

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, OCTOBER 6, 2025, AT 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

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

ALSO PRESENT: Victor Cardenas, City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 25-10-127 Moved by Casey, seconded by Thomas; MOTION CARRIED: 7-0

To approve the agenda as presented.

Roll call vote on CM 25-10-127 Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, Thomas, and Fischer
Nays: None

PRESENTATIONS:

1. Great Lakes Water Authority (GLWA) Water Main Debrief

City Manager Cardenas said Pete Fromm, Cheryl Porter, and Jody Caldwell from the Great Lakes Water Authority were all present. He said Pete Fromm was the man on the ground facilitating and overseeing the repairs that took place after the water main break.

Mayor Fischer said that it must be campaign season, as there have been people saying that the City Council should use their investigatory power to look into this water main break, sending subpoenas for files and etc. He said this is not what the City Council does. He said he would say they are more civil, professional, and more mature than those people in Lansing and Washington who fight over committee meetings and things alike. He said the purpose of the debrief is to get information on the current break and then start a dialogue from this body about what we can do to go forward and make sure that some of these things don't happen anymore. He said he certainly appreciates GLWA joining the city today and putting a presentation together as they have been very busy. He said if anyone has watched the recent podcast by the city on the water main break, that they would know that GLWA has been working around the clock to get things back up and running. He said, obviously, we appreciate that support. He said this is to get caught up to speed on what happened and then talk about the fact that it has happened a few times in the same area. He said this is also about how we can be collaborative partners working together and lessen that chance in the future.

Pete Fromm, Director of Water Transmission GLWA, said the team will go over a brief understanding of the 42-inch water main break, that occurred over a week ago, the

timeline of the break, the inspection that GLWA has done, and some of the reliability they have done. He said initially on September 25, 2025, there was a 42-inch water main break. He said the photos they provided show the beginning of the break when GLWA first responded to the call they received. He said those photographs point out how large the break was on 14 Mile throughout. He said they put a timeline together throughout the process and he wanted to point out a few things that impacted Novi throughout the operation. He said at approximately 6:30 AM on September 25, 2025, the 42-inch water main broke. He said at about 9:00 AM that day, they had field staff at the site isolating the break. He said at about 3:00 AM the following day on September 26, 2025, is when they were able to establish flow back to Novi's master meter, NV-04, at 14 Mile and Novi Road. He said at that time it allowed them to get flow and pressure back into Novi and bring the community back with some water. He said at about 1:30 PM that day, they were able to achieve isolation at the break site, that allowed them to start dewatering and make the repair effort in the timeline. He said on September 29, 2025, which is the following Monday, they received water quality samples back on the 24-inch main that parallels the 42-inch main. He said on the following day, September 30, 2025, they received water quality samples that allowed them to lift the boil water advisory to Novi. He said as they continued throughout the timeline, they continued to make the repair on the 42-inch main, with also making maintenance and repairs on valves that they had a hard time being able to isolate at the same time. He said making the repairs on those different valves that they found in the system makes it to be, in the future, a lot quicker to respond to these emergencies. He said they are currently working on maintenance and replacement of the valves off the 42-inch as well, as the second timeline indicates. He said as he continues the presentation, there are photographs that show the work that has taken place. He said once they got the 42-inch main dewatered, it allowed them to get eyes on what type of break they had, which was on the bottom side of the pipe. He said this specific pipe is PCCP, prestress concrete cylinder pipe. He said it had wires on the pipe that broke, and that's what you see sticking out throughout the effort. He said you will see the crew, once they got that removed, they replaced that section with the steel piece of pipe. He said as you read through the timeline, and public affairs updates, they had to replace a 16-inch valve. He said two photos also showed when they had to install an insertion valve. He said that allowed them to get the 16-inch valve replaced and continue to replace a couple other valves. He said as they look at the 42-inch water main break, they were able to indicate where the break occurred on 14 Mile right at Kingswood Dr. He said their map also indicates a 24-inch parallel main that comes across 14 Mile, that was just installed a few years ago. He said that gives them the redundancy to be able to provide Novi and other surrounding communities the flow and pressure, as the 42-inch main is down for repair. He said it was them getting those valves in the closed position and a few valves in the open position to be able to bring that flow and pressure back onto the 24-inch with also keeping the 42-inch isolated during this period of time. He said their map indicates that and shows the 24-inch on the north side of 14 Mile and the 42-inch on the south side of 14 Mile. He said in addition to that, there's another diagram there as they talk about what has been done on the transmission main, in the past with the different breaks they have seen. He said there has been a total of 3 breaks now on this section of the transmission main. He said the first one dates back to 2017, another in 2021, and the recent one in 2025. He said throughout those breaks, GLWA has

done inspection of this transmission main, in addition to doing the inspections that they have done, they have indicated purple dots for repairs on that pipeline. He said as an indication, he wants to point out, on the top section of the map of the break in 2025, that previously during inspections there were 10 sections of that pipe that they made repairs on back in 2019, and/or 2021 that were completed before the recent break. He said he felt it was important to show the different types of repairs they have made on this and the inspections that they have done throughout the transmission main. He said in addition to making those inspections and repairs, they had two major projects that brought redundancy into this area of the system. He said this is what they indicate is a 14 Mile loop project. He said there were two phases to this main. He said the first phase is the 24-inch redundancy line that runs across 14 Mile. He said it is approximately 1 mile long, starts just west of M-5 and travels west of Novi Road. He said that is what is currently bringing water to Novi at this time. He said additionally to that, they had a phase two project, which is a 54-inch transmission main that they ran from 8 Mile to 14 Mile. He said that went to the Haggerty booster station. He said that's approximately 7 1/2 miles from 8 Mile to 14 Mile. He said the total cost of that project design and phase one and two was about \$110 million.

Jody Caldwell, Chief Planning Officer GLWA, said GLWA is disappointed and concerned that the pipe failed. He said they had significant effort in inspection, renewals, and providing additional redundancies, which has been a focus from GLWA since 2019. He said they understand the public impact, the disruption in service, the lack of water and that they are going to be better than that. He said all of this was done to mitigate risk. He said they have to take a step back, obviously that wasn't enough, and they need to reevaluate their plan for the line. He said he wanted to give historical perspective. He said GLWA was formed in 2016 and at that time they put the 14 Mile Loop into their capital improvement plan. He said they knew this was single fed, didn't have another feed to it, was high priority, high risk, or failure, so it was put into the CIP plan. He said at that time, they had a pipe failure occurring in 2017. He said it was the first major one they saw in the area. He said at that time, they were just ramping up their proactive program. He said they call it the Linear Systems Integrity Program, and that the program inspects the main. He said they want to try to get the condition of the main assessed and then strategically renew pipes that have deteriorated. He said, so instead of replacing the whole main, they think they can manage the life of the main by strategic renewal. He said they did a pilot of electromagnetic inspection in 2019. He said they solicited and got a consultant on board to help manage the program industry experts that do this across the country with technology providers ready to help inspect and then ultimately renew the pipes. He said that in 2019, the team conducted a pilot project using electromagnetic inspection technology. He said the pilot utilized a free-swimming device within the pipe to collect data. He said Pete explained that the system involved pre-stressed concrete cylinder pipes, which were concrete pipes wrapped in steel wires. He said that steel wires provided the structural strength necessary to hold the pipes together. He said that as the number of wires failed—whether through corrosion or other causes—the pipes gradually weakened. He said that once the number of failed wires increased beyond a certain threshold, the pipe exceeded its strength limit, resulting in a blowout failure similar to the one previously experienced. He said the inspection technology identified the locations

of those wire breaks, allowing the team to strategically renew the affected sections, represented by the purple dots shown on the project map. He said that following the inspections, deterioration was identified. He said that because this was a single-fed line, it was challenging to take the pipeline out of service at that time. He said that to address this, the team expedited the loop project to allow for systematic service interruptions. This approach, he said, enabled them to take segments out of service, complete the necessary renewals, and then proceed to the next pipe section without disrupting water service for residents. He said that during this process, another failure occurred in October 2021. He said that in response, teams were mobilized to inspect the affected segment, confirm the previous inspection results, and identify pipes requiring immediate renewal. He said seventeen pipes were renewed in December 2021, and the section was placed back into service. He said the team then shut down another portion—the 42-inch section bordering Novi to the north—and completed ten additional pipe renewals. He said phase one of the overall project was completed in December 2022, involving the 24-inch line that paralleled the main under discussion. He said this phase increased the system's flexibility to take additional pipe sections out of service as needed. He said a robust design and renewal plan was developed, incorporating temporary pump stations and water rerouting to maintain service levels without interrupting supply to residents. He said the team maintained typical system pressures throughout this phase and successfully replaced thirty-seven pipes. He said that in August 2024, the 14 Mile loop was constructed, adding redundancy to the system. He said that by that point, all pipes showing deterioration near or beyond strength limits had been renewed and removed from service. He said the system now included a redundant backup supply. He said that two weeks prior to this meeting, another unexpected incident occurred that threw them a curve ball. He said that after the initial renewals were completed, the approach was to reinspect the pipe within seven to ten years. He said the team had no idea the pipe would fail or degrade as substantially as it did since 2019. He said Pete indicated that they were currently in the pipe and had been conducting inspections for several days using electromagnetic tools. He said they were comparing those results to previous inspections to determine whether other technologies could be used, such as continuous monitoring systems. He said there were systems available to install acoustic fiber optic cables that could detect wire breaks in real time. He said that as these breaks begin to occur and increase, the team could proactively shut down the pipe to repair or renew it. He said they were capable of taking the pipe out of service proactively without impacting service levels. He said the team was also considering when it might be appropriate to begin lining individual portions of pipe that had shown ongoing signs of degradation. He said the team was still in the pipe as of two days prior and expected results from that inspection soon. He said this was a priority for the system and that, when the LSAT program was first developed, a risk-based approach was used to prioritize projects. He said this pipeline ranked among the top ten within the system requiring proactive management. He said that the ongoing investment in inspections, renewals, and looping improvements were designed to prevent such failures from recurring. He said that overall, since 2019, approximately \$129 million had been invested in this area. He said it remained a high-priority area, though recent failures showed that additional work was needed. He said that GLWA remained committed to continued collaboration and

response. He said that Mr. Fromm was actively working in the field, and that the situation remained a top priority to monitor and mitigate moving forward.

Member Gurumurthy said she wanted to start her comments by saying thank you to residents for their patience and understanding. She said things happen, and she appreciates the team working 24/7 to fix it and get it done as soon as possible to get the residents back to normalcy. She said she watched the Novi podcast as well and would encourage others to do as it provides the layman terms of what happened. She said she would like to give a huge kudos to the City team for keeping everybody at rest with everything going on. She said it was a good opportunity or situation where she saw everyone come together to make sure things got to normalcy. She said she heard multiple times that that portion of the main was not lined and asked Mr. Caldwell to elaborate and explain why it was not lined. Mr. Caldwell, Chief Planning Officer GLWA, said when they speak of lining, it was lined, it was constructed with concrete and cement liner, which is the construction practice of this type of main. He said when they talk about lining, they speak about long term repair. He said instead of using a concrete pipe that is prone to failure to put a steel pipe or another type, to line it inside to not rely on the host pipe for its strength. Member Gurumurthy asked if the steel, or other, lining was not done in that portion of the main. Mr. Caldwell said no, it's not the construction of the PCCP is two layers of concrete and a steel cylinder, with cement lining on the inside, and prestressed wires, and another mortar coating to protect the wires on the outside. He said that is the typical cross section of a PCCP pipe and the typical installation of that type of pipe. He said the liner is instead of digging up the pipe, causing the road disruption, they can dig up in longer areas and push or pull the pipe through the existing main, so that they don't rely on the pipe that is degrading. Member Gurumurthy said for roads, they have a pacer score. She asked if there was a scoring that they have for the age and condition of the pipes. Mr. Caldwell said there are standard asset management practices to score. He said they have a standard matrix that they apply to transmission, where there are various categories for consequence of failure and likelihood of failure. He said those get applied, and the overall score then helps them to prioritize which areas in the system they need to spend their limited dollars. He said this main was in the top 10, and that is why it was one of the focal points as they moved forward. Member Gurumurthy said what she would like to see is all of the City of Novi scores, the age of the pipes, the conditions and the score from GLWA. She said this information would be nice to have, so they can see the conditions and be on the watch and being constantly aware of their scores. Mr. Caldwell said they can work with sharing that with the Department of Public Works, DPW. He said in all of the times where they had renewals that were needed, GLWA absolutely relied on the City DPW team and the people in community relation for coordination, and it was the utmost importance to them. He said they helped to shape the plan, and it was done in a very systematic way with their partners, because they rely on them for emergency connections and things like that. He said they have always been there to help them along the way and when they do these repairs. Member Gurumurthy said this was very true, and this additional information will be helpful to the city to be aware of what's going on. Member Gurumurthy asked what some of the specific lessons that they have learned with the breakage both before and after. Mr. Caldwell said Pete Fromm can talk about some of the lessons learned with the

boots on the ground working through the emergency. He said from an overall planning perspective, making sure the data they have is validated. He said they used their consultants and multiple structural engineers to evaluate the data, but maybe they would be more conservative with their renewal strategy on pipes that show up with broken wires. He said they learned a bit more conservativeness and to do more frequent inspections in high-risk areas. Member Gurumurthy said that was very good. She said she would like to formally request a community town hall so that the Novi residents can connect directly with the representatives of GLWA. Where they have the platform to ask questions and understand more about this particular problem and the future planning. She said hopefully GLWA updates their plan and comes back as it will be a nice way for residents to hear directly from them. Mr. Caldwell said they are more than willing to do that. Mayor Fischer said that GLWA did offer to come back after some time when things have settled down, but thinks it is a great idea that the City team can help coordinate as well.

Member Staudt said he kept reading about valve failures and said they got regular updates. He said valves are something that usually receive regular maintenance and testing period he asked how this failed, because it sounds like the valves were at least several of them were inoperable. He said this concerns him more than the pipes. He said the pipes are very difficult. He said the valves you can send somebody out to look at, do some testing, see and give them an idea of what the failure was that cause GLWA to not be able to close them. Mr. Fromm said they had two valves that gave them a hard time during their initial isolation. He said throughout southeast Michigan, they have approximately 5600 isolation gate valves throughout their entire system. He said they do have a valve exercising inspection program that they run throughout their group. He said they don't touch every valve every year. He said these two valves that were giving them a hard time during this isolation, isolated fine for them a few years ago. He said when they showed up on September 25th, they were having issues with those two valves, a larger valve which was 30 inches, and the bypass valve. He said the larger valves have the main valve that you open and close, and then it also has a bypass valve that allows you to equal the pressure on either side of that valve as you open up the main valve. He said the bypass valve was a six-inch bypass valve. He said they could not get it to close. Member Staudt asked if there are mechanical or electrical. Mr. Fromm said these are all hand-operated valves. He said they have large gate trucks that they put on the valves to be able to operate. He said at that point in time, he had both of their gate trucks out there hmm, and cruise turning valves by hand at the same time. He said when they couldn't get the bypass closed, they brought out a mechanical maintenance team to get down into the vault and do the inspection period he said at that point in time they figured out that the bypass valve was broken. He said there was damage taking place on the valve as well that made them go ahead and replace it at that time. He said when they do have to come back for isolating the 42-inch for repair or whatever the case may be, they know they can rely on it better. He said the other valve they had trouble with was a division valve from the 42-inch to the new 24-inch. He said it was an order valve that was put in, and they could not operate it at all. He said when you are trying to make a valve operate and you cannot get it to, you don't want to put too much torque on it he said you start getting concerned. He said that is why on the first evening, they went

from trying to operate it to installing an insertion valve to speed up that isolation. Member Staudt asked how long these two failed valves delayed the process: 12 hours, 24 hours, 5 hours. Mr. Fromm said it was probably around a six-hour time frame. He said he had not sat down to go through the entire timeline on the 1st 36 hours they were there getting the isolation, but it did slow them down in the beginning. He said that's why they have other crews to fall back on other valves to try to achieve the initial isolation. Member Staudt said GLWA discussed replacing 17 pipes and asked if that was segments of pipe. Mr. Caldwell said, yes, he believes it was 64. He said it is about 1,240 feet of pipe along 14 Mile Road. Member Staudt said in essence they are inserting steel pipe into there, and each of those is 20 feet longer or so. Mr. Caldwell said if they are going to do long segments like 100- 1,000 feet they would line it with steel. He said they would do exactly like they may be considering now for the 42-inch main. He said for these, because they are sporadic, they use a process in a proven technology called carbon fiber reinforced polymer. He said the carbon fiber is soaked in a resin and it gets put in layers and is structurally designed and there's connection points to the joints to it extends the life another 50 years. Member Staudt said he thinks the big question is when it is going to happen again. He asked if there was a plan in the long-term planning to replace this entire length of pipe. Mr. Caldwell said no, as of right now the pipe hasn't reached its effective useful life, but the management strategy as talked about was inspection, renew, inspection, identify, renew, and then inspect and continue that cycle. He said that's how the initial program was started in 2019-2020. He said that's one of the things they need to reevaluate if the pipe is degrading that quickly from 2019, do they need to consider their approach for the pipeline. Member Staudt asked if in 2019, was that a piece of the length of pipe where the failure occurred, and if it was previously inspected in 2019. Mr. Caldwell said it had not been inspected prior to that. Member Staudt said in 2019 it was fine, and then it degraded six years after. Mr. Caldwell said this particular pipe failed in 2019, it was inspected, and it had two areas on the pipe of five wire breaks. He said it could be one, but at most it'd be five in two separate areas. He said they renewed all of the pipeline, all of the pipes that were 20 wire breaks or more, because that's what the structural analysis determined to be approaching yield strength or past ultimate strength. He said some deterioration was acceptable, and that's what the re-inspection would determine; what the rate of failure would be over time. Member Staudt asked what if there was another failure in a year. He asked what GLWA's plan is at that point. He said as a city of 67,000, and the surrounding communities, they cannot anticipate this every year, or six months. He asked if GLWA was convinced they can get the 24-inch line on much quicker now that the valves have been replaced, and that they won't go through a prolonged period. Mr. Caldwell said they are not just relying on the 24-inch, and that it is a part of what their investigation and inspection of the pipeline that is underway right now. He said they will evaluate the data and how it has degraded until last week's inspection and then make a determination; do they slip line the whole thing, because they can't manage another failure, or is it acceptable if there are only a few pipes, or maybe any pipe that shows degradation they use CFRP on that particular section. He said, theoretically, the whole pipeline would be back to natural state. He said they're making those evaluations as they speak, and there may be an opportunity to use other technology to listen for these wire breaks. He said they are still evaluating what the plan is, and they are not going to put this back into service without understanding what

the plan is. He said mostly doing renewals before the 42-inch main is put back into service. Member Staudt asked how much money GLWA is expecting to pay for this from the break to the time they expect to walk away from it. Mr. Caldwell said it depends on how much renewal they do. He said if they reline the pipe, it may be a larger magnitude. He said if they spot repair using CFRP based on the degradation of the pipe, it would be less than \$10 million.

Mayor Pro Tem Casey said she is looking forward to GLWA's town hall. She said for many people this was a very painful experience to go through especially after 2021 and 2017 for those who have been around for a long time. She said she appreciates GLWA coming in and sharing the information in a very factual way. She said she appreciates the recognition of City staff as well and the partnership they have. She asked if they could explain a bit more about how they are doing the inspections right now. She said they have not put the 42- inch back into service, and that they are inspecting it now and asked what that inspection process looks like. Mr. Caldwell said the process is twofold. He said one is a physical sounding and visual inspection. He said they sound the pipe to see if there are cracks. He said that's an obvious sign that the pipe is in the midst of failing. He said if they sound the pipe, it is, based upon hitting the pipe. He said you're not damaging the pipe, but you're hitting it to tell if it's still intact. He said what you're trying to find is if there are any hollows, which means the pipe is bulged and pulled apart and is a sign that the pipe has failed and needs to be renewed. He said the other way is with electromagnetic inspection. He said this is the technology used in the free-swimming tool pipe diver that was used in 2019. He said this is not a manned cart that gets pushed down the pipe while they are taking readings. He said they can see what is going on, slow down or go faster, and go over multiple areas if needed. He said it is more precise than the pipe diver. He said the pipe diver still gives good information, but it's flowing with the flow of the water, so you cannot stop and take a look at something. Mayor Pro Tem Casey asked what their normal inspection timeline looks like, because she heard it was inspected in 2019, and then again since 2019 before this happened. Mr. Caldwell said When they had failures before, they used that as an opportunity to get in. He said the areas were shut down and they were able to inspect again, so certain areas have had multiple inspections. He said the goal of the program that just started, this was their first inspection, the pipe was the first inspection with electromagnetic technology since GLWA and really for all DWSD pipes that he is aware of. He said it was pipeline #1 and the intent is every 7 or 10 years to go back and reinspect. He said it was going to be programmed in. He said the difficulty in establishing a new program similar to the valve question is the frequency of inspection period he said they only have 52 miles throughout the whole system that they've got electromagnetic inspections on. He said they had just started the program. He said it's kind of a lean program to begin, and they are moving to that more comprehensive program where they can do this throughout the system at a more regular basis. He said the approach was 7-10 years. Mayor Pro Tem Casey said that people are just curious when the last inspection was, what the maintenance plan is, what the inspection plan is and she said thank you for reinforcing that. She said he mentioned earlier that there is an effective useful life on a pipe and asked what it is. Mr. Caldwell said the effective useful life is, for various material types, the estimated time when a pipe should be renewed. He said we know some fail sooner, and some can last

longer. He said it is just a general rule of thumb for different material types and vintages to, as they start approaching the effective useful life, or see increased deterioration, they may be something more that they need to do to replace the whole pipeline instead of the strategic approach that is going on. Mayor Pro Tem Casey asked, since the existing pipe is over 50 years old, what is the effective useful life of the pipe. Mr. Caldwell said on average it is between 80 and 120 years. She said she would like to have a look at GLWA's CIP, and asked them to isolate Novi, and get it to the staff so that it can be shared. She said she also looks forward to having GLWA share the results of the inspections they are doing now and what else they might uncover that may alter how they do the maintenance and monitoring.

Member Heintz said thank you to GLWA for presenting and to City staff for doing a tremendous job keeping things going. He said he appreciates the honesty and humility with identifying what a surprise it was to them and how they are working through it. He said he appreciates the data driven approach, including the multiple different types of data being used, both eyes and electromagnetic and other approaches, some easy and some more scientific and objective. He said when he looked at the different timelines of failures, although he is not a fan of case studies or small data, it's worth noting and asking that failures occurred in October 2017, October 2021, October 2020, and then the 25th of September; He asked if that is a common issue or challenge, or if it is coincidental. Mr. Caldwell said he thinks it is coincidental primarily, but that they have noticed the same pattern. He said they also have high resolution pressure loggers that they try to correlate as far as what's going on in the system that's causing pressure spikes and can they correlate that to operations. He said they could not find a correlation. He said they are going to look and continue the investigation of operations and pressure transient to determine if that correlates at all. Member Heintz said he would strongly support that, because there are so many different parts. He said for example the integrity part, look at the pipe. He said one of his other questions is what we can do differently. He said he is interested to know if there are recommendations as far as if demand is too high at certain parts of the day, or if people need to stagger water usage for irrigation systems. He said we definitely want to work with GLWA to minimize the risk in the future as well. He said whatever the data suggests, he thinks that would be very interesting and helpful. He said to also consider climate changes, weather patterns or population shifts just to understand what is going on this time of year. He asked what the general recommendations would be to lower the risk and lower the stress use. Mr. Caldwell said the best way to reduce distress is to lower the pressure in the pipe. He said the pipe is built within design parameters, but if you reduce the pipe pressure, you reduce the stress on the wires, and it allows you to have more wire breaks before it reaches its strength limit. He said they are about to embark on a multiyear masterplan effort, and one of the strategies and tasks it to look at pressure zones in this area. He said what are things that they can do to potentially lower the pressure, not without coordination, but how we can protect the pipelines if they lower pressure and pump more frequently and do other things. He said all of those strategies will be looked at. Member Heintz asked if reducing the pressure is a GLWA thing or if it's related to usage. Mr. Caldwell said it's the GLWA, however they would coordinate with the City so that the City is able to maintain pressure within their system. He said it's not done in a vacuum. He said it is more of a theoretical investigation and a

cost benefit evaluation. He said if they can reduce pumping and there is only one community that needs a pump, they can possibly extend the life of the main and do it at a lower cost. He said those were the types of things they will be looking at with the master plan.

Member Thomas said that Mr. Caldwell talked about forecasting and that this pipe deteriorated significantly faster than it was expected to and asked how that affects other areas of the pipe and weaknesses and if that is an exercise that is ongoing now. Mr. Caldwell said he is having conversations about those multiple times a day with the program manager and their vendors as well. He said they want to first confirm data accuracy and see what's changed since 2019 and changed again to today, so they do not have official results yet, but they do see increased degradation in the pipe. He said they're still evaluating and they can tell there is increased degradation because of the failure. He said that rate of failure is significantly more than what their experts have seen. He said they are trying to follow what the experts say is the industry best practice by inspecting, renewing, inspecting and renewing. He said they are going to reevaluate the program moving forward and using all of this data to inform how the program changes moving forward. Member Thomas asked if it makes sense to then look at other spots in the pipe. She asked if it was something they had thought of and how they would proceed. Mr. Caldwell said absolutely that's on the table. Member Thomas asked if they've determined how they will go through and reevaluate. Mr. Caldwell said that they are still managing the data that's coming in and doing their best to proactively renew and get this back to normal operating service as quickly as they can. He said the whole main will be in question as they move forward and they may now have the loop which makes it easier to take portions of the main out of service in a systematic way to take it down and inspect it and use the data to help inform the program. Member Thomas said as this has been talked through, she kept hearing the word redundancy. She said she thinks of the word redundancy as usually a failover that is somewhat seamless. She asked when speaking about redundancy if that's what was supposed to happen, but then there were also valve failures. She said when they say the word redundancy is it the same as a short-term outage. Mr. Fromm said when they speak of the word redundancy in this area it could be a short term of being down. He said with the challenges they had with the isolation valves that prolonged them to be able to get to the isolation. He said If they didn't have the challenges with the valves they would have had flow over into Novi, NV-04, quicker than they did. Mr. Caldwell said it is not instantaneous; you would still need to build pressure. He said these are catastrophic failures. He said it's not like a little leak that gets into a big leak. He said it is a catastrophic failure that causes a decrease in overall system pressure, because the water is exiting the main break spot. He said it takes several hours to go out, locate those valves, shut the valves down in a systematic way not to cause any other main breaks within member partners or other systems to be able to shut it down. He said there were a number of valves that were required on this main to be shut down. He said several hours to half a day for a successful redundancy is what you would expect to see as a short outage. Member Thomas said technology was briefly talked about and how there are fibers to be able to detect spots where failures can occur. She asked if those systems are in place now anywhere and if there is any technology that is more proactive that will let them know when something is going to fail rather than waiting

for it to fail. Mr. Caldwell said no we do not have this in our system. He said it has been used over the last decade or two in various areas. He said there was nothing that is going to tell us where the next failure occurs, because the conditions are so variable from ground cover to crossing other infrastructure like gas mains and the impact of cathodic protection and imposed by other systems. Member Thomas said she knows that there are some things that could indicate whether something is ripe for failure, she said she doesn't know if the technology is there yet. She said she wouldn't mind seeing GLWA again, as a matter of fact she feels like there are still a lot of things that are open that she would love to hear follow up on such as updating the forecast of the pipe and the proactive steps that are being taken. She said she appreciates GLWA being there and knows it was a very difficult circumstance, but wants to make sure they know, and the community knows that they are paying attention, and she is sure they are doing that.

Member Smith asked if there was any way to automate the closing of the valves, they are huge and likely take a bit of horsepower to close them. Mr. Fromm said throughout the system they do have some valves that are automatic operation. He said those are in certain areas of their system, and they put those valves in different positions through the operation. He said the reason they don't put them on all the valves is because the more technology you put on them, the more you rely on operation and communications that could fail. He said it could put a valve from open to closed position. He said that is why they don't put all of the valves on an electrical system. Member Smith said that makes sense, more failure points. He said his other question is how this line compares to similar age and size construction lines in the system. He asked if this line was an outlier, either very good or very bad or if it's in the same ballpark as other lines. Mr. Caldwell said they have 430 miles of PCCP in the system. He said they know that there's certain vintages of construction of the PCCP that may be more challenged by the manufacturing process and practices at the time period he said this is of the 1970s vintage which has had problematic issues with manufacturing. He said that's part of the reason why it is one of the higher priorities of the system as the likelihood is that there may be issues. He said they may be seeing those here and they have to look at those and look at the results period he said in general they have some going back to the 1960s through now, but they are concerned with the vintage of the 1970s. Member Smith said that they were speaking about water pressure across the city, and he understands from the document they provided that there is about a 200 foot elevation change between the highest and lowest point of Novi in that the line sits at one of the higher points. He asked what it equates to in terms of the pressure that they have to run in the lines to make sure everyone is happy with their water pressure. Mr. Caldwell said He thought it was between 80 and 100 PSI on the line when he looked last, but he can get back to the council regarding the pressure. He said if you do not have the 80 to 100 PSI then water can't flow through the city. He said if you are relying on another machine that has a lower hydraulic grade line water pressure and may not get up the hill as well. He said he would defer to PW on the difference between elevation within the system and how the flow of water occurs through Novi. Member Smith thanked GLWA for the presentation and said thank you to the City staff. He said this was a big deal in Novi and said hopefully we can learn from this one and put in new technology. He said he likes the idea of using the sounding tests sending unmanned vehicles through the pipes regularly to check it out.

Mayor Fischer thanked GLWA for presenting and answering questions. He said GLWA started their comments with something important period he said it isn't just an inconvenience when something like this happens especially for a full 22 to 24 hours. He said they have school impacts where children can't go to school, and a major hospital system here in Novi as well. He said he thinks that GLWA knows the importance but wants to explain that is why the City takes it very seriously, because it's not just an inconvenience to their residents there's many more downstream impacts that he knows need to be recognized as well. He said he looks forward to hearing from GLWA again under better circumstances, and with more communication to the residents.

PUBLIC HEARINGS: None

CITY MANAGER REPORT:

City Manager Cardenas said he wanted to quickly shout out Sheryl Walsh-Malloy, Director of Community Relations, Scott Roselle, Water & Sewer Manager, Jeff Herczeg, Director of DPW, Erick Zinser, Chief of Police and Director of Public Safety, and all of the staff who pitched in. He said all of the departments really did a great job.

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Eric Brown, 24742 Portsmouth Ave, said he has been a resident for over 24 years. He said his comments are in the spirit regarding the water crisis. He said the city of Novi puts public safety as a priority. He said the residents here about the good things their police and firefighters do. He said we should prioritize safe, clean drinking water as a priority of our public safety. He said the citizens and businesses of Novi have endured long enough the water problems over the last eight years period he said he declared this as a crisis and wants someone to take action. He said he had zero confidence GLWA. He asked the council to please develop a plan to keep the water infrastructure updated.

Eleanor Thompson, 24071 Glenridge, said she has lived in Novi for 55 years. She said she has a problem because she doesn't understand how in nine different local cities such as Wayne, Plymouth, Canton, Northville, and Farmington can only have a garage sale for three days. She said some are with a permit and some are without a permit. She said she had a neighbor that had a garage sale for the entire summer, and another neighbor that has had a garage sale for over a month period she said she's talked to the police about it. She said she just got her driveway done to be a black top driveway, and she had to put something at the end of the driveway, so people do not turn into it. She said there needs to be something on the ballot. She said people don't want to have a store, and that is what's happening. She said people have a right not to have a store in their sub.

Robert Thomas, 51200 E Bourne Terrace, said he was at the meeting because of the water main break. He said he has been listening to the experts from GLWA and from what he is

understanding is that they don't have a system together. He said they are still in an initial stage. He asked how much longer the residents of Novi have to go through this. He said Novi is not a poor community, it is a wealthy community. He said he thinks the city government needs to monitor what GLWA is doing. He said nobody is inspecting them. He said the gentleman said they're using the electromagnetic testing process, but evidently that's not working. He said GLWA mentioned continuous monitoring and said that is what they need to do because people are suffering. He said his biggest pet peeve is with the city. He said the city designated 2 water stations for people to come in and fill their containers. He said what about people that are sick and can't get there or the people that don't have any family members or anyone to help. He said he didn't hear about the city advertising anything like that. He said there have been other suburbs that have had water issues, but not as bad as Novi and they provided bottled water, and then used city facilities such as forest stations, police stations and government stations. He said the city didn't do any of that and asked why. He said we have the means and resources. He said the plan that GLWA has now is flawed and there are a lot of problems. He asked how much longer they have to go through with that. He said that they pay very good taxes, and he thinks they need action taken. He said if they cannot be represented, then the residents need to make sure they put somebody in the Council seats that make sure they get it.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 25-10-128 Moved by Thomas, seconded by Casey; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
 September 22, 2025 - Regular Meeting
- B. Consideration of request to transfer ownership of an existing Class C & SDM license from Luna Properties LLC to DD Novi, LLC (dba Desi District), located at 42875 Grand River Ave, Suite 104, Novi, MI 48375.
- C. Approval of the 2025-2026 Winter Maintenance Agreement between the City of Novi and the Road Commission for Oakland County.
- D. Approval of a Storm Drainage Facility Maintenance Easement Agreement for three single-family Lombardo Homes located on the west side of Novi Road north of 9 Mile Road (parcels: 50-22-27-478-040, 041, and 042).
- E. Approval of Traffic Controls Order 25-24 through 25-31 for various regulatory signs for Hummingdale Boulevard and Hummingdale Circle within the Beacon Hill subdivision.
- F. Approve Resolution authorizing the filing of a Petition necessary to Convert Existing County Drain Facility in Novi, now known as the Walled Lake-Novı Water

Resource Recovery Facility Sewage Disposal System, into a Chapter 20 Drain to be identified as Walled Lake-Novı Water Resource Recovery Facility Drain

G. Approval of claims and warrants – Warrant 1189.

Roll call vote on CM 25-10-128

**Yeas: Gurumurthy, Heintz, Smith, Staudt,
Thomas, Fischer, Casey
Nays: None**

MATTERS FOR COUNCIL ACTION:

- 1. Consideration of selection of HED/BRW for Design and Engineering Services for the new Public Safety Facilities, subject to negotiation of an acceptable professional services agreement.**

City Manager Cardenas Said this recommendation comes from a comprehensive process that included the city's owner's representative, Plante Moran Realpoint staff, and the Finance and Administration Committee of City Council. He said based on the submitted proposal and two rounds of interviews and pricing negotiations, they have arrived at the conclusion in proposal in front of the Council. He said the bid for services was not the lower bid. He said it was for the best qualified during the process. He said HED has shown their team has the depth necessary with 800 strong total employees with the partnership they've built for the proposal and an impressive public safety expertise. He said they have recently built new buildings to handle this project size. He said their project experiences have a catalog of over 4,550 different public safety facilities along with their impressive list of references supporting the staff and Finance Administration Committees' recommendation. He said most importantly, the proposal before City Council was within the bond proposed budget. He said throughout this evaluation they found HED rose above the rest of the submitters providing stronger coordination, faster delivery, and less risk. He said they're a Michigan company headquartered in Oakland County, allowing them to have easy access to their team working on the project. He said finally, HED has the relevant experience as it pertains to green construction practices that the City Council has raised previously. He said they also have technology allowing their clients to virtually maneuver and experience the building almost a virtual reality environment. He said most importantly bringing all of those components together for the trades so they could filter through the different layers of the building to ensure that all of the trades are on the same page. He said this will limit confusion and unwanted change orders. He said in the end staff consultants and council members found HED to provide a more robust staff initiative design and proven track record and will be the best and most qualified consultant to help them through the phase of this project. He said representatives from HED were present to stand by for questions.

Mayor Pro Tem Casey said, as a member of the Finance and Administration Committee, they did have both firms speak to them. She said she thinks both firms were qualified. She said HED really stood out to her because some of the questions she was interested in was understanding their process. She said she is not an architect and is not going to give feedback on how they design or how that process works. She said she was seeking to

understand how they resolve situations where they have stakeholders that range from Chiefs, who are the experts, to the rest of the stakeholders in the administration and how they will address conflicting feedback. She said those were the kinds of questions answers she was seeking to understand and felt very comfortable after having the conversations with H e.g. that they are the right firm to choose to move forward with. She said they are always cost conscious and they're very fiscally responsible and focused group of individuals on the council. She said this is not one of the instances where cost is the bottom-line deciding factor. She said when you look at everything that is going to happen with building the three buildings, it's a measure of understanding the people and having accessibility to staff. She said it's also a measure of comfort knowing that things are going to happen and this is going to be the firm that will help resolve the problems they run into.

CM 25-10-129 Moved by Casey, seconded by Staudt: MOTION CARRIED: 6-1

Approval of HED/BRW for Design and Engineering Services for the new Public Safety Facilities, subject to negotiation of an acceptable professional services agreement by PMR and the City Manager and City Attorney's offices and appropriate approval by the City.

Member Heintz said he appreciates the feedback from all involved in this process. He asked for some elaboration on going with a company that was not the lowest bidder, but the most qualified. He said he looks at it as if he has a pile of money and can spend X amount of resources on something and leftover money can be used for something else. He said if this company has a cost more than the alternative option, will the money be available to spend on other resources. He asked if it is seen that those costs will be recouped because of more efficient ways of going about and working with the company. He asked if this meant there was \$800,000 less available for other resources.

Mayor Fischer said he will address the cost a bit. He said there are certain things in his life such as getting a concrete poured at his house, where he would hire the lowest bidder. He said, another example is if his children needed heart surgery, he would choose the most qualified surgeon and not worry so much about the cost. He said in this situation, after sitting in the hour-long Finance Committee interviews, they definitely got the feel that the recommended firm was much more qualified. He said City Manager Cardenas did a very good job outlining the reasons. He said in the memo received from PMR, Plante Moran Realpoint, they articulated that either firm the City went with, including HED, is under the budget they proposed. He said they are not taking away from anything else in the project, and it is still under the budget that they would have anticipated for. He said additionally they were very clear that as far as looking at market rates, HED is withing what you would expect as far as a range for the typical market.

City Manager Cardenas said there is not a line-by-line document that they can see the savings, instead it is more in terms of a whole package. He said this is in terms of his remarks, in terms of the different services they brought to the table, and the more robust

and comprehensive than the other firm in terms of the review. He said in terms of that \$800,000, it may go to something else in the project. He said when looking at their book of experience and buildings they have constructed in his and the staff's opinion HED had a more robust and comprehensive tea, that brought to the table the best buildings possible. He said if they went with HED, just looking at their buildings across Michigan and the country, with the team they brought to the table, it made everyone including the chief feel better in terms of experience not just in fire stations, but with the public safety facility also. He said the other firm really specialized in fire stations. He said having the ability to have a chief there that just built a building in Texas, that did a public safety facility with a fire and police station, they were able to resonate with Chief Zinser and could act as a conduit between the two entities. He said, again, these are not just line items they can point to, but this company will give them more of the whole comprehensive package, and can be a better service to them, and get the best buildings as possible for the residents, and team. Mayor Fischer said this includes the combined essential services complex for Northville Township who come as high references.

Member Heintz said he wants to clarify he is not a 'go with the low bid' kind of person. He said he values the importance of going with someone with the quality, trust, and best fit for the city. He said it is a balance, because at the end of the day they still have a budget and need to understand the impact. He said he had another question related to comparing the two entities. He said he is sure there is a lot involved, and it made just be coincidentally that he found an overlap, but when looking at the two companies' comparison he noticed that the sustainability lead for both HED & DLZ was the same person. He said he was curious if that was coincidental or if that can happen from time to time with big teams. City Manager Cardenas said originally both firms had OHM as their engineer. He said it's like HED was the echelon for bringing this whole team together to build the buildings. He said yes, the sustainability might be another consultant that they're partnering with period he said OHM was a partner for both of them. He said since then, HED went with a different engineering firm and gave the city a reduced rate for engineering services, saving about \$250,000. He said they had identified same partners in the proposals that were brought to the City, that they were engaging partners in the area that would be working with either firm that they chose.

Member Staudt said he has been working on construction projects for the last 5 years. He said one of the things he has learned is that architectural and engineering firms will have a huge influence on the use of contingency, and in this case there's at least 10% contingency which is a minimum of five and a half million dollars. He said in the event they do a better job of planning, they do a more thorough job of understanding the project, the chances of using that contingency goes down dramatically. He said he's learned from very hard lessons at an investment in good architecture and good engineering has a huge effect on the overall project cost. He said he is not saying the other firm would not do a great job, but if you're paying somebody a significant premium, what comes with that is an expectation of a higher level of premium service. He said as they discussed the terms of what they were expecting as council members with the two groups, the group that's been recommended clearly understood the reluctance to use

contingency as a backstop for bad planning. He said they hired staff who spent hours interviewing, reviewing, and evaluating their actions. He said he's very comfortable with the recommendations that were made. He said they were extremely difficult on both groups about pricing. He said they were told to go back and sharpen their pencils, and they did and this group more than the other which had a lot to do with the recommendation to go with them. He said this wasn't just then presenting their proposal and it getting picked. He said this was them presenting a proposal, being given feedback to do better, and they did that. He said as far as the OHM issue, it wasn't a coincidence. He said OHM has a long history with the City of Novi, and both firms understood that and thought that would give them a step up, and perhaps it doesn't. He said that is not the most important part. He said the most important part is getting the absolute best service for the tax dollars that they are spending. He said the Finance Committee were extreme fiduciaries of the bond money. He said it's not just this particular contract, it was the road contract that will come another day. He said they asked for savings of millions of dollars, so this isn't just a one stop thing where they went and saw these teams for 15 minutes. He said this was an accumulation of many hours of study, in determination. He said for them not to go with the recommendation of staff and Plante Moran, is just saying they're not capable of making decisions and that they are capable of making them with much less information.

Member Thomas said that to make sure everyone is on the same page, she wanted clarification on the difference in price on the two firms in dollars. City Manager Cardenas said the total difference in bid pricing was about \$800,000. Member Thomas asked if the bid process could be explained as far as if this was an open bid where anyone could submit, or something different. City Manager Cardenas said through the expertise of the owner's representation, there was an invitation to bid. He said there was a bid process, he wasn't sure how many firms were invited but believed seven were invited to bid. He said he believes five were brought in to interview between staff and the owner's representation. Member Thomas asked what the criteria were to get an invitation. City Manager Cardenas said that was through discussions between the owner's rep and the City in terms of the availability, size, and experience. He said they didn't want to just put it out there for a general bidding process and receive a multitude of bids. He said they wanted it to be a pre-qualified bidding using the expertise of our owner's rep to allow them to filter through and make sure they have the best possible area representatives that might partner with national firms. He said there was a thoughtful process involved that identified some really good robust firms, not too big to give them the best local perspective for the projects. Member Thomas said it sounded like the groundwork was laid upfront to make sure that they only talked to people who would qualify to do the job and asked if that was accurate. City Manager Cardenas said that was accurate. She said with that being said, she wonders if there was an amount that would have been acceptable to say 'nope, that's too much' or 'were not spending that much'. She said if the council knows they're qualified, maybe there are reasons they liked more than the other, but knowing that the invitation process was specifically tailored to make sure there wasn't anyone who could come in and wasn't able to do the job that is 1 concern we would have period she said she knows that everyone did a lot of work and there's a lot of people who put effort into that and she is not trying to question their judgment. She

said if it wasn't so much money, she probably wouldn't talk about it at all. She said she still has a lot of faith in her colleagues and staff, but it is so much and thinks it is a very significant amount. She said she'd like to touch base on a couple of other things as they heard about contingencies. She said she just wants to be clear that because one company they have faith in handling a contingency budget, that doesn't mean the other company who is also qualified doesn't know how to handle or manage a contingency. She said when it comes to the negotiation process, it was said that one company came down a lot, and one company didn't come down as much. She asked if it could be explained a bit about initial bid versus negotiation and the negotiated bid. City manager Cardenas said it looks like in terms of DLZ he thinks the initial bid was \$3.6 million, and HED was \$4.9 million, and then came down to \$4.5 million after changing their engineering partner firm. Member Thomas asked about the negotiated price from DLZ and if their price came down. City Manager Cardenas said they did not come down at all. Member Thomas said the way she sees it is if there is a difference in services that will be provided from one bid to another. City Manager Cardenas said he believes HED had some additional components to their bid in terms of offering technology, assistance, construction, and assistance that they can be an authorized user of. City Manager Cardenas said from other standpoints including those of other council members, the big thing they saw with HD that was not shown with DLZ was the virtual reality component where they could put all of the building structure into one place to see how it will work, taking the different layers off and on such as HVAC, technology, and piping. He said that would limit the use of contingencies, because there should be no confusion. He said this is a virtual reality, 3D layout of your buildings that every contractor can look at their components and tie it to. He said if something is not going to work it would be shown in the 3D environment. He said that's one thing that they did not see with other applicants presented to them. Member Thomas said HED went from \$4.9 million down to \$4.5 million and asked if we lost anything with that adjustment. City Manager Cardenas said he doesn't believe so, a lot of that was the engineering firm in the \$200,000 they saved. Chris Vogelheim, Principal, Sector Leader HED, said some of it was as they were doing the proposal process they went through detailed negotiations for the contract and look at what they were proposing to make sure it was aligned. He said there were a couple of spaces where they were a bit heavy on the amount of engagement, the amount of meetings they had to come in, and had an out-of-town design firm who they were partnered with to bring the best expertise. He said they had a slight reduction in the number of meetings and were able, through negotiations with their civil engineering partner, find some value there. Member Thomas said if there was no significant change in what the company was doing, it felt like it was overbid from the beginning. She said that's why you would have one company that can come down and another one that can't. She said one company starts giving you their best rate, and another company that doesn't. She said that's a concern she has and just the sheer volume of money. She said she finds it problematic because it's very large. She said she knows as they have gone through this process, she has been hesitant and that fiscal responsibility is one of the biggest things. She said she's not trying to make it sound like her colleagues are not fiscally responsible with what she is trying to communicate. She said she just thinks it is too much to overlook knowing that they specifically made sure that there were only qualified companies bidding. She said she doesn't know that there would be much more

information that would sway her, but it is a large amount that makes her too uncomfortable to say she would support this.

Member Gurumurthy said she wore her corporate hat when looking at the agenda knowing there were options and went through a PEW analysis across criteria and thought why they select who they selected. She said thankfully she was able to talk to the finance administration committee members and was able to understand the reasons of why. She said that including going into the minutes, there are details between HED & DLZ including the number of projects there was a difference. She said in addition to that the city manager laid out the details of the decision and the reasons. Come she said it is very good to put all of these facts into a document itself. She said it's beneficial if someone asks, but after talking to the finance administration committee members she feels good about this decision.

Member Smith said his biggest concern through this process is the environmental standards. He said they're building the buildings, and he thought DLZ did a better job of explaining what their plans were for that process. He asked if HED can sell him on the vision of the buildings from an environmental sustainability standpoint. Chris Vogelheim, Principal, Sector Leader, HED, said HED started the USGBC chapter in Detroit. He said they were founding that chapter, so sustainability has been a part of their DNA for a long time. He said of their principals, Paul Goldsmith was instrumental in educating the metro Detroit community on lead. He said both obviously supporting HED as in office and making sure they had a lot of folks who were credentialed for the USGBC as well as competitor firms. He said the legacy of Paul and what they do from sustainability is a part of what they do in and free project. He said they are an integrated practice and are fortunate enough to have full mechanical electrical engineering, structural as well as architectural. He said what that helps them to do is energy modeling at the front end of everything they do. He said they are there to help and did bring a national design partner. He said when he looks at their expertise at combined public safety facilities the scale of the project, he believes it aligns with this project. He said they do energy modeling from the start with passive strategies. He said they start with things like facing S, sorts of building materials, and all of those decisions which are made early in design to help support a more sustainable project. He said then they look at the systems, even though there is no lead certification system there's the AIA committee on the environment top 10 framework. He said it's a way of shepherding and looking at everything from community impact to energy analysis to water reduction. He said that is all part of their design process, and they go through that and document it so it's transparent and available to residents to understand that they are balancing what's most impactful sustainability strategies that they can. He said they are not necessarily going to pay for the certification which she doesn't think is a problem because they are documenting what they are doing to make sure it's the best use of the funds to get sustainability. He said the last part of it is their system development. He said his engineers, they go through a lot of life cycle cost analysis on MEP systems and their building envelope. He said they will constantly be working on knowing most of the time civic buildings are 50 years before you get the chance to touch them again. He said having done a lot of projects for both community and other sectors the value of longevity over short term investment they will work with the

council on consulting and the construction manager partner to make sure they are making smart decisions for the community on those systems and getting the value out of them. Member Smith says he agrees on possibly not pursuing the lead certification as he would rather have money in the systems versus money in a nice flag that says that they are leads certified. He said it's a 22% difference in cost from the lower bid to the higher bid, about half of a percent of the total project. He said it's not an insignificant amount of money, and he does have questions about that.

Mayor Fischer said there are about four or five major decisions that City Council will have as it relates to the public safety facilities. He said in reality most of the work will be done by the chiefs, the staff when it comes down to picking the color, carpet and chairs and all of that. He said realistically it got put to the voters. He said they have to pick an engineering firm, Owners Rep, and construction firm that will do the majority of the work outside of those. He said they start to get into details that shouldn't be handled by a seven person part-time body that has no real expertise in this. He said that's why they hired plant Moran to come in and help them dive through these things and make the value propositions. He said he's not an engineer by trade and doesn't build buildings by trade and that's why he has them come in to help them determine when he's looking at 2 bids if one firm is more valuable even if it costs \$800,000 more than the other. He said their recommendation was unanimous with that of staff. He said sitting as a part time elected official, he has no reason to believe that the Chiefs are lying to him or that Plante Moran is and that this is the best value proposition. He said he also takes a lot of the cost when they talk about project in strides to think they are talking about buildings that are expected to last 50 years plus. He said this incremental \$800,000 in his view is talking about \$16,000 a year of the life of the buildings in order to get the highest quality firm that came before their staff and their owners Rep. He said when you amortize that over 50 years of the buildings you were talking \$16,000 a year, about \$4000 per building per year. He said he thinks that is pretty realistic and reasonable. He said he believes member stout had a good way of viewing the financials as well. He said that when you hire a more qualified firm you hire someone who is going to lessen the change orders and the time it's going to take to build this, and this is a firm that is much bigger and can handle the speed of doing four or five buildings at one time. He said you end up saving much more money than you're probably spending on the incremental premium that you're paying up front. He said those are some of the many reasons he continues to support the firm that has been recommended to them.

Roll call vote on CM 25-10-129

**Yeas: Heintz, Smith, Staudt, Fischer, Casey,
Gurumurthy**

Nays: Thomas

2. Consideration of approval to engage Shockey Consulting to facilitate the Novi 2050 planning process for \$156,000 as recommended by the Long-Range Strategic Planning Committee.

Assistant City Manager Danielle Mahoney said since ending the previous contract earlier that summer with the previous consultant, staff has been working closely with the

committee to identify the right partner to guide them into the future. She said in the next phase of Novi 2050 planning process they feel confident in Shockey Consulting's approach and experience. She said they are familiar with their body of work. She said staff has seen their portfolio and they have produced plans from communities that they are familiar with. She said they're aware of their caliber of work and staff fully supports the committee's recommendation to move forward. She said personally she has had many conversations with Shockey's team and what's presented before the council is what she believes the third iteration she said they have been going back and forth with them as well before it got to this point to put in front of the council and what they think is best for flex, both staff, the committee, and the vision that the community seems to have for the future city. She said if approved, they will bring the formal contract back to council for consideration at a following meeting. She said given the timeline they were working with, the committee just met last week, and they wanted to get this item in front of the council for consideration. She said in the meantime staff is working with the Shockey team to get the contract shored up in preparation of the next meeting.

Mayor Pro Tem Casey said she appreciates Assistant City Manager Mahoney's comments on the matter. She said this is something they have continued to look at and part of what she appreciates about Shockey is their willingness to engage with the city. She said if you look at the pulse panel, that is the way they can bring residents into the process in addition to the workshops and focus groups. She said that is the Council's opportunity to get their feedback as they continue to build out what the project looks like. She said you'll see that they also want to make sure that the project team are the city employees who have expressed interest in being engaged in how they build the plan. She said those people have a real purpose as well. She said this was very important to make sure that they got it right and appreciates the work of Assistant City Manager Mahoney and Shockey getting documentation in front of the Council. She said the timeline presented, multicolored document, is what they have been working with Shockey to refine. She said there is more work to be done, and they want to make sure it is all sold and exactly what they're expecting it to be. She said what was presented was about 85% what they will end up with. She said she is very pleased with the work done. She said the last couple of slides was Shockey's proposal. She said they have a long list in the back of the proposal for add on services as well, but they have figured out the majority of the ones that will be used and are bringing that into the agreement already. She said she is aware this is a process that they have never gone through where they are trying to do a strategic plan, hired an initial company, and then misalignment came and it didn't work out. She said this new organization did both Lenexa and Olathe, and while everyone was in Kansas City she remembers them saying this is what they wanted.

CM 25-10-130 Moved by Casey, seconded by Smith: MOTION CARRIED 7-0

Approval to engage Shockey Consulting to facilitate the Novi 2050 planning process for \$156,000, as recommended by the Long-Range Strategic Planning Committee.

Member Heintz said that all sounded great, and he was excited and interested to

continue to learn more about the potential focuses in this. He said when he thinks of long-range strategic planning, sustainability overlaps with it. He asked if this aligns with some of the things they are currently doing with boards and commissions such as the sustainability committee. Assistant City Manager Mahoney said if the Council recalled some of the work they did with directors and the futurist back in March, there were upcoming trends identified and very impactful for the City in the next 25 years. She said they will definitely be revisiting that work and everything is on the table. She said the existing plans, master plans, Parks and Rec plans, and everything will be folded into what is ultimately this vision. She said she thinks it's a great time from a sustainability perspective and from any lens. She said the committees will definitely be engaged. She said that will be a great opportunity to throw in what they hope to see out of their plans in the respective committees. Member Heintz said he is looking forward to the encouragement of making sure they are ready to move forward with the plan. He said we should try to put money aside, like earmark money in the budget, or start appropriating whatever is suggested. He said they are going to bring them a plan, and then it is up to them to enact the plan and make it worth everything. He said he wants to make sure that we have prepared to act on some of the actions that as they are put forward. He said he is looking forward to welcoming this.

Member Thomas said she wanted to point out the same thing Mayor Pro Tem Casey did: that they have never done this before. She said she thinks it is about time they are doing this and making sure that they are actively looking at what the future holds. She said she appreciates the work that staff and the committees are doing. She said we should make sure we are looking forward and preparing the city for the future.

Member Gurumurthy said while going through the process it was very good that they were able to identify that a pivot was needed. She said doing the interviews has been great. She said they have been very detailed, and she is all about the details. She said you can look at the timeline, which is really good, and knowing it is flexible is also very nice. She said they are looking forward to executing this. She said she appreciates all the support. She said she thinks there is a lot of exciting opportunities about the Novi 2050 plan but also challenges to think about to. She said she cannot wait to start.

Member Smith said this may be the most important thing that they are looking at what the City will look like in 50-75 years. He said he is unlikely to be around for that, but it's good to know that they are looking that far ahead. He said they can't rely on explosive growth to keep funding them and bringing people into Novi, so they have to become more strategic. He said, as Member Heintz did, this will overlap with a lot of things such as the mobility committee, environmental committee, and everything else. He said he is looking forward to working with the consultants when they come. He said the futurist presentations they did was life changing for him. He said it changed how he is looking at a lot of things. He said he is looking forward to supporting this.

Roll call vote on CM 25-10-130

**Yeas: Smith, Staudt, Thomas, Fischer, Casey,
Gurumurthy, Heintz**
Nays: None

3. Consideration of approval to award the contract to People Driven Technology for Meadowbrook Commons security camera additions of \$32,866.

City Manager Cardenas said this will add 12 new cameras to help with security at Meadowbrook Commons. He said this has been reaffirmed by the need of the residents. He said there was a town hall and there were concerns about security, specifically the entryway.

CM 25-10-131 Moved by Thomas, seconded by Gurumurthy: MOTION CARRIED 7-0

Consideration of approval to award the contract to People Driven Technology for Meadowbrook Commons security camera additions in the amount of \$32,866 and amend the budget.

Roll call vote on CM 25-10-131

**Yeas: Staudt, Thomas, Fischer, Casey,
 Gurumurthy, Heintz, Smith
Nays: None**

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT:

Steve Gable, 40595 Kingsley, said he lives in Haverhill and there was a water main break a couple of weeks ago. He said they still have the big crater in the front of the neighborhood. He said there's a going forward issue they have period he said he'd like to thank the City of Novi police the day when the break happened an officer showed up by the name of mark with 29 years of experience. He said he was unseen and drove the neighborhood so he could show him where the potential emergency exit was. He said as they know, they had one lane one in one lane out. He's of one lane is not usable right now and then they have 10 feet to get in and out of the neighborhood. He said thank you to the police for driving this city and neighborhood with them that morning and making sure that they were safe. He said in relation to the crisis management there has been representatives from the city up there around the time the break happened between 7:00 AM and about 2:30 in the afternoon when updates were provided on the website. He said it would have been nice if they had communicated at the moment to say 'something happened' 6 feet from their entrance. He said or if they were there to let them know what website to go to or podcast or whatever he said this especially should have happened in a tremendous crisis where 3/4 of the city lost water just feet from their home. He said his last issue is that in the next few weeks road construction happens and when they start to fill the hole, they may have to widen it in order to finish the repair. He said it is a possibility they may lose their last remaining egress or ingress to the neighborhood. He said hopefully there are contingency plans and people don't start thinking later how they're going to use the neighborhood. He said when he drove with the officer, he showed him where Kingsley Court and 14 Mile were, and it is a potential

ingress egress emergency point. He asked that somebody at the meeting keeps that in mind, so they don't lose that he said thank you to everyone for all of their hard work over the last few weeks and looks forward to working with them over the next few weeks. Mayor Fischer said the last point raised was a relatively important one, and asked City Manager Cardenas to connect and make sure there are no issues.

COMMITTEE REPORTS:

1. Environmental Sustainability Committee - Councilmember Smith

Member Smith said the committee met last week and discussed a pilot program for food waste, composting, and resident communications and education programs. He said they discussed water quality testing on Shawood lake to establish a baseline condition for whatever they end up doing there. He said the next meeting is October 29th at 5:30 in the Mayor's Conference Room.

2. Long-Range Strategic Planning Committee - Mayor Pro Tem Casey

Mayor Pro Tem Casey said her update was encompassed in the previous discussion regarding the 2015 Novi plan.

3. Ordinance Review Committee - Mayor Fischer

Mayor Fischer said they talked about a couple of different issues. He said he would say the longest and biggest one had to do with the changes to boards and commissions and looking at streamlining that process to move to one appointment time for all of the different boards and commissions. He said he would encourage his colleagues to check the packet for that information.

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 8:52 P.M.

Cortney Hanson, City Clerk

Justin Fischer, Mayor

Transcribed by Alyssa Craigie,
Administrative Assistant

Date approved: October 21, 2025