggles with that. The Master Plan is their guiding document for this kind of thing. Member Martinez asked if anyone from Mr. Loughrin's team had participated when they did that. Mr. Loughrin said no. He's had lots of conversations with Barb and Lindsay over the time period of the land use. He was probably on a committee, he couldn't remember off the top of his head. This property wasn't front and center at the time and by the time it was, it takes a lot of years to get to the point where Council got to in 2025. He said they weren't in that position at that time. It's just bad timing. He regrets that. They were part of it; they just didn't have this project in mind at the time. He said they were busy with Sakura. Member Martinez said he understands that, but he wanted to stress the importance of why they have these documents.

Member Martinez said he struggles with the attainable housing claim. He doesn't believe that the land in Novi is the same value as land in Lyon Township. He thinks that it's going to be more. He said when the developer puts a price point on it of $350,000, he wonders if that's really where it's going to end up or if this is a situation where now they've got bidding wars, or they have the market driving the price up past $500,000 to hit that median of what they have. He struggles with that. He thinks staff gave them clarity and guidance on that. They don't really have a whole lot of information on that yet and he would like to see more. Mr. Loughrin asked if he could respond to that. He said if it were five units, he'd agree with Member Martinez 100%. To work through that, it's going to be what the market is for that type of product. There will be a Novi spiff, no doubt about it, which is why they're talking higher than Lyon Township, but he doesn't think they're building this product really anywhere. He said he wasn't trying to compare Novi to anybody else, but they build in communities that are almost as nice as Novi and they're pricing them around $300,000

with this type of product. He thinks that's realistic. He also said, while he was thinking about it, that it was about a 76,000 square-foot either medical, dental, office building or a research and development center. 76,000 is what they used with a site plan that fit.

Member Martinez said this past January, Council set a goal to diversify their tax base beyond residential growth and accelerate high-quality commercial and corporate investment. He views this parcel largely consistent with that potential goal. It's already properly zoned. If it were to change to something non-residential, it would not impact the surrounding areas as much. He thought that goal is what should guide them. The question for him is not whether Novi needs housing generally, he thinks they all know there is a need, but he thinks it's a question of whether this is the right project at the right place under the right standard, consistent with the plan that was just adopted. Member Martinez said he'd like to see what they could come back with to try to touch on some of this. If he had to decide that day, he doesn't think this would be a project he would support rezoning.

Member Heintz agreed with Members Smith and Martinez saying that he likes trees, and he understands the challenges of this role of trying to balance the needs of the community with the structure and the information they have presented in front of them. He appreciated the price point that had been discussed. He asked Mr. Loughrin to pull the slide with the map up again. He said he was generally curious about the price point of the mid-$300,000s. He asked if that would be for the units that would be more on the interior or roadside, basically, any of the units that would not be adjacent to the wetlands/woodlands. Mr. Loughrin said they're all the same type of unit. They're 1,600 square feet, either a two- or three-bedroom plan. They're all basically the same size and they'll be at the same price point. They will have certain units that will have a premium. That's just how they price them. The end units will be premiums. If it's overlooking a wetland, it'll probably be a little bit of a premium. That's the base price that he's saying would be certainly in the mid-$300,000s. They won't all be the same exact price because some of them have kind of a better location than others on the site. Member Heintz said it's awesome that Mr. Loughrin agrees with that mindset of understanding the general interests and what people are most interested in. Of course, there's that balance of trying to make it an effective development proposal for you guys or trying to make sure it works out. Recognizing too, that people are interested in having that green space viewability.

Member Heintz said Mr. Loughrin mentioned that it's potentially beneficial to be adjacent to the hospital with approximately 2,000 people working there. He asked if there have been any conversations with the Henry Ford Providence Hospital about trying to incentivize, make it practical or provide opportunities for those staff that work there to make it easier for them to live there. Mr. Loughrin clarified if Member Heintz was asking about a discount for hospital employees and Member Heintz said yes. Mr. Loughrin said they have not had those conversations. He said it would probably work out where the hospital employees could have priority access to certain units as they open them up, depending on whatever agreement they have with the hospital. They have not had any conversations about setting up a discount program or anything with the hospital. It certainly is geared toward the hospital. They also think it is geared toward Novi. He thinks Novi needs this in general. Mr. Loughrin said it's in a good setting for that as well. They're trying to make this a Novi development as far as attainable housing goes.

Member Heintz said they are just coming off a recent workshop they had in Novi about a long-term Novi 2050 plan, so that's the mindset he's in. He asked as you have these homes that are price pointed, does it make things more difficult than trying to make sure these homes are built for the future, whether it's being more ready to go with EV chargers, energy efficient windows and insulation, or the whole general mix. Mr. Loughrin said they pride themselves on exceeding all building codes. They typically include wiring for EV chargers. They don't usually put an EV charger in because it depends on what they have. Some communities require them to do that and it's kind of a waste sometimes. They would wire it such that they'd be able to use that for whatever kind of car charger that they would need in the future.

Member Heintz said in terms of the public benefit, it's always a challenge. It's a good problem to have because in that particular neighborhood, you have the ITC trail and the Wildlife Woods Park not too far away. He said there are some nice areas in the nearby vicinity. He's always encouraging additional open spaces, trails and ways for people to connect with nature. He said the developer would want to make sure that the public benefit is different from what is offered nearby. He said he appreciates the opportunity to expand on that whenever it works out.

Member Gurumurthy thanked the applicant for all the effort with the City and everyone. She said she appreciates it when the developer consciously makes the effort to preserve as many wetlands as possible. She also appreciates that they worked with the neighbors, the Villas at Stonebrook, to offer them the maximum that they can do. She said the developer mentioned the base price. She has experienced this where you start with a base price, but then the price goes up as you add things like lighting and better-quality flooring. She asked the developer what the range is from starting to finishing these homes. Mr. Loughrin said yes, they will upgrade. They have a design gallery in their office where buyers can upgrade their cabinets, countertops, flooring, you name it. He said some of the units will certainly get to $400,000 and more. He believes that. He said it's relative to all the other pricing. He said if you look at Pulte at Main Street, where they're starting, that's their base and then people go up from there. They're not dissimilar in that regard. When he's talking about the mid-$300,000s, he's talking about base pricing. Then, they might buy a central unit somewhere with no upgrades, but that's generally rare. They'll usually spend at least $10,000 or $20,000. Member Gurumurthy said she thinks what comes with the base price is key. She said she has experienced this herself, so the base price needs to reflect the quality and all of that. She said she's wary when developers say a base price because it might end up costing the base price plus $100,000 or $150,000. Mr. Loughrin said they do a good job of creating the value, but certainly, there is the opportunity to upgrade. Member Gurumurthy said it's always a struggle.

Member Gurumurthy asked who is going to maintain the public benefit of a trail. Mr. Loughrin said they would create a homeowners' association and everything would be maintained by the HOA, even though it would be off-site. He said if this is what the city wants, they would have an easement with Henry Ford to have the trailhead on their property, and their HOA would be responsible through that easement to maintain it. Member Gurumurthy clarified that it would be the future residents. Mr. Loughrin said yes.

Member Gurumurthy said when she thinks about the Master Plan that they just did last year, they decided to keep the two I-2 parcels and this parcel I-1 as they are. The Master Plan is their guidance. She is concerned about the butting 1-2 parcels that Mayor Pro Tem Casey brought up. She said if they were to rezone it to residential, of course, a set of restrictions would kick in, especially when they sell or expand. There will be some kind of limits that they have, too. She is concerned about future residents living by heavy equipment and the operations. They will have some visual screening with the 8'-10' berm that the developer would install, but things like noise and light, will take quite a bit of effort to overcome. These are the things she is thinking of in terms of future residents and the things they will experience. Overall, she said she is struggling to see how this proposal is going to fit there. Mr. Loughrin said he appreciated her comments and he agreed. Those units will probably be the base units. They would put noise-attenuating glass in them, which is specific. They do that in cases where they are adjacent to more of a noxious type of use like that. He believes the trees will do quite a bit. He believes it's a very small percentage that would be affected by that. They'll try to move back as far as possible. There is a lot of distance to where most of the activities are anyway. They would use noise- attenuating glass and they are open to other concepts that might reduce some of that impact there. They agree with that, but they feel like there's a limited number of them, and they'll know what they're buying into going into it. They'll put as much information in their master deed as possible to ensure they understand what the externalities are. Member Gurumurthy said she appreciates that response, but Council is seeing all this and, of course, the goal comes to her mind as well. She said what they put in and the whole industrial with I-2, she's just not able to see this residential proposal fitting in.

Member Staudt said he sat in on four years' worth of the Master Plan Steering Committee and he never got the impression during those four years and the 15 years prior to that that he was on City Council that the Master Plan is some kind of thing written in Biblical terms that they can never change. His question for Ms. McBeth was why this particular property wasn't identified as something. They talked about mixed use, they talked about high density, multi-family in that general area, just going up to city west. He asked why this area was not identified as a potential use for something other than industrial. He said he finds industrial a completely ridiculous thing to have there. He told Ms. McBeth that she had an opportunity to explain because she was the one who worked with staff to come up with the recommendations. Ms. McBeth thanked Member Staudt for the opportunity. She said the property had been zoned light industrial for some time. The site plan had gone through the process for consideration and approval for office uses. Office uses are a typical kind of use that they would see in a number of industrial districts throughout the city. She said it doesn't have to be some sort of tool and die shop or some sort of assembly place. It can be an office building. In this case, that was their understanding that that was what the property owner intended to do with the property.

Member Staudt asked Mr. Jonna if he wanted to come up and speak to them for a moment. Member Staudt said Mr. Jonna bought this property upwards of 20 years ago and has been paying taxes on that property for 20 years. Mr. Jonna said that was correct. Member Staudt said the original intention during the growth phase of Providence Hospital was for this to be some kind of a medical center. Mr. Jonna said that was correct. Member Staudt said between the time Mr. Jonna bought it and now, Council has never heard from

Mr. Jonna about this property. He said they've always wondered what was expected to go there. He asked Mr. Jonna why he wants to change it to residential now, after 25+ years of ownership. Mr. Jonna said, historically, when they bought the property, at that time, the hospital executive was Mr. Casalou. They thought this was always intended to have access from Providence Parkway and that it might be needed for future growth for the campus. Over the past two decades, the campus has not grown dramatically. They've added beds to the bed tower, but most of the development that has occurred on the property he developed, vis-à-vis the Staybridge Suites, the DaVita Dialysis Center, and the dental center, by the virtue of the ardent support of Henry Ford Health System for this component, is that they really deemed that it is not necessary to accommodate future growth by the support of this project. They've got 30 acres. He said he was instrumental in the Master Plan for the campus, and he was also involved in the land donation that made the single point interchange possible at Beck. He has a long history here. When they did the Master Plan, a lot of things have come to fruition. There's the Rose Senior Living Center. It provides independent living, it provides memory care, it provides assisted living. Also nearby is a step-down kind of facility that allows people to come from hospitals and rehabilitate. He said you're seeing all the little pieces coming together. Once the hospital determined that they've got adequate land for future development, the question became what would be the piece of the puzzle that would complete it. He said as Council can see, they've presented a rather strong letter of support. He is thrilled with this because it is the missing element of this magnificent 205-acre health campus. He said it was never intended to access this property from Grand River. It bears repeating. While he was waiting for the hospital to reach this logical stage, they marketed the development but had no success. It was always intended to be an extension. This is a spur off Providence Parkway and it was always intended to be an annex to the Providence campus. Now there's no use medically, and there's adequate land resource on the campus, this project is the perfect fit. It's Cinderella's slipper, to make it very simple. He said he hoped that shed some light on this for Council. Member Staudt asked Ms. McBeth to come back up. Member Staudt said he knew years ago that the outer beltway of the Providence Park campus was probably not going to be developed for additional hospital-related things. He asked if that was identified in our planning because they clearly knew that they were marketing this product for a medical building with zero luck. He asked if there is not a point where they look at the planning process and say that's probably not a good use for that anymore. Ms. McBeth said she thinks as part of the entire process, it started out with inviting the developers to come in and tell them about what their needs were. That was at the very beginning of the process, and they had that information all along. She doesn't think this one was ever identified as a parcel where there was a wish or a desire to change the use on that property. It wasn't highlighted from a staff standpoint. She doesn't think any of the people that served on the committee with Member Staudt identified it as an important piece to consider at that point. Leaving it the same as it had been, assuming that it would continue to be potentially a medical office use or other type of office use. Member Staudt said in all those years they sat around and talked about potential lots in the City of Novi, they're not perfect at identifying everything that might or should be reconsidered for perhaps different zoning. Ms. McBeth said she thinks the committee was pretty careful about it. She said during those repeated meetings and the discussion that took place, the committee had taken a close look at it. She said there could always be

things that were missed, though. If the committee reconsidered it today, they don't know what they would say, but they do know that they have the adopted plan.

Member Staudt said he found the $300,000 price point to be ludicrous. He said he works directly across the street from Main Street where the condos were told to Council that they were going to cost $500,000 and they're selling for $650,000 now. He said he didn't need any rebuttal to any of this because it's his opinion. He asked how you make sure that doesn't happen. He said you don't create 1,600 square-foot condos. You need to have some that are 1,200 square feet or 1,300 square feet. He said then maybe they wouldn't evolve to $600,000 at that point. He said if they really want a public benefit, they should finish the ITC trail to Grand River Avenue. That would be a real public benefit. He said all this other stuff is just window dressing. He said they should run the ITC Trail down from where it ends all the way to Grand River Avenue. He said that would excite him beyond belief and that it would be more of a game changer than anything else. The last point he wanted to raise is the building that is closest to Grand River Avenue looks completely out of place. It's probably purely to get more units in that dense area, but that building is way outside the scope of the rest of the buildings. Member Staudt said everything else about this, he thinks the developers have done a really good job. He said 300' from another development is unheard of. He said he would go back and think about everything they'd talked about. He said they're either going to continue with what they have and come back to Council which he doesn't think will lead to a very encouraging outcome or they can make some really significant changes and have some people reconsider.

Mayor Fischer asked Mr. Landry to come up to answer a question he had. He asked why the developers would want to rezone to RM-2 instead of RM-1. He explained that he asked that because the comment was made that this is less stringent than what would be allowed under RM-2. Mr. Landry said that's correct. Mayor Fischer said that's the highest density RM allowed. Mr. Landry said he'd have to defer to his client on that. Mayor Fischer said it seems like a little bit of a self-fulfilling prophecy and kind of selfish to set it up that way. He asked the developer to explain that. Mr. Loughrin said yes, he knows they went back and forth with staff, and he said he'd hate to say that he'd like to ask them, but there were some things that they didn't fit quite into the envelope with the RM-1 either. Either way, they are going to have some deviations, and he couldn't remember if it had to do with setbacks or the height of the building.

Mayor Fischer asked Ms. McBeth if she understood the crux of his question. She said yes, she did. Mayor Fischer said by choosing RM-2, you get the most leeway and then it's very easy for someone to say they come in under that. He doesn't understand why they would go that route as opposed to pushing toward RM-1. Ms. McBeth said she understood what he was asking and that Ms. Lindsay Bell would be the best person to answer that question. Ms. Bell said she didn't have the RM-1 standards in front of her, but she was pretty sure it had to do with the density and the max amount you can get because you can't do a deviation from density. Mayor Fischer asked if she ended up going back at some point this week and recalling some of those conversations, he would appreciate her sharing that information with Council. Ms. Bell said she would.

Mayor Fischer asked Ms. Bell about deviations from parking. He said when you talk about townhouse-style units like these, that's the piece that scares him just about the most. He assumes these will all have garages. Ms. Bell said yes, they will. He asked what additional parking there would be for guests. He asked if she had those numbers in front of her. She said she didn't think they had a deviation for parking. She said there is no deviation identified, so the proposal meets the parking requirement. They have a few visitor parking bays. She pointed out where the parking would be located on the map. She said only a few units have enough space to park behind the garages, but there are a few locations where that can happen as well. Mayor Fischer said he noticed there were a couple parking deviations. Ms. Bell said it's probably distance from buildings or parking on the major drives. Mayor Fischer said it's along the major drives and things like that. He said he'll be very keen on paying attention to how the parking ends up moving along in this process because he has had experience with situations where the amount of parking was not sufficient and that's one item that concerns him.

Mayor Fischer said he thinks a lot more work can be done as far as some of the façade and some of the materials that were used. He said he believes they heard from the Planning Commission, so he wouldn't reiterate it, but he strongly believes that. Mayor Fischer said there was another comment from the Planning Commission about ranch-style units. He would definitely be in support on ranch style homes. He would consider that, in and of itself, a public benefit, given that it's something they don't have in the city. He asked when they set up the HOA, will they be putting in any requirements on maximum number of rentals. Mr. Loughrin said they have a set number percentage. Typically, he thinks it's around 40-45%. A lot of that is driven by lending requirements as well. He said they build a lot of these communities, and typically, they don't have that many rentals in their townhome communities. Mayor Fischer said the best way to stop that is to include it in the bylaws. Mayor Fischer said he'll be looking at what is included in the bylaws of the organization. He said everyone knows the City of Novi does not own this land; Mr. Jonna does. That has been established. He has been paying taxes on it. It is industrial zoned and, as Council has talked about, many kinds of uses can go in there without any interception from Council. He said Mr. Landry made that point very well known and most likely, it would be a higher intensity use. Mayor Fischer said some more traffic study information would be nice to see in validating that. He said they always need to keep that in perspective that the City does not own this property. Council truly needs to think about what the right way is to move forward. He said he heard and he echoes some of the comments that had been shared about residential zoning making sense for this property. He said he'd like to put a different spin on this. He said they went through a huge process just to the east of this property to develop a City West ordinance. Council allowed residential in there. In fact, they allowed multi-family residential as part of that which wasn't allowed on Grand River before. They went through not only the Master Plan, but also the process of asking where on Grand River they were interested in additional residential. And that's just on the other side of Providence. He said that is one piece that he'll continue to contemplate. It's one that he struggles with because it might turn that piece into an island of residential. Mayor Fischer said Member Staudt made a good point as far as some of the public benefits. He thinks trail heads are good, but some of the other items turn into token things that have just become unexciting at this point. He thinks staff made some good

recommendations as far as looking at the Active Mobility Plan and incorporating some of those.

Member Staudt said this is not the Villas against the developers. The Villas have their own interests, and Council has to recognize that, but this isn't about The Villas. He said there were some people in attendance that live in The Villas, but this isn't the developer against The Villas. This is the developer proving their point to the City. They don't have to prove it to The Villas. The Villas aren't the enemy. They have their own opinions and during the developer's presentation, he heard too many comments about The Villas. The Villas was a good development. It was very difficult. They worked their butts off to get it done. He said the developer wants to be like that, not the other way around. Mr. Loughrin said that was a fair point. He thanked Member Staudt.

*Council paused for a break at 9:06 p.m. and reconvened at 9:12 p.m.*

**5. Consideration of approval to award a construction contract to CSM Mechanical for the Bellagio Sanitary Lift Station Improvements project for $309,258.**

**CM 26-05-059** **Moved by Martinez, seconded by Smith: MOTION CARRIED 7-0**

**Approval to award a construction contract to CSM Mechanical for the Bellagio Sanitary Lift Station Improvements project for $309,258.**

**Roll call vote on CM 26-05-059** **Yeas: Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith**
**Nays: None**

**6. Consideration of awarding a contract to Robinson Capital for Portfolio Management Services.**

City Manager Cardenas said this came before Council at the last Council meeting over at Fox Run. They were able to look back at it and see that it's $40,000 on a $50 million total investment amount, so about eight basis points. He thinks the idea would be that the City would manage or review their performance over the next year and then have FAC take a look at that following the first year and see how they want to move forward. It's a three-year agreement with two optional one-year extensions as it stands right now.

**CM 26-05-060** **Moved by Casey, seconded by Martinez: MOTION CARRIED 7-0**

**Approval to award a contract to Robinson Capital for Portfolio Management Services for a term of three years beginning July 1, 2026, with an optional two-year extension subject to final review and approval of agreement terms by the City Manager and City Attorney's office.**

Mayor Fischer asked City Attorney Schultz what the cancelation or penalty clause is. City Attorney Schultz said it looks like the agreement can be terminated upon 30 days' notice.

Mayor Fischer asked if it could be terminated without a penalty. City Attorney Schultz said it does not appear to have a penalty in it. Mayor Fischer asked what the point of a three-year term structure is. City Attorney Schultz said he's assuming that's what the administration negotiated with the contractor. Mayor Fischer said he fully supports this. He thinks it's a good move as far as not just looking at their investment portfolio, but he understands that the cash flow analysis will also be helping. He said, hopefully, that will end up yielding more money in the investments and thus, more interest income. He said he fully supports this and he appreciates City Manager Cardenas taking it on. That said, he said he'd like to have Robinson come before the FAC in less than one year to update Council on what they've found and provide information on whether they should keep their contract going.

**Roll call vote on CM 26-05-060** **Yeas: Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt**
**Nays: None**

**7. Consideration of approval to award the construction contract to Major Construction Group, the low bidder, for the 2026 Neighborhood Sidewalk Program in the amount of $1,104,543.**

Member Martinez said to City Manager Cardenas that he knows the City has used Major Construction in the past. He asked what the contractor/subcontractor kind of relationship looked like when they have these kinds of projects. He said he knows they awarded the contract to Major Construction. He asked if Major Construction typically brings in a subcontractor. City Manager Cardenas said that was a great question and he asked Mr. Jeff Herczeg who said no, they usually do not bring in subcontractors.

Mayor Pro Tem Casey said she believes this is the outcome of the automated cool golf cart system that did all the work identifying and going through the sidewalks and doing all this analysis for them. She gave kudos to the administration. She believes it was the Mobility Committee that came up with this idea to get them to this point where they're going to be able to do this kind of work. She thanked them and made a motion.

**CM 26-05-061** **Moved by Casey, seconded by Smith: MOTION CARRIED 7-0**

**Approval to award the construction contract to Major Construction Group, the low bidder, for the 2026 Neighborhood Sidewalk Program in the amount of $1,104,543.66.**

Mayor Fischer said he understands there are 19 subdivisions that will be included. He asked City Manager Cardenas what the plan for Phase 2 will be. City Manager Cardenas deferred to Mr. Jeff Herczeg to elaborate on that. Mr. Herczeg said in this phase, they were attacking all the two inches that they identified which was part of what they talked about in the committee and everything else up to three-quarter inch. They added a couple of alternates to this bid which came in favorable. They'll just continue to go back through and analyze. If all goes well with the contractor, he thinks it's likely that they'll just look at the change order and move on to the next subdivisions. He said they'd like to see

how this part of the program goes first before they talk about that. Mayor Fischer said he was reading this wrong. It gets all the two-inch deflections in the entire city and then greater than three-quarters only in those 19 subdivisions. He was thinking it was just 19. Mr. Herczeg said that was correct, with the caveat that this applies to the two-inch that they have identified from the investigation. There may be two-inch that have popped up between now and then.

**Roll call vote on CM 26-05-061** **Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer**
**Nays: None**

**CONSENT AGENDA REMOVALS: None**

**AUDIENCE COMMENT: None**

**COMMITTEE REPORTS:**

**1. Long-Range Strategic Planning Committee - Mayor Pro Tem Casey**

Mayor Pro Tem Casey said she was very pleased to share with her colleagues that their partner, Shockey Consulting, came in last week and did a workshop with their committee, they did a workshop with staff and then they did a workshop with the public. She said it was a fantastic turn-out from the public. She said the two things that came out the clearest to them as part of this workshop were residents' interests in belonging and community, which really came out strongly, which was interesting and then, as they expected, some interest in green space. She said what they did not hear a lot of was traffic or some of the other considerations that they have. The two that came out loudly are worthy of further conversation and will be investigated with the committee. They will have another public workshop in June, and people can keep an eye on the City's website and the City calendar.

**MAYOR AND COUNCIL ISSUES: None**

**COMMUNICATIONS: None**

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 9:19 P.M.

S//
_____
Cortney Hanson, City Clerk

S//
_____
Justin Fischer, Mayor

S//
_____
Transcribed by Diana Charles,
Customer Service Representative

Date approved: June 8, 2026