

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
NOVEMBER 24, 2025 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:43PM.

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

Councilmembers Absent: None

Others Present: City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl; Directors Aranowski, Brockway, Kettler-Schmult, Rushlow, Schnackel and Skrobola; City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Pankaj Varma, who is associated with the Dewa Diwali Food Drive in Michigan. Recently the Dewa Diwali Food Drive provided food for over 800 families, with over 1,700 pounds of food donated to CARES.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Bridges, support by Knol, to approve the agenda as published.

MOTION CARRIED 7-0.

PROCLAMATION RECOGNIZING NOVEMBER 29, 2025 AS SMALL BUSINESS SATURDAY

The following proclamation was read by Councilmember Starkman and accepted by Harout Wartersian, of Kevin's Jewelers on Orchard Lake Road in Farmington Hills.

**PROCLAMATION
Small Business Saturday
Nov. 29, 2025**

WHEREAS, the City of Farmington Hills celebrates local small businesses and recognizes that they create jobs, boost the economy and help to preserve the character of the community; and,

WHEREAS, the City of Farmington Hills is home to more than 5 thousand businesses that are owned and operated by hardworking people of all kinds. Of each dollar spent at local businesses, 68 cents stays local and recirculates to other area businesses; and,

WHEREAS, Michigan has more than 900 thousand small businesses that amount to more than 98% of Michigan businesses. Small businesses employ nearly 2 million Michiganders, representing approximately half of Michigan's total workforce; and,

WHEREAS, consumers who shop on Small Business Saturday are making a conscious commitment to support small, independently owned businesses and make purchases with a positive impact; and,

WHEREAS, Small Business Saturday is an important part of small businesses' busiest season, during which consumers are encouraged to shop or eat at independently owned businesses and purchase gift cards from local businesses.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim Nov. 29, 2025, as **Small Business Saturday** in Farmington Hills and urge the community to support small businesses annually on the Saturday after Thanksgiving and throughout the year.

Mr. Wartersian thanked Council for this proclamation, and for recognizing his business, Kevin's Jewelers. He is a 4th generation jeweler, and opened this second location about a year ago; his father opened the original location in Roseville in 1988. Mr. Wartersian noted the importance of customer service and relationships to small business success.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

Michael Sweeney, Emergency Preparedness Commission, distributed materials to Council that provided winter preparedness preparation information. He emphasized the vital role community plays in supporting residents' mental health, especially noting the importance of family members and neighbors helping each other in a spirit of care and concern.

CORRESPONDENCE

Councilmember Aldred acknowledged receipt of emails from Mr. and Mrs. Wyss relative to the noise from the commercial property on 8 Mile Road that backs up to their property. The emails were passed to the City Manager, and the Planning and Community Development Department is following up. The City is still working with the owner of the 8 Mile Road business.

CONSENT AGENDA

MOTION by Bridges, support by Boleware, to approve consent agenda items 6 through 9 as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND STARKMAN

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

MOTION by Knol, support by Boleware, to approve the consent agenda items 10 and 11 as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL AND RICH

Nays: NONE
Absent: NONE
Abstentions: STARKMAN

MOTION CARRIED 6-0-0-1.

CONSENT AGENDA ITEMS FOR DISCUSSION

There were no consent agenda items for discussion.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Boleware reported on her recent participation in the National League of Cities Summit in Salt Lake City. The National League of Cities represents more than 3,000 municipalities nationwide and serves both as a federal advocate and an educational resource for local officials. She highlighted three major themes addressed at the conference:

1. Municipalities across the country are experiencing housing shortages affecting not only affordability but also access to homeownership for middle-income and younger residents.
2. The expanding role of artificial intelligence in municipal operations, with an emphasis on AI's potential applications in areas such as traffic management, FOIA response, budgeting, constituent communication in multiple languages, and public safety analytics. Councilmember Boleware underscored the importance of implementing strong security safeguards as cities adopt AI tools. She will bring some ideas forward during the Council's 2026 goal-setting session.
3. The growing lack of civility is a widespread concern among communities nationwide. Councilmember Boleware will discuss this issue in greater detail at the December 14 City Council meeting, noting the effect incivility has on councilmembers, residents, and public discourse. She will discuss strategies to promote greater respect and neighborliness.

Councilmember Starkman introduced himself as the newest Councilmember. He thanked residents for voting for him. His goal is to be as transparent, open, and available as possible to everyone.

Councilmember Bridges thanked Farmington Hills voters for re-electing him to a 5th term as council person. He will continue to do his best to represent Farmington Hills residents and to keep Farmington Hills a great city in which to thrive. His goals included ensuring the City remains fiscally responsible, maintains its AAA bond rating, as well as its safe city status.

Councilmember Knol thanked Farmington Hills residents for re-electing her to her 4th term as council person. She will continue to work hard for City residents, focusing on her goals of safety, supporting redevelopment where appropriate, and maintaining a responsible budget.

Councilmember Aldred offered comments regarding:

- Farmington Hills' summer camps: Last year there were nearly 5,000 camp participants in 192 separate camps. This level of activity requires the hiring of 80 camp staff, and Councilmember Aldred congratulate both Special Services and Human Relations for their smooth processes in doing this work.
- Glen Oaks Golf Course: While the county-owned golf course is closed for the winter, its walking paths are open.

Mayor Rich noted that:

- Council will have its goal setting sessions in January. Councilmembers should submit topics they want discussed.
- At the National League of Cities summit referenced earlier, Councilmember Boleware was re-elected as a member at large to the National Black Caucus of Local Elected Officials Board, and as a member at large to the Women in Municipal Government board.
- Congratulations to Mercy High School Girls Swim and Dive team and Volleyball team; both won their respective MHSAA championships for the State of Michigan.
- Mayor's Feeding Farmington Hills Task Force has decided to meet monthly, on the second Monday of the month at 2pm. Next meeting will be December 8 at Nardin Park Methodist/Fame (First A.M.E.) Church.
- For those seeking volunteer opportunities, go to justserve.org and plug in your zip code. Resources are also posted on the City's website under fhgov.com/help and also on the library website.
- Walk the Hawk is the second Tuesday of the month, 7pm, on the third floor of the Hawk. This is an opportunity to engage with your elected officials.

CITY MANAGER UPDATE

- Last week of yard waste pickup is the week of December 8 – 12.
- Halsted Road from 8 Mile to 9 Mile is open.
- City's 33rd annual holiday light celebration is at City Hall, December 2, at 6:30pm.

NEW BUSINESS

CONSIDERATION OF APPEAL OF A FREEDOM OF INFORMATION ACT REQUEST DATED SEPTEMBER 27, 2025.

City Attorney Joppich explained that this appeal of a FOIA denial appears to be moving toward resolution. To that end, a motion to postpone would be appropriate. If the resolution is finalized in writing, the item will not appear on a future agenda.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby postpones consideration of appeal of a Freedom of Information Act request dated September 27, 2025, until the next regular City Council meeting, recognizing that the City Attorney's office and Mr. Steen have come to a tentative resolution of this appeal and will only return to Council if the resolution is not finalized in writing.

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE SITE SELECTION FOR THE NEW ACTIVITIES CENTER. CMR 11-25-169

Mayor Rich stated that an abbreviated presentation would be provided for those who were not present at tonight's study session, which had focused on this topic.

Ellen Schnackel, Director of Special Services, introduced Evan Eleff of Sports Facilities Companies (SFC). The City has contracted with SFC for several years to assess the Department of Special Services and the potential replacement of the Costick Center. Charles Hart of Hubbell, Roth & Clark (HRC) was also present.

Mr. Eleff summarized the analysis of three potential sites for the new activities center: (1) the existing Costick Center site, (2) the Hawk site, and (3) the Oakland Community College (OCC) site. The OCC site – while offering the ability to sell the entire Costick Center site – would not be owned by the City but would require a land lease, with as yet unknown annual costs, and as a result presents limitations regarding site control. Because of this, his presentation focused on the Costick Center and Hawk sites.

Costick Center site:

Community engagement events indicated the strongest preference for this location among residents age 50 and older. Benefits include partnership opportunities with Rose Senior Living, existing infrastructure for utilities and parking, and the ability to maintain a dedicated space for the 50 and better community. Challenges include the smaller surrounding population base and the need to preserve about 1/3 of the land for the new facility, leaving two-thirds of the current acreage for potential sale for residential development.

Hawk site:

This site offers the opportunity to develop a master-planned recreational campus and achieve operational efficiencies by co-locating with the City's most highly staffed and revenue-generating facility. This site also allows the City to sell the full Costick parcel. Challenges include the need for additional parking, potential loss of outdoor sports program space, and—if the building is attached to or placed on the third floor of the Hawk—loss of dedicated space for the 50-and-better population.

Charles Hart of HRC outlined the engineering assessment of the Hawk site. Converting the third floor of the existing facility to house the gymnasium, pool, and other amenities would require raising the roof, major structural upgrades, and significant HVAC replacements, necessitating closure of the Hawk during construction. This option was therefore eliminated. Additional options involved connecting a new Activity Center building with the Hawk (Options A and B), which would require retaining walls, reconfigured parking, and an elevated crosswalk, adding up to \$10 million over the cost of a standalone building.

Options C and D, located south of the Hawk, appeared to present the most feasible paths forward. These options allow for a two-story or single-story configuration, provide room for additional amenities and parking, and include a dedicated access road from 12 Mile Road. Mr. Hart recommended additional master planning to determine the most suitable location for the facility and related site elements.

Mr. Eleff presented a comparative overview of capital and operational costs associated with the three potential sites. The construction cost of the center itself is assumed to be \$30 million regardless of location. For the Hawk site, additional access and roadway improvements are preliminarily estimated at \$2.5 million, subject to refinement following geotechnical, environmental, and engineering studies. Lease costs for the OCC site remain unknown, as discussions have not yet occurred.

Overview of capital and operational costs

Mr. Eleff reviewed anticipated land-sale revenues and property tax implications. A full sale of the Costick Center property is estimated to generate approximately \$3 million in net income after demolition and/or remediation costs. If one-third of the land is retained for the new center, net income would be reduced to \$2 million. Property tax revenue generated by residential development on the full parcel is estimated at \$750,000 over five years; partial development at the Costick site would reduce that to \$500,000.

Mr. Eleff stated that operational efficiencies at the Hawk site—through shared services, maintenance, staffing, and increased revenue generation—are projected to provide an annual savings of approximately \$300,000 compared with either the OCC or Costick Center sites. He clarified earlier remarks, noting that any new facility at any of the three locations would yield between \$330,000 and \$430,000 in annual operational savings compared with the existing Costick Center due to smaller, more efficient space; modern systems; and expanded programming opportunities. When placed specifically at the Hawk, the combined total improvement over current operations is approximately \$600,000 to \$700,000 annually.

Mr. Eleff outlined an estimated project timeline. A one-year pre-development period is anticipated for site selection, funding considerations, and—regardless of chosen location—completion of a Hawk site master plan. Development, including design, cost estimating, construction procurement, site preparation, construction, and installation of furnishings and equipment, is estimated at roughly two and one-half years. Depending on funding and council direction, total completion may range from three to four years.

Director Schnackel reported that Special Services leadership, along with the city manager, finance department, HRC, and SFC, recommend construction of a new standalone center on the Hawk property. She noted that the Costick Center would remain open during construction regardless of location and highlighted the operational and campus-planning benefits associated with the Hawk site.

Councilmember Boleware requested clarification regarding operational efficiencies. Mr. Eleff confirmed that while all new site options provide \$330,000 to \$430,000 in annual improvement over current operations, the Hawk site yields an additional \$300,000 relative to the other new-site options, resulting in a total operational benefit of \$600,000 to \$700,000 annually compared with the existing Costick Center.

Public Comment

Mayor Rich opened the meeting to public comment.

Steve Ludwig, Farmington Hills resident, offered comments regarding this agenda item, giving background to his knowledge of The Hawk and the Costick Center.

Dan Fantore, Chair of the Farmington Area Commission on Aging, noted that the Commission on Aging held three listening sessions in December and March to gather community feedback regarding replacement and/or rehabilitation of the Costick center. The overwhelming majority of participants expressed a strong preference for retaining the 11-Mile location. Users cited concerns about the Hawk site, including its location near the busy 12-Mile and Orchard Lake intersection, existing parking limitations, and challenging traffic patterns. These conditions could reduce participation by seniors, particularly frail older adults who are comfortable driving on 11-Mile Road but not on 12-Mile Road. Additional transportation services could help.

Regarding the Hawk site, Mr. Fantore questioned the advantages of Option D over Option C, noting that Option D appears farther from the signalized intersection on 12-Mile and would require a costly new access road. He was also concerned with the discussion of a potential two-story facility. Seniors overwhelmingly prefer a single-story building. He referenced the other design options, observing that

Site A appeared favorable due to its proximity to 12-Mile and lack of need for an additional roadway, and questioned why it was no longer under consideration.

Mr. Fantore concluded that Costick Center users valued the listening sessions facilitated by the Commission on Aging and encouraged the City to establish an ongoing advisory process or regular input mechanism for seniors as planning for a future senior center continues.

Steven Artt, Farmington Hills resident, said that seniors have consistently expressed a desire to keep the Costick Center at its current location; he was concerned that proposed Hawk site options would relegate senior services to secondary or less visible spaces. He pointed out that the current user base primarily consists of residents in their 70s, 80s, and 90s rather than those age 50 and above. He was concerned that the City may have already moved toward a decision not aligned with senior residents' preferences.

Lori Darrow, Farmington Hills resident, asked for written detail regarding the \$300K operational efficiency by placing the new senior center on the Hawk site. She agreed that most users were 70 or older, and as people aged, they had different needs. She was concerned that the population that used the Costick Center would be left behind. She emphasized the importance of being able to provide hot lunches to senior center users, as well as to those who depended on Meals on Wheels.

Christopher Moore, Farmington Hills resident, asked that seniors be provided with a place they could call their own.

Suzanne Dengiz, Farmington Hills resident, emphasized the importance of maintaining the broad range of programs, services, and social supports currently offered to seniors. A new senior center should include adequate space for communal dining, therapeutic and fitness activities, lifelong learning programs, support groups, and adult day services, all designed to serve individuals with significant mobility challenges. Ms. Dengiz urged the City to select a site and facility design—preferably single-story—that prioritizes accessibility and meets the comprehensive needs of the senior population.

Anita Wagoner, Farmington Hills resident, urged the City to ensure that staff reductions are not implied or planned as part of any transition. She emphasized the importance of fiscal responsibility balanced with long-term value, noting that residents—like consumers—often choose options that provide better quality rather than simply the lowest cost. She was concerned about site options C and D due to multi-level access issues, loss of athletic fields, and potential parking conflicts.

Gerolyn VanHout, Farmington Hills resident, acknowledged that budget considerations are central to decisions about replacing the Costick Center. The primary challenge at the Hawk site is traffic flow and the need for dedicated parking that does not intersect with existing Hawk traffic. She thought that Option D would create congestion. However, a standalone building along the freeway could be both highly visible and architecturally appealing, especially if designed as a single-story facility with clear access. She suggested that naming rights could help offset costs.

Angie Smith, Farmington Hills resident, said that the City has failed to maintain the Costick Center adequately and argued that seniors deserve a safe, fully functional, accessible facility. She was concerned that the purchase of the former school building and creation of the Hawk signaled a de-prioritization of senior needs. She urged Council to prioritize seniors' well-being and facility needs, emphasizing that many seniors rely on the Costick Center for social connection and daily support.

Pat Hansen asked if nonresident usage data was available. She raised questions regarding parking and delivery access requirements, and the cost and applicability of a Hawk master plan for this project. She was concerned about reduced visibility and difficult access if the new facility were placed behind the Hawk, as well as uncertainty regarding staffing reductions associated with projected operational savings. She emphasized the importance of involving all relevant department heads in facility planning, maintaining regular Parks and Recreation Commission meetings, and ensuring strong project management and communication. She noted that seniors depend on a dedicated center that provides community, belonging, and daily support.

As no other public had indicated they wished to speak, Mayor Rich closed public comment and brought the matter back to Council.

Council deliberation and action

Councilmember Knol referenced questions asked of her during the break between meetings regarding potential building locations near the Hawk. She clarified that Options A and B involved constructing a facility in the west parking lot with an elevated bridge to the Hawk's third floor, and confirmed—based on staff input—that building a one-story standalone structure in that area would be cost-prohibitive due to a steep drop-off requiring extensive retaining walls. She further explained that the Hawk site master plan would be used to determine the specific building location, road layout, traffic flow, and separate parking for both seniors and Hawk users. Also, Option C is shown as a placeholder – this option does not necessarily result in a two-story building.

Mr. Eleff further explained that a master plan would also address ingress and egress, event-day parking controls, and possible additional recreational amenities.

Councilmember Aldred affirmed that Council fully recognizes the importance of senior services and intends to preserve them. Tonight's discussion focuses solely on the construction of a new building and its location. The Costick Center site was not discussed in detail because new construction placement on the existing property is relatively straightforward, whereas the Hawk site required fuller evaluation to determine whether a new center could function effectively on the site, and whether it was financially feasible to build there. The Hawk's potential long-term operational efficiencies were key to Council's decision, especially in considering whether those efficiencies would offset the additional costs to build there.

Councilmember Aldred offered the following motion:

MOTION by Aldred, support by Dwyer that the City Council of Farmington Hills hereby chooses the future site of the City's new activities center as recommended at the November 24, 2025 City Council Study Session, and authorizes the City Manager to procure the necessary engineering, architectural and other consultants needed to develop preliminary site and architectural plans for City Council's consideration, provided that the Costick Center may be given further consideration in the future if the Engineering, Architectural, and other Consultants' site and architectural plans are found to be not acceptable once prepared and reviewed by City Council.

Motion discussion:

Councilmember Bridges requested a friendly amendment to ensure that the Costick Center would remain a full, parallel option to the Hawk site rather than a fallback consideration, with side-by-side cost comparisons for each site.

City Attorney Joppich explained that the motion on the floor authorizes the City to begin engineering and architectural planning for Hawk site options C and D, with those plans to be returned to Council for further consideration. If the resulting plans are not acceptable, Council may then choose to revisit the Costick Center site. He further advised that, if Council wished to consider the Costick site on equal footing now, the motion would need to be formally amended to include the Costick site and remove the clause stating it would be considered only if Hawk plans are deemed unacceptable.

Councilmember Aldred stated that conducting simultaneous engineering studies for both the Hawk and Costick Center sites was unnecessary, noting that redevelopment of the Costick Center would be relatively straightforward and would not require the same level of preliminary planning as the Hawk. Mayor Pro Tem Dwyer agreed, emphasizing that the Costick site can always be reconsidered later and that completing full studies for both sites at once would be duplicative and costly.

Councilmember Bridges said that he could not support the motion if it positioned the Costick Center as a secondary option.

City Attorney Joppich discussed process. Any amendment must precisely modify the existing motion rather than create an opposing or substitute motion.

Councilmember Bridges stated his intent to amend the motion so that the Costick Center site would receive the same level of study and scrutiny as the Hawk, citing advantages of the Costick location and the need for more transparent justification of the Hawk's projected operational savings.

Councilmember Knol asked whether an engineering study would also be required for the Costick Center site. City Manager Mekjian explained that although the Costick site is far simpler to develop than the Hawk site, both locations would ultimately require engineering, architectural, and site-planning work to generate accurate cost estimates. Master planning for the Hawk is essential due to site complexity, potential road construction, grading needs, and multiple layout options, while the Costick Center would require a more limited but necessary level of design work. Additionally, broader financial considerations—including potential property-tax revenue from selling full Costick site and operational savings by using the Hawk site—would influence funding decisions.

Councilmember Bridges emphasized the strong community preference for retaining the Costick Center site and questioned the justification for the Hawk site, reiterating that intangible benefits and public input should weigh heavily in the decision.

After discussion, City Attorney Joppich advised that the proposed amendment did not qualify as an amendment because it contradicted rather than modified the existing motion. Per parliamentary procedure, Council must first vote on the main motion before considering any alternate motions. If the motion on the table failed, Councilmember Bridges could then offer an alternate motion.

Councilmember Boleware confirmed that the motion on the table selected the Hawk site for initial engineering and planning work, with the option to reconsider the Costick Center only if the Hawk plans proved unacceptable to Council. If this motion passes, no further motion would be offered.

Roll Call Vote:

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

MOTION CARRIED 4-3.

CONSIDERATION OF A REQUEST TO RECONSIDER CITY COUNCIL’S MOTION TO DENY CLUSTER SITE PLAN 54-4-2025, FOREST AT RIVERWALK; SOUTH SIDE OF FOLSOM ROAD BETWEEN PARKER AVENUE AND LUNDY DRIVE. CMR 11-25-170

Mayor Rich introduced this request seeking reconsideration of the Council’s prior (Nov. 10, 2025) decision to deny Cluster Site Plan 54-4-2025. This request has been brought by the property owner and applicant, based on new and additional information provided by the applicant regarding its proposal. Procedurally, the first step for Council to consider is whether it is willing to reconsider the motion to deny approved at the November 10 meeting. Staff will provide a brief introduction, and the applicant has requested the opportunity to briefly address Council regarding this request. Following the applicant’s remarks, Mayor Rich will call on residents who have submitted blue slips indicating they wish to speak on this matter.

Director of Planning and Community Development Kettler-Schmult summarized the request, noting that revised plans include a turnaround and an unpaved emergency-access connection to Parker Road with a breakaway gate. Engineering received the revised materials late the previous week and requires approximately two weeks to complete a full technical review. The breakaway-access proposal and other modifications have therefore not yet undergone detailed evaluation.

Applicant comments

Applicant Stuart Michaelson explained that revisions were made in response to neighborhood concerns, including eliminating vehicular access to Parker and limiting the connection to emergency use only via grass pavers and a gated entrance. He further described proposed drainage improvements designed to prevent runoff onto adjacent properties. The project continues to maintain over 40 percent open space. Mr. Michaelson said that if the revised cluster plan is not reconsidered, they would pursue a by-right layout with 29 lots requiring a through road to Colfax, resulting in more extensive tree removal, larger lots, and higher-priced homes.

George Major, development partner, requested the opportunity to work directly with Engineering, Planning, Fire, and other departments to validate drainage and roadway functionality prior to returning to Council.

Councilmember Knol sought clarification regarding the new road configuration. Mr. Michaelson explained that under the revised plan the access to Parker Road would not be a paved road but instead would function only as an emergency-access route constructed with grass pavers and secured by a gate, preventing regular traffic. He acknowledged that some vegetation would need to be removed to install

the pavers, but fewer trees would be lost compared to constructing a full through-road to Colfax under a by-right plan.

In response to questions from Councilmember Starkman, Mr. Michaelson said that mitigation regarding local wildlife and the surrounding ecosystem had been discussed in detail at the last meeting.

Public comment

Eric Schmidt, Farmington Hills resident, opposed reconsideration, urging Council to uphold its prior denial of the cluster site plan. He argued that substantial changes proposed by the applicant warranted returning the matter to the Planning Commission rather than allowing reconsideration at the Council level.

Michelle Gala, Farmington Hills resident, reiterated neighborhood concerns regarding flooding, lack of a traffic study on Folsom Road, and the impact of tree removal on the local water table. Existing septic systems, some serving homes over 100 years old, could be negatively affected by altered drainage. Ms. Gala also noted that the city has comparatively limited parkland and urged caution regarding new development.

Kimberly Korona, Farmington Hills resident, opposed reconsideration. The proposed emergency access road would still impose impacts on the adjacent resident. She remained concerned over tree removal and flooding, and argued that the project remains inconsistent with neighborhood character. Ms. Korona noted the challenges of building near wetlands generally, and noted previous developers declined to proceed after recognizing similar obstacles.

Mary Newlin, Farmington Hills resident, had significant concerns about impacts to Parker Road residents, including risks to wells, septic fields, and emergency access. She noted persistent groundwater saturation despite mature tree cover, and asked what the result would be when so many trees would be removed. She emphasized safety concerns related to emergency vehicles relying on a grass-paver access road in a wet area.

Tammy Trinka, Farmington Hills resident, discussed the existing groundwater problems, including continuous sump pump operations. Removing approximately 600 trees would further raise the water table and threaten nearby homes. She argued that the proposed drainage plan addresses only surface water and would not prevent groundwater intrusion. She also questioned the feasibility of emergency vehicles using a grass-paver access path in marshy conditions.

Robert Donovic noted that if this proposal is denied, the developer retains the right to build under existing zoning, which could result in fewer but larger homes and potentially greater environmental impact. The cluster plan, although opposed by residents, would preserve more open space and reduce tree loss compared to a by-right subdivision.

No other public indicated they wished to speak.

Council deliberation and action

Mayor Rich explained that only a Councilmember who previously voted to deny the proposal could move for reconsideration. If a motion to reconsider is made and fails, this item is closed and there will be no further discussions. If such a motion is made and is passed, Council will then be back at the point

in the process where Councilmember Bridge's prior motion to deny, as stated at the November 10, 2025 meeting, is back on the table as if it had not been voted on.

Mayor Rich asked if there was a motion to reconsider Council's decision at the November 10, 2025 meeting to deny Cluster Site Plan 54-4-2025, Forest at Riverwalk.

MOTION by Dwyer, support by Rich, that the City Council of Farmington Hills hereby reconsiders Council's decision at the November 10, 2025, meeting to deny Cluster Site Plan 54-4-2025, Forest at Riverwalk.

Motion discussion

Councilmember Aldred stated he would vote against reconsideration, reiterating his belief that this development in this location would be detrimental to the character of the neighborhood. He acknowledged that a less desirable by-right plan could be proposed but believed that the current cluster proposal did not demonstrate sufficient benefit to merit reconsideration.

Councilmember Knol said that her views were unchanged from the prior meeting. She pointed out that even with grass pavers and an emergency-only designation, the proposed access road to Parker would remain directly adjacent to the neighboring residence, significantly impacting that resident should an emergency occur. The access road would likely be difficult to maintain given existing wet conditions. She repeated her concern that the cluster layout places too many homes on the site and is detrimental to the established character of the surrounding neighborhood.

Councilmember Bridges stood by his original motion to deny the cluster site plan.

Councilmember Starkman stated that, based on his conversations with residents and personal visits to the site, he remained concerned about the proposed development's impact and did not support revisiting Council's prior decision. He believed the project was not appropriate for this location.

Mayor Rich acknowledged the anticipated outcome of the vote to reconsider. However, she believed that the denial would likely result in a by-right development of 28–29 larger homes extending from Folsom to Colfax, with greater disturbance to wetlands and less preserved open space. The result would be a poor ecological and housing outcome. She would vote in favor of reconsideration to allow further review of the cluster plan.

Roll Call Vote:

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

MOTION FAILED 1-6.

CONSENT AGENDA

RECOMMENDED APPROVAL OF AWARD OF BID FOR SIGN SHOP SUPPLIES TO MD SOLUTIONS, INC. IN THE AMOUNT NOT-TO-EXCEED THE ANNUAL BUDGETED AMOUNT, WITH APPROVED EXTENSIONS. CMR 11-25-171

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to MD Solutions, Inc. of Plain City, Ohio for sign shop supplies in the amount not-to-exceed the annual budgeted amount with one or more administration approved extensions not-to-exceed a total of four (4) years.

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 THE FATS, OILS, AND GREASES PREVENTION PROGRAM TO EGANIX INC. IN AN AMOUNT NOT TO EXCEED \$75,000 FOR THE CURRENT YEAR, WITH APPROVED EXTENSIONS IN THE AMOUNT NOT-TO-EXCEED THE ANNUAL BUDGETED AMOUNT. CMR 11-25-172

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby waives the sealed bid process and authorizes the City Manager to approve the contract and purchase order to Eganix Inc. for the Fats, Oils, and Greases (FOG) Prevention Program, in an amount not to exceed \$75,000 for the current year, with one or more administration approved extensions in the amount not-to-exceed the annual budgeted amount.

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 PURCHASE OF ICE ARENA REPLACEMENT SCOREBOARDS TO NEVCO SPORTS LLC, IN THE AMOUNT OF \$31,182.36. CMR 11-25-173

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for the Ice Arena scoreboards replacement to Nevco Sports, LLC, in the amount of \$31,182.36 (\$28,347.60 plus a 10% contingency cost of \$2,834.76 for unforeseen and anticipated costs once the old scoreboards are removed).

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 PURCHASE OF BOBCAT ZERO-TURN RIDING MOWER WITH ACCESSORIES TO DOOSAN BOBCAT NORTH AMERICA IN THE AMOUNT OF \$17,536.66. CMR 11-25-174

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a purchase order in the amount of \$17,536.66 for one (1) Bobcat ZT7000 Zero-Turn Riding Mower to Doosan Bobcat North America and to take delivery of the equipment via Carleton Equipment Company Bobcat of Motor City as an authorized dealer.

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 NOVEMBER 10, 2025.

MOTION by Knol support by Boleware, that the City Council of Farmington Hills hereby approves the City Council study session minutes of November 10, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF NOVEMBER 10, 2025.

MOTION by Knol support by Boleware, that the City Council of Farmington Hills hereby approves the regular session minutes of November 10, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Michael Harris, President of the Halsted Hills Homeowners Association, reported that Fiber City had damaged the association's underground sprinkler system while installing buried fiber-optic cable, resulting in \$2,320 in repair costs paid by the association. Repeated attempts to secure reimbursement from the company and its contractor had been unsuccessful and requested the City's assistance in

resolving the matter. City Manager Mekjian offered to meet with Mr. Harris after the meeting to discuss the issue.

ADJOURNMENT

The regular session of City Council meeting adjourned at 10:08pm.

Respectfully submitted,

Carly Lindahl, City Clerk