

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JUNE 2, 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
Danielle Mahoney, Assistant City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 25-06-69 Moved by Casey, seconded by Thomas; MOTION CARRIED: 7-0

Mayor Fischer added a Mobility Committee follow up by Councilmember Smith under committee reports. He also added property acquisition as another topic to be discussed in the executive session.

To approve the agenda as amended.

Roll call vote on CM 25-05-69	Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer Nays: None
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PRESENTATIONS:

Mayor Fischer said that the Council does have the information about the applicants and has gone through that information deliberately and is well versed in the background of the applicants. He said the applicants will have two minutes to give the Council a brief overview of something the applicants want to share that isn't already in the packet; or a reason that they would like to serve on the board. He said no decision will be made that night, but the appointments will be made at the June 23, 2025 Council Meeting. He said that at this Council Meeting, it is just a one-way presentation to City Council about the applications.

Presentations from applicants for Boards and Commissions

1. John Avdoulos - Planning Commission

John Avdoulos said he is currently on the Planning Commission and serves as the Vice Chair. He said he was on the Planning Commission from 2002-2008, took a break, and came back in 2017 and served 14 years total. He said he has been a Novi resident for 33 years. One of the reasons he got involved with the Planning Commission is that he is an architect professionally, and he understands what is involved as far as working with communities and what is involved and how they develop. He said there was an issue in the area he lived in, and he participated in a couple of meetings and then received a

phone call asking him to look at participating on a regular level and possibly join the Planning Commission. He said he did, and over the years he enjoyed what he's seen. He said the staff is top notch. He said he deals with projects all across the county and just the way that everything is run, and the processes are very good. He said he one of the things he likes to look at, with a lot of sensitivity, is to educate the residents. He said a lot of the time the residents feel that City Council is the one bringing up these projects. He said the Planning Commission is bringing up these projects, and residents don't understand the developers, applicants, or the processes, site plan approval process, and he would like to continue to be productive and continue to do what he has been doing with the rest of the Planning Commission.

2. Ebony Bagley - PR&CS Commission, Beautification Commission

Ebony Bagley said she is currently serving as Chair of the Oakland County Parks. She said for the past 6 years she has worked hard and diligently on the Oakland County Parks Commission creating avenues for access to green spaces, programming that is very community driven and that they really listen to the needs of the community members and bring their parks to the next level. She said that she is continuing to do that but would love to bring her expertise not only in parks, but also in communications and planning overall as it relates to the Parks Commission. She said her role or experience in Parks is over 30 years now. She said she started as a camp counselor for the City of South Florida Parks and Recreation, working her way up to becoming a director. She said as her career went on to go into education and communications, she continued to advocate and work very closely with parks, not just in Southfield, but in Oakland County as well. She said she served as a commissioner before being appointed to chair recently. She said her passion is to protect our communities, keeping them safe, and keeping them beautiful. She said she loves being a resident of Novi and raising her family here. She said it would be an honor to continue to shape and work alongside the Council as well as the Parks Commission to shape the future of Novi, because she sees it going in the right direction.

3. Gary Becker - Planning Commission

Gary Becker said his family has called Novi their home for almost 49 years. He said it has been a great honor and privilege for him to serve on the Planning Commission For the last five years. He said from his first meeting in 2020 he developed a much fuller appreciation for the importance of the work that the Planning Commission does for the present and future of our city. He said that being on the Planning Commission has personally been an intellectual enjoyment and even fun but more than fun it is important work that they do for each project that comes before the Commission. He said he invested his time and effort to dig into all the aspects of the project to see how or if it will help further the cities master plan, future land use plan, and be in sync with our ordinances each year. He said he has also served on 2 standing committees which has further helped him develop a better perspective and knowledge about how the city works period since his very first meeting he has done his best to hold to a guiding principle. He said as a Planning Commission member his comments and vote will always be about what's best for the most people in Novi residents and their families, property owners, and

business owners and their employees. He said he truly appreciates the consideration of his request to serve one more and one last term on the Planning Commission and would too like to express his deepest appreciation and admiration for the planning department staff. He said they do such incredible work preparing an in-depth analysis on every project that we have to consider and their knowledge and expertise and perspective about complex issues makes the duties on the Planning Commission that much easier to fulfill.

4. Per Ekevag - Public Utilities & Technology Committee, Economic Development Corporation, Planning Commission

Not in attendance.

5. Caren Fifer - Beautification Commission

Not in attendance.

6. Hilliard Hampton - Planning Commission, PR&CS Commission, Economic Development Corporation

Not in attendance.

7. Salene Riggins - PR&CS Commission

Salene Riggins said she is honored to have served on the Parks and Recreation Commission. She said she is here tonight to express continued and strong interest in serving. She said she is passionate about Novi's parks because she believes they are the heartbeat of the community. She said the parks bring people together, encourage wellness, and provide a space where everyone, regardless of age or background, can feel connected and welcomed. She said one of the things she is most proud of during her term was helping to shape Northwest Park. She said being involved in the planning process and seeing it come to life as a nature focus space with trails and one of Michigan's few nature-based playgrounds was truly an honor to be a part of. She said that park is a great example of how thoughtful input and collaboration can result in something meaningful to our community. She said one thing she is excited about and is currently working on is introducing a QR code for donation signs in the park. She said it is a simple modern way that residents can directly support the parks that they love. She said serving on this Commission means more to her than just attending meetings. She said it is about giving back, listening to the community, showing up with heart, dedication, and doing the work to make sure Novi remains a place people are proud to live, work, and play. She said she will be honored to continue her work in another term.

8. Nicole Rumao - PR&CS Commission, Planning Commission, Beautification Commission

Nicole Rumao said she has been a proud resident for the last eight years. She said she is still discovering how much the city has to offer. She said she was in the ambassador program three years ago and that is when she really started making connections and getting to know the great people who live within this community, and helped to make this an even better place to live day by day. She said that is what helped plant the seed for her to be more inspired, especially with some of the reunions that she has been going to lately. She said getting to talk to some of the current council members made her realize she had a desire to step up and that she does have the time to do so. She said now at this point in her life she has volunteered in other capacities in terms of serving the public. She said she is a pharmacist by profession and in addition to that she works in Wayne County, but lives in Novi and loves living here. She said she has also helped with other organizations such as the Wayne County pharmacist association. She said she was the historian and helped manage social media for them, especially Facebook, and taking pictures during some of the meetings and events. She said she's also been involved with Holy Family Catholic Church, with their young adult group and just helping to plan events when able to do so. She said she has had a role within the community but it's only as of lately she's inspired to do more. She said she would really like to thank the council for making her realize this. She said she lives on the north end of Novi which she feels is sometimes forgotten about, but anytime a visitor from out of town comes she shows them the lovely Lakeshore Park, and they are amazed and astonished, especially that you can check a library book out from there. She said she loves taking friends and family to the parks. She said she would just like to be able to give back even though she doesn't have any formal experience per se, within the city, but has done things in other ways. She said she would like to be able to contribute to the great city of Novi and help bring people together, foster inclusivity, and embrace the diversity of the community and the great people who live here. She said she is always willing to listen to others and collaborate with them and that is why she is here.

9. Faisal Sayeed - Public Utilities & Technology Committee, PR&CS Commission,
Election Commission, Planning Commission

Faisal Sayeed said he has been living in Novi for 13 years and has loved every bit of it. He said professionally he is an engineering manager for General Motors but when he is not doing engineering he has worked in the southeast side of Detroit in many capacities. He said he is a part of a lot of 501(c)(3)'s. He said a lot of what he has been doing is helping to organize workshopping with law enforcement agencies to bridge a cultural gap, because of different cultural aspects. He said sometimes cultures have gaps, so they have worked on that with civil rights groups for discrimination in the Hamtramck region. He said he worked with GMC during COVID. He said he has also worked with the governor's office to declare the Bangla Town Business District in the Hamtramck Detroit area. He said he worked with Laura to conduct entrepreneurs' classes for local business owners and also works with the API's to organize meet and greets for political leaders. He said he was there to start his journey with the city of Novi if he gets the opportunity. He said besides his professional life he believes it is the right time to get involved in the public life and to help better the life of other people.

10. Wendy Scarozza - Election Commission, Beautification Commission, Cultural Arts Advisory Committee

Wendy Scarozza said she is originally from Buffalo NY and has lived in Novi for the past 11 years period she said there is nothing more rewarding than volunteer work, and she has done her share, but mostly in support of children and their activities. She said she would love to serve on the Election Commission. She said her mother instilled in her the importance of voting period. She said she has the unique perspective of having lived and voted in five different States and while the procedures may vary the outcomes it is the same as Americans are participating in their civic duty and casting a vote for the candidate of their choice here in Novi. She said we have an election coming up in August with an important bond proposal on the ballot. She said it's an exciting time to be voting in Novi with the chance to vote for some much-needed upgrades to the community. She said that brings her to the second Commission she is applying for and would love to serve on the beautification Commission. She said she must admit that she did not know Novi had one period she thinks it is fantastic, and every city and town should want to make and keep their places beautiful. She said one of her favorite hobbies is gardening and when they bought their home and Novi the outside was just dirt. She said after they had the lawn installed, she put in all of her gardens and landscaping, with her husband serving as the chief hole digger. She said since then she loved maintaining her Evergreens and Pines, and planting summer flowers, and autumn mums. She said she knows a perennial from an annual, knows the plants that attract bugs and those that repel them. She said she works well with others and knows what it's like to fundraise. She said she served as the cookie mom for her daughters Girl Scout troop for years and that is a lot of fundraising. She said she is very well organized and a good leader as well as a good listener. She said now that her four children are out of the house and extremely self-sufficient, she finds that she has extra service hours to give and would love to use them to serve the City of Novi.

11. David Sherman - Public Utilities & Technology Committee, Planning Commission

Not in attendance.

12. Suhanya Subramanian - Election Commission, PR&CS Commission

Not in attendance.

13. Sumin Thomas - PR&CS Commission, Public Utilities & Technology Committee

Not in attendance.

14. Marla Wise - Election Commission

Marla Wise said she has lived in Novi for 30 years and retired four years ago after 40 or more years in advertising sales management in metro Detroit. She said she was in cable TV advertising for 20 years and ran the state of Michigan network for Comcast. She said she worked for 13 years at Cranes Detroit business and was promoted to associate

publisher there. She said she is a 2024 graduate of the Nova ambassador program and is currently serving the two-year term as the treasurer of her HOA and currently is the executive director for the Novi parks foundation. She said they are working very diligently on the upcoming poor on the shore and are still looking for donations and ticket sales and possibly even volunteers. She said in 2016 she started working as an election inspector in the precincts and has pretty much worked in every local state and national election since then. She said she was promoted to Co-Chair several years ago and that the City of Novi is very fortunate to have Cortney Hanson as the City Clerk. She said in 2023 she was selected to work in Oakland County's pilot program for early voting period. She said in the last presidential election she served as the chair of the early voting precinct. She said the early voting program is where she met Charlie Staab and how she ended up joining the Novi parks foundation. She said, based on her years of experience working the elections, her strong leadership skills, and a commitment to ensuring a safe and accurate first-rate experience for every voter she thinks she would be a very great choice.

PUBLIC HEARINGS: None

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS: None

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 25-06-69 Moved by Casey, seconded by Thomas; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
 May 19, 2025 - Regular Meeting
- B. Consideration of Amendment #1 to the Transit Enhancement Service Agreement with People's Express (PEX) to extend use of Civic Center office and parking space through December 31, 2025, and to increase the monthly rent to \$600.
- C. Approval of Pawnbroker License renewal requested by Joseph Haddad, owner of Gold Buy and Jewelry, 41490 Grand River Avenue.
- D. Consideration for Approval of Zoning Map Amendment 18.751, a City-Initiated Rezoning of 45241 Grand River Avenue to rezone from I-2 General Industrial to I-1 Light industrial, since the Keford Collision and Towing PRO Plan and Agreement are now expired. **SECOND READING**

- E. Approval of a Resolution to close Ten Mile Road from the Civic Center to Taft Road, and Taft Road from 10 Mile to 9 Mile for the Festival of Chariots from 11:45 AM to 1:45 PM on Sunday, July 20, 2025.
- F. Approval of a Resolution to close the west bound lanes of Grand River Ave. between Taft Rd. and 46850 Grand River Ave for the 2025 "Moovin' thru the Midway 5K" from 7:30AM to 9:30AM on Saturday, August 30, 2025.
- G. Consideration of approval of Resolution authorizing a Uniform Video Service Local Franchise Agreement with Charter Communications, LLC, dba Spectrum.
- H. Enter Executive Session immediately following the regular meeting of June 2, 2025, in the Council Annex for the purpose of discussing City Clerk Performance Evaluation, and property acquisition.
- I. Approval of claims and warrants – Warrant 1181

Roll call vote on CM 25-06-69

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

MATTERS FOR COUNCIL ACTION:

- 1. Consideration of Dick's House of Sport for JSP24-31 Special Land Use and Preliminary Site Plan approval. The plan proposes redevelopment of the lower level of the former Sears store at the Twelve Oaks Mall, with an outdoor activity space.**

City Manager Cardenas said that this was passed by the Planning Commission back in April and that the space will include a sports turf or a running track with added capacity for possibly making it into an ice rink during the winter months. He said this will be constructed where the old idle center was former Sears.

Brian Bacik, Vice President of Real Estate Development for Dick's Sporting Goods, said he would be happy to answer any questions the Council may have.

Mayor Pro Tem Casey thanked him for his interest and helping to redevelop a building that desperately needed to be redeveloped. She asked where the front door was going to be facing. She asked if the outdoor space is more towards the north and asked to be oriented just a little bit. Mr. Bacik said the front doors on the two-level side of the building. He said they are taking the lower level but will have A2 level presence and the sports field will be in the area of the existing tire and battery center. He said that sort of appendage kind of comes out from the building. Mayor Pro Tem Casey said she remembered reading that the outdoor area may be available for rental. She asked if rentals to the public where people could come in and rent the space out for possibly kids' event is the plan. Mr. Bacik said absolutely. He said they leaned pretty heavily on the local team to manage how they interact with their communities because they feel that those teammates are going

to be local to Novi will best know how to bring the store forward in the most hyper local way. He said there is a pretty wide array of options that the team will have period one of them is to rent out to anyone who comes through the doors and wants to have a birthday party or a corporate event. He said there will be a lot of experimental components to this that don't exist in the legacy stores. He said there are climbing walls, golf simulators, hitting bays, indoor batting cages, and a field. He said it's not just a field that can be rented but you can create an experience hitting on all of those different experimental components of the store. However, if you wanted to have a birthday party for your child or corporate event outside, you could absolutely do that. He said this is new to the company. He said they have been around for a very long time, but the first House of Sports opened in 2021, so this is still very much the tip of the spear. Mayor Pro Tem Casey said she looks forward to hopefully seeing this continue to move forward.

Member Staudt asked how many of these there are in Michigan currently. Mr. Bacik responded that this would be the first one.

CM 25-06-70 Moved by Thomas, seconded by Casey: MOTION CARRIED: 7-0

Approval of the request of V3 Companies of Michigan, Ltd. for JSP24-31 Dick's House of Sport for Special Land Use and Preliminary Site Plan approval based on and subject to the following items, 1 through 4:

- 1) Approval of the Special Land Use Request is granted, based on the following.**
Relative to other feasible uses of the site:
 - a) The proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/ deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. *(The proposed use is an accessory use to the adjacent existing building with an existing shared parking lot);***
 - b) The proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. *(There are no additional impacts on capabilities of public services);***
 - c) The proposed use is compatible with the natural features and characteristics of the land, including existing**

**woodlands, wetlands, watercourses and wildlife habitats.
(There are no wetlands or watercourses found on the site);**

- d) The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. (The parcel is adjacent to other RC Regional Center properties and is approximately 925 feet from the nearest residential property);**
 - e) The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. (The project fulfills the Master Plan objectives of economic development and community identity as well as redevelopment of a vacant site);**
 - f) The proposed use will promote the use of land in a socially and economically desirable manner. (The project fulfills the Master Plan objectives of economic development and community identity as well as redevelopment of a vacant site);**
 - g) The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance. It is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.**
- 2) Approval of the Preliminary Site Plan and the Planning Commission's interpretation that the use as an outdoor sports court is consistent with Section 4.80.2 of the ordinance, as follows:**
- a) Open Air Businesses: Open air business uses are permitted as a special land use when developed in planned relationship to shopping centers in the RC, TC, and TC-1 districts as follows:**
 - 1. In the RC district, recreation space providing children's amusement park and other similar recreation is permitted when part of a planned development, provided that:**
 - A. The use shall be located at the exterior of the building mass in the designated interior side or**

rear yard and shall meet all setback requirements of the district. *(The use is located at the exterior of building mass and meets all setback requirements of the district. The enclosed track and field seem to be in a logical location adjacent to the business).*

B. Such uses shall be fenced on all sides with a four-foot six-inch (4 ft. 6 in.) chain link type fence. *(The track and field space are adjacent to the building and proposed to be fenced on three sides with a 40-foot black powder coated galvanized steel "twin bar" fence system).*

C. A noise impact statement is required subject to the standards of Section 5.14.10.B. *(The applicant's noise impact statement indicates a noise assessment study performed at an existing field location with the typical activities supported demonstrates compliance with the ordinance requirements).*

3) Subject to the Zoning Board of Appeals granting a variance from Section 5.7.3.F.ii of the Zoning Ordinance for the overage of Color Correlated Temperature (CCT) permitted for permanent lighting installations in nonresidential districts (5700K proposed as standard for athletic field use, no greater than 3000K permitted).

4) The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

Member Heintz said he loves this idea. He said it is awesome to have a reason for an innovative approach to keep people out rather than just ordering things online. He said he thinks it's a great approach and a great setup for everything. He said he knows it's not related to the purpose but asked if there's any plan necessarily with the current Dick's Sporting Goods. Mr. Bacik said every situation is different and typically when they open a House of Sport it's just too much firepower to keep the existing regular store, because they sort of cannibalize each other and confuse the customer. He said when they do have term and control of the building for an extended period of time they may put in an off-price concept that helps to manage inventory and give the value shopper another

opportunity, but they are still evaluating that. He said he would say it is entirely likely with an 80,000 square foot existing store and over 100,000 feet going in, that's too much to have all first run merchandise. Member Heintz said that the plan makes sense and overall sounds good. He said it is a desirable space and it's the nature of the business that landlords would have to backfill when tenants leave. He said he cannot speak for them, but chances are they have plans in the work. He said that the described opportunity and potential for people to rent out spaces has potential for kids' summer camp. He said the kids have the potential to get noisy and he is assuming there are different sorts of things in place and mechanisms to make sure they are not too disruptive to the surrounding areas. Mr. Bacik said they will rely heavily on the local team. He said he knows that people will complain if it is too noisy and they have the ability to put the speakers sort of facing back into the building rather than projecting out. He said they are lucky that the property line is over 300 feet away, so distance is their friend when it comes to noise. He said the closest residential unit is over 900 feet away. He said they should absolutely be within the ordinance of decibel levels at the property line. He said if it is disruptive the store team is absolutely going to respond to that. He said from a light perspective, they have done a lot of these fixtures, and they have become pretty standardized. He said they will be going in for a variance on the light temperature because there is a rule of 3,000 and they will need 5,700 for safety and performance, but they're all fully cut off. Meaning, there's glare visors on all of them and they're focusing on the field and the light spillage outside of the fence line is very minimal. They said they do take pretty good precautions to minimize the disruption aspect of the field activities. He said they are open typically 9:00 AM to 9:00 PM and 10:00 AM to 7:00 PM on Sundays. He said the lights go off when the store closes and when the store opens, he said you're not going to have a 10:00 PM problem with the field as it will end when the doors close. Member Heinz asked how many facilities they have opened since the first in 2021. Mr. Bacik said they have 22 locations open with a goal of opening 75 and 100 by the end of 2027. He said they will have a very busy 2026 and 2027 to hit that goal but they are marching towards it he said this location will open sometime in the summer of next year.

Mayor Fischer said he is excited about this project as well and that it will be the first one in Michigan. He said it will be a large driver for the community and the surrounding businesses as well. He asked if they will be partnering with some of the local programs for kids or if they have a plan. Mr. Bacik responded that they will be relying heavily on the local team for that and that those people have not yet been hired but they will have that information when it gets closer to being ready to open. He said there will be about 60 to 90 days of a sort of hiring push but the folks that are hired at that time will be responsible for that. He said in other locations they have partnered with local yoga studios to have small businesses have an opportunity to get their name out and conduct classes on the turf. He said they had Russell Wilson when he was still the quarterback come out to throw passes to kids, had a school signing day on turf, and that the sky is the limit. He said this project has been very well received by every community that it has been in and he feels that no vibe will be the same way. He said that he can assure the council that a local effort will be made. Mayor Fischer said this will be a source of pride for the community as well he said the only thing he wants him to keep in mind for now is environmental sustainability. He said as you're building and thinking through just keep

environmental sustainability in mind and it will be great to see some of these ideas come to fruition.

Member Gurumurthy said she is excited that this is coming to Novi. She thinks it will be a great addition and that the sears building has been empty for too long. She said she loves this concept and wishes them good luck.

Member Thomas said she is very excited and thinks it will be super fun and cannot wait to get an opportunity to go there and play.

Mayor Fischer said he was reading through some of the Planning Commission meeting minutes, and he believes Ms. Bradshaw, from the store, said the CEO prompted them to create a House of Sport, and that by placing it next to a current Dick's Sporting Goods would put it out of business. Mayor Fischer said he thinks that is an awesome mentality that they have created, and it is a very innovative idea, and it is going in a space that needed help in Novi for a long while as well. He said it is a match made in heaven, and he is looking forward to it.

Member Staudt asked what the opportunity is to get a public land deal there. Mr. Bacik responded that they have not done a public lands deal in a while, and he is not personally involved with public lands. He said that it is another team, and they only have a handful of those open. He said they have been converting some of them where they were and a public land is adjacent to the Dick's Sporting Goods kind of knocking the wall down in the middle and turning it into a House of sport. He said he doesn't have any insight information on whether or not a public land deal will end up happening in Michigan and that it has been a slower deal flow, with all of the focus on House of Sport.

Roll call vote on CM 25-06-70

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

Nays: None

2. Consideration of approval to award the Valve Exercising, Condition Assessment and Repair Program contract to Hydromax USA LLC, the low bidder, in the amount of \$1,469,048

City Manager Cardenas said that the amount is high because it is a five-year contract. He said they tried to achieve over 20% of valves that they exercise every year which is the standard that EGLE set forth for them. He said the contractor does provide them with a dashboard so that they can follow along which ones are being done. He said they have a schedule of which valves get exercised every year.

CM 25-06-71 Moved by Smith, seconded by Casey

Approval to award the Valve Exercising, Condition Assessment and Repair Program contract to Hydromax USA LLC, the low bidder, in the amount of \$1,469,048.

Roll call vote on CM 25-06-71

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

3. Approval of resolution to authorize Budget Amendment #2025-5.

City Manager Cardenas said that this will be adding \$347,000 to the fund balance per the realized interest gains. He said they will also be looking at creating more of a regular cadence for the budget amendments going forward.

CM 25-06-72 Moved by Casey, seconded by Smith:

Approval of resolution to authorize Budget Amendment #2025-5.

Mayor Fischer said he did have a recommendation as they approached the budget amendment. He said as they have talked about before, with interest income, he thinks it is particularly interesting Concept that they need to think about in the grand scheme of budgeting. He said something like this one-time income and revenue should be parked aside and spent on one-time capital type expenditures. He said what he would like to see is this amendment actually amended to show the \$350,000 moved over to the public services account. He said it was basically the rollover fund that they had created committed to the one time use for public safety like the fire truck that they do not have any funds for. He said this would kind of be a down payment on that fire truck.

AMENDMENT MOTION

CM 25-06-72 Moved by Casey, seconded by Smith: MOTION CARRIED: 7-0

Approval of resolution to authorize Budget Amendment #2025-5 as amended to move the \$350,000 to the public services account.

Roll call vote on CM 25-06-72

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

4. Approval of the City's 2025-2026 property and liability insurance coverage with Travelers Insurance in the amount of \$620,653.

City Manager Cardenas said that this item is in line with the current budget period. He said this is the second year with Travelers Insurance and many years with the prior company. He thanked the broker, Kapnick, who helped them with facilitating the process and the Clerk's and Finance departments for administering this contract.

CM 25-06-73 Moved by Casey, seconded by Gurumurthy: MOTION CARRIED: 7-0

Approval of the City's 2025-2026 property and liability insurance coverage with Travelers Insurance in the amount of \$620,653.

Roll call vote on CM 25-06-73

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

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 pleased to report that the committee met last week and had what she would call a kickoff meeting with their partner BerryDunn. She said they had a good conversation about the timeline, gave some feedback, and wanted to make sure that they spent the right amount of time talking with residents and businesses. She said there is a lot of work involved and a lot of research that BerryDunn is going to do with all the various planning documents that they have, master plans and strategic plans etc. She said they will start pulling together for their understanding and their view of how they see the city continuing to develop based on those plans. She said they really want to make sure they are spending the right amount of time with the right number of focus groups, community sessions, one-on-one interviews, etc. She said that more details are to come in an admin packet hopefully in the next couple of weeks. She said they are really starting to see a forward momentum and look forward to continuing to share the information with everyone.

2. Environmental Sustainability Committee - Councilmember Smith

Member Smith said the committee met that day at 5:30 PM. He said they began the meeting and had a brainstorming session to capture a lot of ideas. He said the meeting was pretty to prioritize things both for short term, medium term, and longer term. He said the short term will be directed at moving to the platinum status with the Michigan green communities. He said the City is currently at a gold status and there are some things they can do to move up to platinum. He said they will be looking at that over the next meeting. He said they expect to come back with more concrete recommendations likely the second meeting in July or the first meeting in August.

3. Mobility Committee - Councilmember Smith

Member Smith said that this is an opportunity that DPW Director, Jeffrey Herczeg, has brought to them. He said they had been talking about the Nine Mile and Napier roundabout to make it a safer intersection. He said currently it is on the transportation improvement program for 2029. He said they could potentially pull that forward to 2026 or 2027 by paying for it themselves and then getting reimbursed out of the federal money

that was coming in for it. He said the current project total is \$2.15 million, \$1.72 million of that is federal and \$430,000 is local. He said they would expect if they pulled it forward to only ultimately pay \$430,000. He said there are some ways they could do it straight out of the capital improvement program alone temporarily and relax the standards on the road fund balance. He said he is just bringing it forward for council discussion to give the DPW director some direction on whether or not they would be interested in doing this or interested on how it can be funded.

Mayor Fischer said that this is not a guarantee, but that Director Herczeg is going to go to the county and investigate it. He said if there is any initial hesitation from Council members they should reach out to City Manager Cardenas before that takes place. Member Smith said a lot of the Mobility Committee thought it was the right thing to at least ask the County if this was possible but wanted to make sure that the Council was fully aware.

MAYOR AND COUNCIL ISSUES:

1. Future of the Ice Arena - Councilmember Staudt

Member Staudt said several months ago the Consultant Review Committee met to review the contract for the management company of the Novi Ice Arena. He said they did approve that contract but during that discussion there was talk about the term financial status of that piece of property. He said it has been paid in full now, and those payments were made through operating revenues of the ice arena. He said the funds now are currently going into the on balance to pay for long term capital expenditures. He said he thinks it is appropriate to take a deep dive into the potential financial costs of maintaining the ice arena for the long haul. He said it is 25 years and possibly older than that, and there are going to be significant capital expenditures expected during the next 5 to 10 years. He said currently they are doing work on the HVAC and none of it is inexpensive. He said it is an expensive undertaking to maintain an ice arena. He said what he would like to ask is to have this be allowed to come to the Finance Committee, do a deep dive into the finances, and get projections on revenue and expenditures during the next 5 to 10 years, and bring it back to Council for a discussion to see what happens from there.

Mayor Fischer clarified that Member Staudt's request is to have the Finance & Administration Committee look at the details of the Novi Ice Arena and bring it back to City Council for discussion.

COMMUNICATIONS: None

City Council adjourned to Executive Session at 7:47 p.m. and returned at 8:43 p.m.

CM 25-06-70 Moved by Staudt, seconded by Casey: MOTION CARRIED: 7-0

Direct the City Attorney to take the action related to property acquisition as discussed in the closed session.

Roll call vote on CM 25-06-70

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

Nays: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 8:44 P.M.

Cortney Hanson, City Clerk

Justin Fischer, Mayor

Transcribed by Alyssa Craigie,
Administrative Assistant

Date approved: June 23, 2025