**APPROVED 10/27/2025**

**MINUTES**
**CITY OF FARMINGTON HILLS**
**CITY COUNCIL MEETING**
**CITY HALL – COUNCIL CHAMBER**
**OCTOBER 13, 2025 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:33PM.

| | |
|---|---|
| Councilmembers Present: | Aldred, Boleware, Bridges, Bruce, Dwyer, Knol, and Rich |
| Councilmembers Absent: | None |
| Others Present: | Assistant City Manager Mondora; City Clerk Lindahl; Directors Aranowski, Brockway, Kettler-Schmult, Schnackel and Skrobola; Police Chief Piggott; City Attorney Joppich |

**PLEDGE OF ALLEGIANCE**
The pledge of allegiance was led by Beth Hewlett.

**APPROVAL OF REGULAR SESSION MEETING AGENDA**

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

MOTION CARRIED 7-0.

**PROCLAMATION RECOGNIZING OCTOBER 2025 AS BREAST CANCER AWARENESS MONTH**
The following proclamation was read by Councilmember Boleware:

**PROCLAMATION**
**Breast Cancer Awareness Month**
**October 2025**

**WHEREAS**, approximately one in eight U.S. women (about 13%) will develop invasive breast cancer over the course of their lifetime, National Breast Cancer Awareness Month is dedicated to increasing public knowledge about the importance of early detection; and,

**WHEREAS**, breast cancer is the most common cancer diagnosed among American women, about 32% of new cancer diagnoses in women are breast cancer, and about 16% of patients are younger than 50; and,

**WHEREAS**, in 2025, approximately 317 thousand women will be diagnosed with invasive breast cancer, as well as nearly 60 thousand new cases of non-invasive breast cancer; and,

**WHEREAS**, female breast cancer incidence rates have slowly increased since the mid-2000s, but overall mortality rates continue to decline due to increased awareness, treatment advances, and earlier detection through mammography screening; and,

**WHEREAS**, there are over 4 million women living in the U.S. with a history of breast cancer, including women currently being treated and those who have finished undergoing treatment.

**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 **October 2025** as Breast Cancer Awareness Month in Farmington Hills and encourage everyone to learn their risk for breast cancer, undergo regular screenings for early detection, and if diagnosed, talk to their health care providers about available treatment options.

The Proclamation will be delivered to the Corewell Health Farmington Hills Hospital Breast Cancer Center.

**PROCLAMATION RECOGNIZING NOVEMBER 2025 AS EPILEPSY AWARENESS MONTH**
The following proclamation was read by Councilmember Knol and accepted by Beth Hewlett:

**PROCLAMATION**
**Epilepsy Awareness Month**
**November 2025**

**WHEREAS**, epilepsy is a neurological condition that affects the brain and causes recurring seizures, impacting more than 110,000 individuals in Michigan, including approximately 1 percent of children; and,

**WHEREAS**, epilepsy is the fourth most common neurological disorder, yet it remains widely misunderstood, often leading to stigma, discrimination, and barriers to education, employment, and quality of life; and,

**WHEREAS**, one in 26 people will develop epilepsy in their lifetime, and seizures can occur in anyone, at any age, and at any time; and,

**WHEREAS**, public awareness and education about seizure recognition and first aid are critical to ensuring safety, inclusion, and dignity for people living with epilepsy; and,

**WHEREAS**, Epilepsy Awareness Month provides an important opportunity to support individuals and families affected by epilepsy, raise awareness of SUDEP (Sudden Unexpected Death in Epilepsy), and promote the need for research toward improved treatments and a cure.

**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 **November 2025** as Epilepsy Awareness Month in Farmington Hills to encourage community members to learn about epilepsy, support individuals living with this disorder, and support efforts to diagnose and treat seizures, find cures, and save lives.

**ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS**
NONE

**CORRESPONDENCE**

Assistant City Manager Mondora addressed correspondence concerning a situation regarding dog welfare. The City takes animal welfare seriously and the Police Department and Zoning Division, in coordination with Oakland County Animal Control (which holds jurisdiction), conducted interviews and multiple site visits regarding this matter. These inspections confirmed that the dogs are healthy, well-fed, have access to fresh water, and are housed in legally compliant shelters. The City will continue to monitor the situation to ensure all animals in the community are treated humanely and in accordance with applicable laws.

**CONSENT AGENDA**

MOTION by Bridges, support by Boleware, to approve the consent agenda items 9 through 23 as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

| | |
|---|---|
| Yeas: | ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH |
| Nays: | NONE |
| Absent: | NONE |
| Abstentions: | NONE |

MOTION CARRIED 7-0.

MOTION by Knol, support by Aldred, to approve the consent agenda items 24 and 25 as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

| | |
|---|---|
| Yeas: | ALDRED, BOLEWARE, BRUCE, DWYER, KNOL, AND RICH |
| Nays: | NONE |
| Absent: | NONE |
| Abstentions: | BRIDGES |

MOTION CARRIED 6-0-1.

**CONSENT AGENDA ITEMS FOR DISCUSSION**

There were no consent agenda items for discussion.

**COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS**

Councilmember Boleware, a descendant of the Muscogee Tribe of the Cherokee Nation, recognized October 2, 2025, as Indigenous Peoples' Day and encouraged all present to both celebrate Indigenous cultures and reflect upon the challenges that Indigenous peoples continue to face.

Councilmember Bridges complemented the City for a well-run, organized Open House.

Mayor Rich also complimented the City for a successful Open House; and thanked the boards, commissions, organizations, and staff that participated.

Mayor Rich assured Kendallwood subdivision residents that upcoming water main work (as approved under the consent agenda) would not include Kendallwood property as a staging area.

Mayor Rich wished a Happy Diwali to those that celebrate.

**CITY MANAGER UPDATE**

Assistant City Manager Mondora thanked Mayor Rich and the City Council for their continued support of the City Open House.

The City will host a "Bagels & Business" event on October 22, 2025 at 10:00am at The Hawk to support those interested in doing business in the City. Information is available on the City website or by contacting Economic Development Director Cristia Brockway at 248-871-2500.

In response to questions, Assistant City Manager Mondora reported that construction on 12 Mile between Inkster and Autumn Ridge was in the restoration phase and should be open in the next week or two. A report on construction at Nine Mile and Halsted was not immediately available.

In response to questions, City Engineer Saksewski explained that construction work on Drake north of 11 Mile had been stopped by the City because the contractor had started work without notifying the City and did not have adequate traffic control in place. A plan was now approved, and work would start soon.

**PUBLIC HEARING**

**PUBLIC HEARING AND CONSIDERATION OF AMENDMENT TO PLANNED UNIT DEVELOPMENT 2, 2023, INCLUDING REVISED SITE PLAN 67-9-2023 - HUNTERS SQUARE SHOPPING CENTER. CMR 10-25-133**

Director of Planning and Community Development Kettler-Schmult explained that this proposal was for redevelopment of the northern part of a shopping center located on the southwest corner of 14 Mile and Orchard Lake Road. City Council previously approved the PUD and concurrent site plan on February 12, 2024.

Director Kettler-Schmult highlighted proposed modifications to the PUD which included:

- Dividing an anchor tenant space into two tenant spaces for a total of five major tenants instead of four.
- Creation of condominium unit property lines.
- Reconfiguration and connection of the new building to the existing, resulting in the removal of parking and access drive through the center of the property.
- A 503 square foot addition to the south building to facilitate a cooler addition for Buffalo Wild Wings relocation.
- Addition of an awning at the pharmacy drive-through, on the north side of the new building.

Director Kettler-Schmult advised that the Planning Commission had reviewed the plan and recommended approval. She also noted that there was a correction to the amount of parking spaces indicated in the packet. Proposed landbank parking spaces would meet calculated requirements for the site; the parking space variance was no longer necessary.

**Planner's Review**

Planning Consultant Bahm, Giffels Webster, explained that the proposed changes were not significant in terms of the overall focus of the project, but impacted proposed deviations that were already approved by Council, including:

- A rear setback of 69.59’ where 75’ is required.
- A south side setback of 61.03’ to accommodate the proposed cooler where 75’ is required.
- A front setback of 58.92’ from the right-of-way to the drive-through lane where 60’ is required.
- A reduction in required loading spaces from 22 to 15.
- An additional 18 potential parking spaces would be landbanked as greenspace, meeting the parking requirement so that the parking deviation is no longer needed.

In response to a question, Planning Consultant Bahm said no lighting deviation was proposed, and the applicant was expected to comply with lighting standards.

In response to comments about public amenities, Planning Consultant Bahm pointed out three locations for public art (two external and one internal to the site) and noted that conversations were being held with SMART about starting bus service at the location.

**Applicant presentation**
Frank Jarbou, Symmetry Management, was present on behalf of the request for an amended PUD and site plan. He explained that the proposed amendments would accommodate the relocation of Buffalo Wild Wings and the reduction of the 40,000 square foot anchor tenant space size but would not change the majority of the approved PUD and site plan.

In response to questions, Mr. Jarbou said:
- Demolition could potentially start later in the month and that construction would begin as soon as a building permit could be obtained, hopefully by the end of the year.
- The Buffalo Wild Wings cooler system was a self-contained and screened rooftop unit, and noise should not be an issue.

**Public Hearing**
Steven Ludwig offered comments regarding the SMART bus route and potential new stops, who the new tenants would be, and concerns about increased traffic.

As no other members of the public indicated that they wished to speak, Mayor Rich closed the public hearing.

In response to public comment, John Freel, Symmetry Management, said tenants so far include Meijer, Total Wine, and Nordstrom Rack. Outlot tenants include Five Guys, Cava, and First Watch.

**Council Action**

MOTION by Bridges, support by Bruce, that the City Council of Farmington Hills hereby approves the application to amend PUD Plan 2, 2023, including Revised Site Plan 67-9-2023, both dated revised July 14, 2025, subject to the following conditions:

(1) All outstanding issues identified in Giffels Webster’s August 11, 2025, revised October 8, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;
(2) All outstanding issues identified in the City Engineer’s October 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and
(3) All outstanding issues identified in the Fire Marshal’s August 7, 2025, interoffice

correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.

And further resolve that the City Attorney prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

MOTION CARRIED 7-0.

**A. PUBLIC HEARING AND CONSIDERATION OF THE INTRODUCTION OF AN ORDINANCE AMENDING THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2.0, "DEFINITIONS," IN ORDER TO ADD NEW DEFINITIONS, AND ARTICLE 5.0, "SITE STANDARDS," IN ORDER TO ADD A NEW SECTION 34-5.20, "PUBLIC ART REQUIREMENT" RELATING TO THE INCLUSION OF ART WITH CERTAIN NEW DEVELOPMENT APPROVALS; ZONING TEXT AMENDMENT 1, 2025. CMR 10-25-134**

Director Kettler-Schmult introduced the Zoning Text Amendment and the City Council Amendment. She noted that the Zoning Text Amendment had been reviewed and recommended by the Planning Commission after numerous Planning Commission meetings and a joint City Council/Planning Commission meeting were held.

**Planner's review**

Planning Consultant Bahm described the efforts of the Planning Commission and City Council to draft language requiring the use of public art in private development, and highlighted the following points:

- The requirement would be limited to corridors with an identified need for revitalization that included: Orchard Lake Road between 12 Mile and 13 ½ Mile Roads, 14 Mile/Northwestern/Orchard Lake Road, Grand River Corridor/M-5 Interchange, Grand River and Drake, M-5 Corridor, 8 Mile Corridor, 12 Mile Corridor, freeway redevelopment areas, and any projects developed using the PUD process.
- The requirement would be limited to any non-public construction or renovation project with a construction cost of two million dollars or more.
- Single-family residential construction projects would be exempt.
- The text amendment included a list of exemptions. Developments without space or visibility for public art could make a donation to the art fund.
- The requirement included standards for the installation and maintenance of public art.

Planning Consultant Bahm explained that the proposed Amendment would give the Farmington Area Arts Commission the ability to work with applicants on the art installation, leaving the Planning Commission to focus on zoning requirements.

**Public Hearing**

As no members of the public indicated that they wished to speak, Mayor Rich closed the public hearing and brought the matter back to City Council.

**Council Action**

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance amending the Farmington Hills Code Of Ordinances, Chapter 34, "Zoning," Article 2.0, "Definitions," in order to add new definitions, and Article 5.0, "Site Standards," in order to add a new section 34-5.20, "Public Art Requirement" relating to the inclusion of art with certain new development approvals; Zoning Text Amendment 1, 2025.

Discussion:
Councilmember Aldred emphasized considerations to prevent the requirement for public art from becoming a barrier to investment in the City. He is supporting the final text amendment as a positive for the City.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**B. PUBLIC HEARING AND CONSIDERATION OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES CHAPTER 2, "ADMINISTRATION," ARTICLE IV, "BOARDS, COMMISSIONS AND COUNCILS," DIVISION 8, "FARMINGTON AREA ARTS COMMISSION," IN ORDER TO AMEND SECTION 2-222, "PURPOSES, AUTHORITY AND DUTIES; CITY CODE AMENDMENT 3, 2025." CMR 10-25-134**

Director of Planning and Community Development Kettler-Schmult explained that this proposed amendment represents a small but significant change to the City Code, formally establishing the approval authority for public art required under "A" above. Her office will work with the Special Services Department and the Arts Commission liaison to develop the policies and procedures supporting this code change.

**Public Hearing**

Mayor Rich opened the public hearing. As no members of the public indicated that they wished to speak, Mayor Rich closed the public hearing and brought the matter back to City Council.

**Council Action**

MOTION by Boleware, support by Bruce, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the City of Farmington Hills Code of Ordinances Chapter 2, "Administration," Article IV, "Boards, Commissions And Councils," Division 8, "Farmington Area Arts Commission," in order to amend Section 2-222, "Purposes, Authority And Duties;" City Code Amendment 3, 2025.

Discussion:
Councilmember Boleware expressed strong support for the text amendment. Involving the Arts Commission in this initiative is an important step toward enhancing the City's corridors—such as 12 Mile, 8 Mile, and the Grand River Corridor—with public art. She also noted her appreciation for the presence of several Arts Commission members, including the Chair, and shared her enthusiasm for this milestone.

Councilmember Bridges thanked Mayor Rich for taking the lead in the effort to integrate public art in the City's development processes.

Roll Call Vote:

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

Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

**PUBLIC HEARING AND CONSIDERATION OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2, "DEFINITIONS," SECTION 34-2.2, "DEFINITIONS," TO AMEND THE DEFINITION OF RESTAURANT, DRIVE IN, AND ADD THE DEFINITION OF COMMERCIAL OUTDOOR RECREATION SPACE; AND ARTICLE 3, "ZONING DISTRICTS," SECTION 34-3.1.24, "B-2 COMMUNITY BUSINESS DISTRICT," TO DELETE REFERENCE TO AUTOMOBILE SERVICE CENTER AND REPLACE WITH AUTOMOBILE REPAIR; ZONING TEXT AMENDMENT 4, 2024. CMR 10-25-135**

Director Kettler-Schmult explained that the proposed zoning text amendment is a "cleanup" ordinance intended to align the City Code with the current master plan and community conditions relative to the items mentioned.

**Public Hearing**

Mayor Rich opened the public hearing. As no members of the public indicated that they wished to speak, Mayor Rich closed the public hearing and brought the matter back to City Council.

**Council Action**

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 2, "Definitions," Section 34-2.2, "Definitions," to amend the definition of Restaurant, Drive In, and add the definition of Commercial Outdoor Recreation Space; and Article 3, "Zoning Districts," Section 34-3.1.24, "B-2 Community Business District," to delete reference to Automobile Service Center and replace with Automobile Repair; Zoning Text Amendment 4, 2024.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

**NEW BUSINESS**

**CONSIDERATION OF ADOPTION OF A RESOLUTION APPROVING RENEWAL OF THE UNIFORM VIDEO LOCAL FRANCHISE AGREEMENT WITH DIRECTV, LLC.**

City Attorney Joppich introduced the Uniform Video Local Franchise Agreement renewal. He explained that under Act 480, the State limited the City's authority to negotiate the agreement which was legislated by the State and was required to be consistent with other franchises.

MOTION by Aldred, support by Bridges, that the City Council of Farmington Hills hereby approves the following resolution:

STATE OF MICHIGAN

COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

**R-185-25**
**RESOLUTION APPROVING RENEWAL**
**UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT**
**WITH DIRECTV, LLC, SUCCESSOR OF MICHIGAN BELL TELEPHONE COMPANY, D/B/A AT&T, MICHIGAN**

At a regular meeting of the City Council of the City of Farmington Hills ("City"), County of Oakland, State of Michigan, held in the City Council Chambers on October 13, 2025, at 7:30 PM, with those present and absent being:

PRESENT: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH

ABSENT: NONE

the following preamble and Resolution were offered by Councilperson Aldred and supported by Councilperson Bridges.

WHEREAS, under Public Act 480 of 2006, the Uniform Video Service Local Franchise Act (the "Act"), on April 26, 2007, the City approved a Uniform Video Service Local Franchise Agreement ("Video Franchise") with Michigan Bell Telephone Company, d/b/a AT&T Michigan ("AT&T"), for a period of ten (10) years; and

WHEREAS, on September 7, 2016, AT&T applied to the City for the renewal of the Video Franchise allowed by Section 3 of the Act, by the submission of a Uniform Video Service Local Franchise Renewal Agreement. On September 26, 2016 City Council approved a renewal of the Agreement for ten years; and

WHEREAS, on September 25, 2025, DIRECTV, applied to the City for the renewal of the Video Franchise ("Renewal Agreement") and indicated that in 2021, the Agreement was transferred from AT&T Michigan to DIRECTV, LLC. The Renewal Agreement has been reviewed and determined by the City Attorney to be complete.

WHEREAS, the 5% of gross revenue annual video service provider fee in Section VI.A, and 2% of gross revenue PEG fee in Section VIII.A of the Renewal Agreement are the same as those fees under the City's Uniform Video Service Local Franchise Agreements with Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC, and Bright House Networks, LLC, as required by Section 6 of the Act; and

WHEREAS, the Council has accepted that the Renewal Agreement is complete and meets the technical requirements of the Act, understands that there has been no change in the law since 2007 when Video Franchise was required to be approved, that provides the City with denial or conditional approval authority, and therefore undertakes to adopt this Resolution approving the Renewed Agreement as required by the Act.

NOW THEREFORE, BE IT RESOLVED that the City finds that the Renewal Agreement is complete and meets the technical requirements of the Act, and solely for that reason, and not because the City agrees with or assents to any provisions of the Act or the Renewal Agreement, the City hereby approves and authorizes and directs the Mayor to sign the Renewal Agreement and its Attachment 1, as a second renewal of the April 26, 2007, Franchise Agreement.

BE IT FURTHER RESOLVED that notwithstanding that the term of the 2016 Franchise renewal agreement has not expired; the term of the Renewal Agreement shall be ten (10) years from the date of this approval.

BE IT FURTHER RESOLVED that on page 9 of the Renewal Agreement, the "Date submitted" shall be completed by insertion of September 25, 2025, with the "Date completed and approved" to be completed by inserting October 13 2025, and that the following language shall be inserted below the “Date completed and approved;” line:

Determination of completeness and approval and authority for this Franchise Agreement to be signed, was by adoption of a Resolution by the City Council at a meeting on October 13, 2025.

BE IT FURTHER RESOLVED that by approving the Renewal Agreement, the City shall not be found to have waived its rights to challenge any provisions of the Act and/or any related provisions of the Renewal Agreement, on the basis that such provisions are invalid and unenforceable as violations of law, including on the grounds that a particular action is an unconstitutional impairment of contractual rights, with the City further reserving any and all rights stemming from any successful challenge to such provisions undertaken by any other local franchising entity.

BE IT FURTHER RESOLVED that the City Clerk shall provide a copy of this Resolution to DIRECTV, LLC by one of the methods for Notice in Section XV of the Franchise.

Discussion:
Councilmember Bruce explained that he would vote no on the resolution as a protest to the loss of local control.

Councilmember Bridges echoed Councilmember Bruce’s concerns.

| | |
|---|---|
| AYES: | ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, AND RICH |
| NAYES: | BRUCE |
| ABSENT: | NONE |
| ABSTENTIONS: | NONE |

RESOLUTION DECLARED ADOPTED October 13, 2025.

STATE OF MICHIGAN
COUNTY OF OAKLAND

**CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.**

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

Commissions:

**Innovation, Energy & Environmental Sustainability Committee**

| | **Length of Term:** | **Term ending:** |
|---|---|---|
| Rachel Quinn | 3 years | February 1, 2029 |

Rachel will fill an open vacancy on IEESC.

**Farmington Hills Historical Commission**

| | **Length of Term:** | **Term ending:** |
|---|---|---|
| Eli Levsky | 3 years | February 1, 2029 |

Eli will fill the regular vacancy left by Pam Correll.

**Economic Development Corporation**

| | **Length of Term:** | **Term ending:** |
|---|---|---|
| Vicki Barnett | 6 years | February 1, 2032 |

Vicki will fill the regular vacancy left by Gerrard Allen.

**Planning Commission**

| | **Length of Term:** | **Term ending:** |
|---|---|---|
| Erik Lindquist | 3 years | February 1, 2029 |

Erik will fill the vacancy left by Marisa Varga.

**Commission on Children, Youth and Families**

| | **Length of Term:** | **Term ending:** |
|---|---|---|
| Daniela Peric | 3 years | February 1, 2029 |

Daniela will fill the regular vacancy left by Ashley Gabb.

**Parks and Recreation Commission**

| | **Length of Term:** | **Term ending:** |
|---|---|---|
| Joshua Taylor | 3 years | February 1, 2029 |

Joshua will fill the regular vacancy left by Dave Prueter.

MOTION CARRIED 7-0.

Mayor Rich acknowledged new Planning Commissioner Erik Lindquist in the audience and acknowledged his 17 years of service on the Zoning Board of Appeals.

**CONSENT AGENDA**

**RECOMMENDED APPROVAL OF CONSULTANT FOR THE GRAND RIVER CORRIDOR STREETSCAPE AND LANDSCAPE PLAN TO GRISSIM METZ ANDRIESE ASSOCIATES IN THE AMOUNT OF $53,878.00. CMR 10-25-136**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves Grissim Metz Andriese to act as consultant for the Grand River Corridor Streetscape and Landscape Plan in the amount of $53,878.00.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF PURCHASE OF GLOCK HANDGUNS FOR THE POLICE DEPARTMENT TO KIESLER POLICE SUPPLY IN THE APPROXIMATE AMOUNT OF $145,285.00. CMR 10-25-137**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order on behalf of the City to Kiesler Police Supply in the amount of approximately $145,285.00 for the purchase of Glock handguns for the Police Department.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF AWARD OF BID FOR REPLACEMENT OF ROTARY BOOM, MOWER AND MULCHING HEAD TO AIS CONSTRUCTION EQUIPMENT, IN THE AMOUNT OF $106,497.51. CMR 10-25-138**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to AIS Construction Equipment, located in New Hudson, Michigan in the amount of $106,497.51 for the purchase of a replacement tractor boom arm, mower and mulcher.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF PURCHASE OF ABI FORCE GROOMER ZERO TURN VEHICLE TO LADD'S IN THE AMOUNT OF $50,591.00. CMR 10-25-139**

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 ABI Force Groomer Zero Turn Vehicle to Ladd's in the amount of $50,591.00 as the exclusive dealer in the state of Michigan.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF AWARD OF BID FOR AS NEEDED AUTO PARTS TO FISHER AUTO PARTS, INC., MICHIGAN FILTER & FLEET SUPPLY AND DEALER AUTO PARTS SALES, INC. FOR THREE YEARS WITH OPTIONAL RENEWALS. CMR 10-25-140**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order on behalf of the City for auto parts to Fisher Auto Parts, Inc., Michigan Filter & Fleet Supply and Dealer Auto Parts Sales, Inc. for three years with three additional one-year renewal options beginning at the end of the initial three years, upon mutual consent of the City and vendor.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF AWARD OF BID FOR CHLORIDE SAND TO TRI-CITY AGGREGATES, INC. IN THE AMOUNT NOT-TO-EXCEED THE ANNUAL BUDGETED AMOUNT WITH APPROVED EXTENSIONS. CMR 10-25-141**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Tri-City Aggregates, Inc. of Holly, Michigan for chloride sand 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, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE KENDALLWOOD NO.3 SUBDIVISION WATER WAIN REPLACEMENT PROJECT TO MURPHY PIPELINE CONTRACTORS, LLC DBA D&D WATER & SEWER IN THE AMOUNT OF $3,435,474.00. CMR 10-25-142**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the Kendallwood No.3 Subdivision Water Main Replacement Project be awarded to the lowest competent bidder, Murphy Pipeline Contractors, LLC dba D&D Water & Sewer of Canton, Michigan, in the amount of $3,435,474.00.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF AGREEMENT FOR PAYROLL SUPPORT SERVICES WITH MANER COSTERISAN, LLC IN AN AMOUNT NOT TO EXCEED $70,000 FOR THE REMAINDER OF FY 25-26, AND FOR AN AMOUNT NOT TO EXCEED $15,000 FOR FY 26-27 WITH OPTIONAL RENEWALS. CMR 10-25-143**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to enter into an Agreement for Payroll Support Services with Maner Costerisan, LLC, through June 30, 2027, in an amount not to exceed $70,000 for the remainder of FY 25-26, and for an amount not to exceed $15,000 for FY 26-27 with options to renew in two (2) year increments upon mutual agreement between the City and Maner Costerisan, LLC beginning with FY 27-28.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF AWARD OF TOUGHBOOKS FOR THE FIRE DEPARTMENT TO BAYCOM INC. IN THE AMOUNT OF $116,796.95. CMR 10-25-144**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Baycom Inc. in the amount of $116,796.95 for the purchase of Toughbooks for the Fire Department.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF AWARD OF BID FOR AS NEEDED TIRE MAINTENANCE & SERVICE TO ALMA TIRE SERVICE, INC. IN THE ESTIMATED AMOUNT OF $50,000.00 PER YEAR WITH EXTENSIONS. CMR 10-25-145**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Alma Tire Service, Inc. in the estimated amount of $50,000.00 per year with extensions for the As-Needed Tire Maintenance & Service. Alma Tire Service, Inc. also holds the status of a veteran owned vendor.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF PURCHASE OF A RAIN BIRD PUMP STATION FOR THE FARMINGTON HILLS GOLF CLUB TO MID-OHIO ELECTRIC CO., INC. IN THE AMOUNT OF $167,830.00. CMR 10-25-146**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order in the amount of $167,830.00 for Rain Bird Pump Station, to Mid-Ohio Electric Co., Inc. as the exclusive distributor and installer in the state of Michigan.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF AWARD OF BID FOR AUTOMOTIVE FLUIDS TO ROWLEY'S WHOLESALE IN THE ESTIMATED AMOUNT OF $40,000, WITH POSSIBLE EXTENSIONS. CMR 10-25-147**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order on behalf of the City to Rowley's Wholesale in the estimated amount of $40,000, with possible extensions, for the purchase of automotive fluids.

Roll Call Vote:
Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

**RECOMMENDED ADOPTION OF A RESOLUTION AUTHORIZING THE ISSUANCE OF CAPITAL IMPROVEMENT BONDS, FOR THE PURPOSE OF FINANCING CAPITAL IMPROVEMENT FUND PROJECTS; AND NOTICE OF INTENT TO ISSUE BONDS. CMR 10-25-148**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the following resolution:

**NOTICE OF INTENT RESOLUTION**
**CAPITAL IMPROVEMENT BONDS**

**CITY OF FARMINGTON HILLS**
**County of Oakland, State of Michigan**
**R-199-25**

Minutes of a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on October 13, 2025, at 7:30 o'clock p.m. prevailing Eastern Time.

PRESENT: Members Aldred, Boleware, Bridges, Bruce, Dwyer, Knol, And Rich
ABSENT: None

The following preamble and resolution were offered by Member Bridges and supported by Member Boleware:

WHEREAS, the City of Farmington Hills, County of Oakland, State of Michigan (the "City"), intends to authorize the issuance and sale of one or more series of general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended ("Act 34"), to pay all or part of the cost to acquire, construct, furnish and equip capital improvements in the City, including a) drainage projects, b) fire equipment, and c) other capital improvement projects indicated in the City's CIP Plan, together with other necessary improvements and all demolition, site improvements and all appurtenances and attachments (the "Projects"); and

WHEREAS, the total amount of bonds to be issued to finance the acquisition and construction of the Projects shall not exceed Six Million Eight Hundred Thousand Dollars ($6,800,000); and

WHEREAS, a notice of intent to issue bonds must be published before the issuance of the aforesaid bonds in order to comply with the requirements of Section 517 of Act 34; and

WHEREAS, the City intends at this time to state its intention to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Projects prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is hereby authorized and directed to publish a notice of intent to issue the Bonds in the *Oakland Press*, a newspaper of general circulation in the City.

2. The notice of intent shall be published as a **display advertisement not less than one-quarter (1/4) page in size** in substantially the form attached to this Resolution as Exhibit A.

3. The City Council does hereby determine that the foregoing form of Notice of Intent to Issue Bonds, and the manner of publication directed, is adequate notice to the taxpayers and electors of the City, and is the method best calculated to give them notice of the City's intent to issue the Bonds, the purpose of the Bonds, the security for the Bonds, and the right of referendum of the electors with respect thereto, and that the provision of forty-five (45) days within which to file a referendum petition is adequate to insure that the City's electors may

exercise their legal rights of referendum, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

(a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Projects which were paid or will be paid from funds of the City subsequent to sixty (60) days prior to today.

(b) The maximum principal amount of debt expected to be issued for the Projects, including issuance costs, is $6,800,000.

(c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Projects are placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

AYES: Members Aldred, Boleware, Bridges, Bruce, Dwyer, Knol, And Rich
NAYS: None

RESOLUTION DECLARED ADOPTED.

**EXHIBIT A**

NOTICE TO ELECTORS OF THE CITY OF FARMINGTON HILLS
OF INTENT TO ISSUE BONDS SECURED BY THE TAXING POWER OF
THE CITY AND OF RIGHT OF REFERENDUM THEREON

PLEASE TAKE NOTICE that the City Council of the City of Farmington Hills, County of Oakland, intends to authorize the issuance and sale of general obligation capital improvement bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended, in one or more series in a total principal amount of not to exceed Six Million Eight Hundred Thousand Dollars ($6,800,000), for the purpose of paying all or part of the cost to acquire, construct, furnish and equip capital improvements in the City, including a) drainage projects, b) fire equipment, and c) other capital improvement projects indicated in the City's CIP Plan, together with other necessary improvements and all demolition, site improvements and all appurtenances and attachments.

BOND DETAILS

The bonds will mature in annual installments not to exceed twenty (20) in number, with interest rates to be determined at a public or negotiated sale but in no event to exceed the maximum permitted by law on the unpaid balance from time to time remaining outstanding on said bonds.

SOURCE OF PAYMENT OF BONDS

THE PRINCIPAL OF AND INTEREST ON SAID BONDS shall be payable from the general funds of the City lawfully available for such purposes including property taxes levied within applicable constitutional, statutory and charter tax rate limitations.

RIGHT OF REFERENDUM

THE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS OF THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF SUCH PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS OF THE CITY VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 517, Act 34, Public Acts of Michigan, 2001, as amended.

Carly Lindahl
Clerk, City of Farmington Hills

**RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A GUEST SERVICES ASSISTANT. CMR 10-25-149**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Mark O'Donnell, as a Guest Services Assistant, who is related to an employee of the City, Cameron Noseworthy, who is a Building Assistant for Special Services.

Roll Call Vote:

| | |
|---|---|
| Yeas: | ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL, AND RICH |
| Nays: | NONE |
| Absent: | NONE |
| Abstentions: | NONE |

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE UNIVERSALIST UNITARIAN CHURCH OF FARMINGTON'S TREATS ON THE TRAIL EVENT TO BE HELD ON SUNDAY, OCTOBER 26, 2025.**

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves a Special Event Permit for Universalist Unitarian Church of Farmington to hold the Trail of Treats event on Sunday, October 26, 2025, from 10:30am to 1:00pm at Universalist Unitarian Church of Farmington, located at 25301 Halsted Road, subject to the following terms and conditions:

- The event will be open to the general public with available parking on property
- The event is anticipating 200 people
- The applicant did not request police assistance for this event
- Egress shall be maintained throughout the building
- Fires lanes shall not be blocked or restricted
- Open flame candles shall be prohibited. Only battery powered candles or glow sticks shall be utilized
- All applicable permits shall be applied for through the Building Department
- The proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
- The event shall comply with minimum Fire Prevention Code requirements

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF SEPTEMBER 22, 2025.**

MOTION by Knol support by Aldred, that the City Council of Farmington Hills hereby approves the City Council study session minutes of September 22, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

**RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF SEPTEMBER 22, 2025.**

MOTION by Bruce support by Aldred, that the City Council of Farmington Hills hereby approves the regular session minutes of September 22, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

**ADDITIONS TO AGENDA**

There were no additions to the agenda.

**PUBLIC COMMENTS**

Jim White, Farmington resident and member of the Farmington/Farmington Hills Education Foundation, thanked City Council and City officials for their previous support of the annual Toast to Education event. This year's event will be held on November 7 at The Meridian, and he invited City Council and members of the public to attend. Tickets are available on the Farmington/Farmington Hills Education Foundation website.

Angie Smith, Farmington Hills resident, shared that Farmington Public Schools administrative assistant Cathy Staran had passed away. She addressed concerns that her City Council candidacy signs along with Councilmembers Bruce and Bridges were being removed illegally.

Annette Compo, a Farmington Hills resident, expressed concerns about recent property tax increases and the methods used to calculate them. She requested the creation of a task force to analyze the property tax calculation process, including an independent review and audit.

**CITY ATTORNEY REPORT**

Report is in the packets.

**ADJOURNMENT**

The regular session of City Council meeting adjourned at 8:43pm.

Respectfully submitted,

Carly Lindahl, City Clerk