

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
SEPTEMBER 28, 2026 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:36PM.

Councilmembers Present: Aldred, Boleware, Bridges, Dwyer, Knol, Rich and Starkman

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Director Davis, Fire Chief Unruh and City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Acting City Manager Karen Mondora. Mayor Rich announced that at the Special City Council meeting held on Saturday, Council voted unanimously to select Karen Mondora as the next City Manager. The Mayor and Councilmembers extended their gratitude towards Mondora for the excellent job she has done for the past 9 months as Acting City Manager.

Acting City Manager Mondora thanked the Mayor and City Council for their trust and confidence in her to lead the City's team. She stated that she is excited about what lies ahead and looks forward to opportunities for collaboration as they continue working together to make Farmington Hills the best community it can be.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby approves the regular session agenda as published.

MOTION CARRIED 7-0.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

PRESENTATION OF BREAST CANCER AWARENESS SHIRTS TO CITY COUNCIL BY THE FIRE DEPARTMENT

Firefighter James Chesney presented the 2026 Breast Cancer Awareness Shirts on behalf of the Farmington Hills Firefighters Local 2659 Firefighters Union and Farmington Hills Local Charity Fund. Shirts are available for sale and all proceeds will go to the Corewell Cancer Foundation.

CORRESPONDENCE

None.

CONSENT AGENDA

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves consent agenda item 9 as published.

Roll Call Vote:

Yeas:	ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH, AND STARKMAN
Nays:	NONE

Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

MOTION by Aldred, support by Dwyer, that the City Council of Farmington Hills hereby approves consent agenda items 10 and 11 as published

Roll Call Vote:

Yeas: ALDRED, BRIDGES, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: BOLEWARE

MOTION CARRIED 6-0-0-1.

CONSENT AGENDA ITEMS FOR DISCUSSION

None.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Starkman spoke about a mental health initiative partnering with the Commission on Community Health focusing on understanding the signs of escalation when a person is experiencing a mental health crisis and working to ensure that people are getting support. On October 5th, the Commission on Community Health has put together a subcommittee and will be meeting at the Costick Center at 5:00pm looking to engage more people in the community.

Mayor Rich reported on the following:

- The Activities Center Ad-Hoc Advisory Committee is meeting September 29th at 5:00pm at the Costick Center
- The Arts Gala is Friday, October 2nd at 7:00pm at The Hawk
- Farmington Hills is to participate in an Early Childhood Initiative. Part of the initiative is to attract and retain more families. This is to be supported by the National League of Cities through a grant by the Bezos Family foundation and no taxpayer dollars have been spent on this. Three things that they are going to be doing:
 - Inventory of all PreK assets and resources we have in the City
 - Quarterly community supper
 - Launch pad/pathway to Kindergarten in partnership with the YMCA, Libraries and Schools

Acting City Manager Mondora reported on the following:

- Annual Citywide Open House October 3rd from 10:00am to 3:00pm
- Tuesday, October 6th is the Total Wellness Fair hosted by the Special Services Department from 10:00am to 12:30pm at the Costick Center. This is a free community event providing residents with access to health services, educational resources, and wellness activities that include flu, COVID-19, pneumonia, RSV and other vaccinations, health screenings, assessments, door prizes, and a free lunch for adults ages 60 and over.

- Saturday October 10th, the Police Department partnered with Faith in Blue from 10:00am to 3:00pm to host a Trunk or Treat Event at the Costick Center free for anyone in the community.
- The Hawk Experience Event on October 17th from 10:00am-4:00pm includes the Michigan Maker's Market and the Detroit Final 4 Mobile Fan Jam

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-3-2026 TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 12, "FIRE PREVENTION AND PROTECTION," ARTICLE II, "FIRE PREVENTION CODE," TO ADOPT THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE; AND SUMMARY FOR PUBLICATION.

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-3-2026 to amend the City of Farmington Hills Code of Ordinances Chapter 12, "Fire Prevention and Protection," Article II, "Fire Prevention Code," to adopt the 2021 Edition of the International Fire Code; and summary for publication.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-4-2026 TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 12, "FIRE PREVENTION AND PROTECTION," ARTICLE IV, "HAZARDOUS MATERIALS," SECTION 12-63, "HAZARDOUS MATERIALS LIST; SAFETY DATA SHEETS," TO AMEND THE CITATION FOR ACT 207 OF THE PUBLIC ACTS OF 1941; AND SUMMARY FOR PUBLICATION.

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-4-2026 to amend the City of Farmington Hills Code of Ordinances, Chapter 12, "Fire Prevention and Protection," Article IV, "Hazardous Materials," Section 12-63, "Hazardous Materials List; Safety Data Sheets," to amend the Citation for Act 207 of the Public Acts of 1941; and summary for publication.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-5-2026 TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 12, "FIRE PREVENTION AND PROTECTION," ARTICLE I, "IN GENERAL," SECTION 12-11, "FIRE DEPARTMENT SITE PLAN REVIEW AND DESIGN STANDARDS," TO AMEND THE STANDARDS FOR HYDRANTS, AND SECTION 12-15, "RESIDENTIAL

SMOKE ALARMS," TO REFERENCE THE CURRENT EDITION OF THE INTERNATIONAL FIRE CODE; AND SUMMARY FOR PUBLICATION.

MOTION by Dwyer, support by Aldred, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-5-2026 to amend the City of Farmington Hills Code of Ordinances, Chapter 12, "Fire Prevention and Protection," Article I, "In General," Section 12-11, "Fire Department Site Plan Review and Design Standards," to amend the standards for hydrants, and Section 12-15, "Residential Smoke Alarms," to reference the current Edition of the International Fire Code; and summary for publication.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals to various Boards and Commissions:

Farmington Area Arts Commission

	Length of Term:	Term ending:
Andrea Weiss - Alternate	3 years	February 1, 2030

Andrea Weiss will replace the alternate vacant seat left by Craig Nowak who was elevated to full-seat member on 9/14/2026.

Commission on Children, Youth and Families

	Length of Term:	Term ending:
John Randle	Unexpired Term	February 1, 2029

John Randle will replace Alicia Valden who resigned in March 2026.

Economic Development Corporation

	Length of Term:	Term Ending:
Nicole Wells Stallworth	Unexpired Term	February 1, 2032

Nicole will fill the vacancy left by Vicki Barnett who resigned in Sept. 2026.

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL TO EXECUTE THE SWIMMING POOL USE AGREEMENT BETWEEN THE CITY OF FARMINGTON HILLS AND THE CITY OF SOUTHFIELD. CMR 9-26-125

Special Services Director Ted Davis presented the agreement, which permits Southfield residents to use the Costick Pool during open lap and general swim times at the Farmington Hills resident rate. The City of Southfield will be billed monthly for the difference between resident and non-resident rates. Council confirmed that Farmington Hills residents' access will be prioritized and that usage will be monitored by city administration.

MOTION by Starkman, support by Knol, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to execute the Swimming Pool Use Agreement between the City of Farmington Hills and the City of Southfield for the use of the Costick Activities Center Swimming Pool, located at 28600 Eleven Mile Road, Farmington Hills, MI 48336, for the term commencing September 1, 2026 through December 31, 2026, under the terms and conditions set forth in the Agreement.

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF ENTERING INTO THE TIVITY HEALTH PARTNER LOCATION AGREEMENT WITH TIVITY HEALTH SERVICES, LLC, FOR PARTICIPATION OF THE HAWK IN THE SILVERSNEAKERS FITNESS PROGRAM, AT A COMPENSATION RATE OF \$3.00 PER MEMBER VISIT, NOT TO EXCEED \$30.00 PER MEMBER PER MONTH, FOR AN INITIAL TERM THROUGH JUNE 30, 2029, WITH AUTOMATIC ANNUAL RENEWALS THEREAFTER. CMR 9-26-126

Special Services Director Ted Davis presented the agreement to enroll the Hawk Community Center in the SilverSneakers fitness program, a Medicare Advantage benefit. Eligible participants would receive a full Hawk membership at no cost to them, with the City reimbursed at \$3.00 per member visit, not to exceed \$30.00 per member per month. The program is open to any eligible Medicare Advantage holder, not exclusively Farmington Hills residents. Council noted that enrollment in the Hawk membership also includes access to expanded amenities anticipated in January. The Costick Activity Center is not eligible for this program as it does not qualify as a fitness center under Tivity Health's criteria.

MOTION by Knol, support by Dwyer, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to enter into the Tivity Health Partner Location Agreement with Tivity Health Services, LLC, for participation of The Hawk in the SilverSneakers Fitness Program, at a compensation rate of \$3.00 per member visit, not to exceed \$30.00 per member per month, for an initial term through June 30, 2029, with automatic annual renewals thereafter, subject to the Standard Terms and Conditions incorporate in the Agreement.

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF AUTHORIZATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH JOHNSON CONTROLS, INC. FOR THE PURPOSE OF CONDUCTING A PRELIMINARY ENERGY PERFORMANCE CONTRACTING ANALYSIS OF THE HAWK, AT NO COST TO THE CITY. CMR 9-26-127

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to enter into the Memorandum of Understanding with Johnson Controls, Inc., for the purpose of conducting a preliminary Energy Performance Contracting analysis of The

Hawk, at no cost to the City, subject to the terms and conditions set forth in the MOU, including insurance and indemnification provisions reviewed and approved by the City Attorney.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF SEPTEMBER 14, 2026.

MOTION by Aldred, support by Dwyer, that the City Council of Farmington Hills hereby approves the City Council study session minutes of September 14, 2026.

Roll Call Vote:

Yeas: ALDRED, BRIDGES, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: BOLEWARE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF SEPTEMBER 14, 2026.

MOTION by Aldred, support by Dwyer, that the City Council of Farmington Hills hereby approves the City Council regular session minutes of September 14, 2026.

Roll Call Vote:

Yeas: ALDRED, BRIDGES, DWYER, KNOL, RICH, AND STARKMAN
Nays: NONE
Absent: NONE
Abstentions: BOLEWARE

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Steven Ludwig, Farmington Hills resident, commented on community mental health and his support of the SilverSneakers program.

Lori Daro, Farmington Hills resident, commented on the proposed \$25,000,000 budget allocation for the new Costick Activity Center, arguing that the figure is insufficient given current construction costs. She urged Council to restore the budget to at least \$35,000,000. Ms. Daro suggested exploring a millage vote, bonding, corporate donations, and fundraising through a 501(c)(3).

Cynthia Persitz, Farmington Hills resident, commented on the \$25,000,000 budget allocation for the new Costick Activities Center and raised questions about the shift in the fund balance from 33% to 50% and suggested utilizing the City's existing grant writers to seek additional funding.

Pamela Gerald, Farmington Hills resident, congratulated City Manager Karen Mondora on her permanent appointment and commented on the importance of transparent and merit-based appointments to boards and commissions.

Michael Harris, Farmington Hills resident and President of his Homeowners Association, suggested that the City consider establishing a program to acknowledge and recognize homeowners who invest in beautifying their residential properties.

ADJOURNMENT

The regular session of City Council meeting adjourned at 8:25pm.

Respectfully submitted,

Carly Lindahl, City Clerk