

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
JULY 14, 2025 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:32PM.

Councilmembers Present: Aldred, Boleware, Bruce, Dwyer, Knol, and Rich

Councilmembers Absent: Bridges

Others Present: City Manager Mekjian; Assistant City Manager Mondora; City Clerk Lindahl; Directors Kettler-Schmult, Rushlow and Schnackel; Fire Chief Unruh; City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Councilmember Boleware.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 6-0.

PROCLAMATION RECOGNIZING JULY 2025 AS PARKS AND RECREATION MONTH

The following proclamation was read by Councilmember Aldred and accepted by Special Services Director Ellen Schnackel:

**PROCLAMATION
Parks and Recreation Month
July 2025**

- WHEREAS,** parks and recreation programs, such as the programs offered through the City of Farmington Hills Special Services Department, are an integral part of communities throughout our state and country, including in Farmington Hills; and,
- WHEREAS,** parks and recreation promote health and wellness, improving the physical and mental health of people who live near parks; and,
- WHEREAS,** parks and recreation programs encourage physical activity by providing space for popular sports, hiking trails, swimming pools, and other activities that promote active lifestyles; and,
- WHEREAS,** parks and recreation programming and educational activities, such as out-of-school time programming, youth sports and environmental education, help our kids learn and grow; and,

WHEREAS, parks and recreation increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and,

WHEREAS, parks and recreation are fundamental to the environmental well-being of our communities, ensuring the ecological beauty of our City and providing a place for children and adults to connect with nature; and,

WHEREAS, the City of Farmington Hills Special Services Department is committed to offering recreational opportunities for individuals of all ages, interests, and abilities.

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 **July 2025** as **Parks and Recreation Month** in Farmington Hills and encourage everyone to explore the programming offered through the City's Special Services Department including, aquatics, ice skating, visual and performing arts, fishing, lifelong learning, fitness, Nature Center classes, athletics, special events and more.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

There were no announcements/presentations.

CORRESPONDENCE

Councilmember Knol noted that the City Manager had shared with Council a thank-you letter from a woman whose relative is buried in Utley Cemetery. The woman had visited the cemetery a couple of years ago and found it in disrepair, but on a recent return visit, she was pleased to see significant improvements. Councilmember Knol explained that the City's Historic District Commission, with assistance from the Department of Public Works and local Boy Scout troops, had undertaken restoration efforts—repairing gravestones, cleaning them with care, and improving landscaping. She thanked the HDC, DPW, and Boy Scouts for their work preserving the City's history.

CONSENT AGENDA

MOTION by Bruce support by Aldred, to approve the consent agenda items as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

CONSENT AGENDA ITEMS FOR DISCUSSION

There were no consent agenda items for discussion.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Aldred highlighted the launch of the Police Department's first Youth Police Academy for ages 12 to 16, beginning August 4 and running for two weeks, three evenings per week, with space for up to 30 participants. He encouraged families to take advantage of the opportunity, which aims to engage youth with the Police Department in a fun, educational way and inspire interest in public service careers. Councilmember Aldred praised the program as a reflection of the Police Department's commitment to education, community connection, and responsiveness to residents.

Mayor Rich reported that during the summer *Walk the Hawk* sessions are held on Tuesday evenings, with the next one scheduled for August 12 at 7pm at The Hawk. Recent discussions included topics such as adult-accessible restrooms and motorized changing tables, senior programming, the future of the Costick Center, whether to move forward with the potential contract with Oakland County regarding Heritage Park, and responsible contracting practices. Mayor Rich also reported on concerns raised at the U.S. Conference of Mayors about illegal vaping products targeting youth; the Mayor is seeking model legislation to address the issue locally.

CITY MANAGER UPDATE

City Manager Mekjian announced that Farmington Hills is partnering with the organization Make Food Not Waste to develop a blueprint for reducing food waste. As part of this effort, the City is seeking input from residents and businesses through a survey available until Friday, July 25. The survey aims to assess awareness of food waste, gather information on current disposal practices, and evaluate interest in a potential composting program. Both community and business surveys can be accessed on the City's website at www.fhgov.com/foodwastesurvey.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AMENDMENT 3, 2025, TO REVISE OS-4 OFFICE RESEARCH DISTRICT (TWELVE MILE ROAD CORRIDOR) AND OFF-STREET PARKING STANDARDS FOR MULTIPLE-FAMILY RESIDENTIAL AND OFFICE USES. CMR 7-25-97

Director Kettler-Schmult introduced Zoning Text Amendment 3, 2025, which proposes updates to the OS-4 Office Research District along the Twelve Mile Road corridor and I-275, as well as modifications to off-street parking standards for multi-family residential and office uses. The proposal reflects current planning objectives and incorporates feedback from prior study sessions and the Planning Commission.

Planning Consultant Tangari, Giffels Webster, outlined key elements of the proposed amendment:

- Definitions for new zoning terms: "artisan manufacturing" and "live-work unit".
- Updates to the OS-4 district to align with the master plan, including revised intent language, permitted and special land uses, mixed-use incentives, building setback and height modifications, and new conditions for office zoning.
- Establishment of design standards for standalone parking structures in non-residential districts.
- Revisions to Section 34-5.2 to reduce parking requirements for multi-family and office uses, increase flexibility, and introduce bicycle parking standards.
- Clarification and full listing of permitted uses, including all restaurant types, for improved usability.

Council discussion:

Councilmember Aldred asked about the approval process for sit-down restaurants. Planning Consultant Tangari confirmed that sit-down restaurants are permitted by right in mixed-use buildings but require special approval when in standalone structures.

Mayor Rich inquired about the scope of the term “business schools or colleges” and whether other educational uses such as tutoring centers would be permitted. Planning Consultant Tangari explained that the restriction was carried over from the existing ordinance and that broader educational uses might require an amendment.

Mayor Rich also questioned a reference to Section 34-4.23 in the list of permitted uses. Planning Consultant Tangari clarified that Section 34-4.23 provides standards for secondary uses in office districts.

Mayor Rich asked about the potential exclusion of indoor recreation uses such as yoga studios in mixed-use buildings. Kettler-Schmult confirmed that indoor recreation could be added as a permitted use, with appropriate size limitations to avoid large-scale facilities such as trampoline parks or go-kart centers.

During Council deliberation, concerns were raised about Section 34-3.9.5e, which ties additional building height to the provision of public amenities such as parks or plazas. Councilmembers expressed a desire for greater flexibility in how public benefit requirements are applied, especially in infill developments near I-696 where a plaza may not be appropriate. Questions were also raised about the rationale behind the 15% set-aside requirement and whether that percentage should be reconsidered or revised.

Community Development Director Kettler-Schmult explained that the proposed language is intentionally prescriptive to provide developers with clarity and predictability through the site plan approval process, which falls under planning commission purview. Planning Consultant Tangari added that the 15% requirement is designed to strike a balance between meaningful public space and preserving developable land across a variety of parcel sizes. The broader goal is to reduce excessive surface parking and promote more vibrant, engaging development.

City Attorney Joppich explained that the draft amendment is structured to allow by-right approvals if standards are met. Adding discretionary language could alter the nature of the approval process, potentially moving it into the realm of special land uses, planned unit developments, cluster options, and so forth. He recommended that any consideration of discretionary or negotiated approvals be carefully reviewed by Planning staff and legal counsel before making changes to the ordinance.

After discussion, there appeared to be consensus to approve the introduction of the text amendment excluding Section 34-3.9.5e, and the following motion was offered:

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the Introduction of an Ordinance for Zoning Text Amendment 3, 2025, to revise OS-4 Office Research District (Twelve Mile Road Corridor) and off-street parking standards for multiple-family residential and office uses; with the removal of section 34-3.9.5e to a later date, after

further research, and allowing indoor recreational facilities with a square footage limitation of 3,300 square feet, and allowing private schools under the proposed update.

Roll Call Vote:

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

MOTION CARRIED 6-0.

PUBLIC HEARING AND CONSIDERATION OF PLANNED UNIT DEVELOPMENT 1, 2025, TOWNES AT WOODCREEK, LOCATED AT 29150 TWELVE MILE ROAD. CMR 7-25-98

Community Development Director Kettler-Schmult introduced Planned Unit Development (PUD) 1, 2025, Townes at Woodcreek, located at 29150 Twelve Mile Road. The proposal includes a conceptual plan for 24 two-story attached townhouse units within six four-unit buildings on a 4.55-acre parcel. The Planning Commission qualified the site for PUD consideration on October 17, 2024, and subsequently held a public hearing before forwarding the proposal to City Council with a recommendation for approval. This Council meeting serves as the public hearing for the PUD plan, which will require a future return to the Planning Commission for final site plan approval.

Planning Consultant comments

Referencing the June 11, 2025 Giffels Webster review letter addressed to the Planning Commission, Planning Consultant Tangari explained that the 4.55-acre vacant site is zoned RA-1A and is surrounded by residential and institutional uses. The development would include 24 two-story townhouse units in six buildings, with each unit having a two-car garage. There would be a T-shaped access drive, and no internal sidewalks, though a sidewalk is proposed along Twelve Mile Road.

Planning Consultant Tangari highlighted the following requests for exceptions:

- Density is equivalent to the RC-1 district, with the plan showing 94 rooms but potentially including up to 112 rooms based on optional lofts in purchase agreements. 94 rooms is in line with the RC-1 district. 112 rooms would put the development into RC-2 density.
- Lot coverage of 37.5%, exceeding the RA-1A maximum of 35%.
- The applicant is requesting a waiver of the interior sidewalks within the development.

Other design elements, including building elevations, landscaping, lighting, and floor plans, will be finalized during site plan review. It has not been confirmed that the building height will not exceed 30 feet, but the applicant is not requesting an exception to the height requirement.

The primary PUD questions are whether to approve the attached housing at the proposed density and lot coverage, and whether to accept the sidewalk waiver.

Applicant presentation

Aaron Schafer, Schafer Development, presented the Townes at Woodcreek proposal. David Straub and Frank Lucido, M/I Homes, were also present.

Mr. Schafer made the following points:

- Internal sidewalks were omitted to preserve open space and enhance buffering. The neighbor to the west, AIM Academy, and the resident to the east, Mr. Levy, had requested to have as much of a natural buffer as possible along the perimeter property lines. Substantial plantings had been added along the eastern property line, with similar landscaping to the west.
- Mr. Schafer emphasized compatibility with adjacent uses, highlighting transitional benefits of the proposed development, located between institutional/commercial uses to the west and residential neighborhoods to the east.
- A key site constraint is the steep topography and presence of Pebble Creek, which bisects the northern third of the site and complicates traditional development due to erosion and slope conditions. While engineering staff initially requested embankments to help resolve some of the Pebble Creek erosion, Planning Commissioners urged the developers to leave the banks natural and undisturbed. The creek is impacted by existing debris and beaver activity, but also has been stabilized in some areas.
- The proposed plan permanently dedicates the northern portion of the site as open space and stormwater detention, creating a lasting buffer between the development and single-family homes to the north. Additional permanent open space is included along the eastern edge.
- The clustered townhome layout preserves over 62.8% open space.
- Mr. Schafer described outreach efforts to neighboring HOAs and residents. Adjustments were made in response to public feedback, including increasing setbacks and reducing density. The Schafers had received a letter of support from Hank Murawski on behalf of the Wood Creek Homeowners Association.
- Schafer Development had also conducted a site visit with Mr. Payne to the north, who requested chain link fencing along the northern property line.
- They had conversations with Mr. Levy and Mr. Cole to the east, who requested increased tree buffering and increased setbacks, both of which were incorporated in the plans. Mr. Cole had submitted a letter of support.
- Schafer Development had engaged with AIM Academy to the west, which supports the development and has reviewed a proposed Knox box emergency access gate, in line with a 2001 shared access agreement. Shared access to AIM Academy is formalized via the existing recorded agreement, which was reviewed with the school's board and legal counsel.
- They had shared plans with HOA representatives from Timbercrest and Greencastle Homeowners Associations.
- The Schafers had met with city staff regarding anticipated road improvements along Twelve Mile Road.

Design revisions since the October 24, 2024 Planning Commission PUD qualification included:

- Reconfiguring building clusters into four- and five-unit groups to improve site access and circulation in light of a planned 60-foot right-of-way.
- Increasing rear yard setbacks based on neighbor input. The northern setback was increased from 160 feet to between 217 and 221 feet. Including interior sidewalks would encroach into the rear yard setbacks.
- Revising the location of the open space amenity to the eastern quadrant due to ADA access challenges at the original site.

- Maintaining two townhome unit sizes (24' wide for the interior units, and 28' wide for the end cap units) to appeal to a range of buyers, including empty nesters and families.

Regarding items called out in the Giffels Webster review letter:

- Schafer Development believed the density would remain within the RC-1 density limits.
- All structures remain under the 30-foot limit, with a maximum height of 26 feet, 6 inches.
- Waste collection will be curbside, and lighting fixtures will include dusk-to-dawn photo sensors. Updated plans include revisions requested by Giffels Webster but were not yet submitted due to the July 4th holiday. Elevations and floor plans have been provided and show modern, open-concept townhomes with the two size choices as already mentioned.
- Regarding the T-shaped road design, Mr. Schafer explained that topographical constraints prevent construction of a standard cul-de-sac, with over 47 feet of grade fall from the northernmost driveway to the northern property line.
- A traffic study was submitted prior to the engineering review and indicated that no roadway improvements were warranted based on projected traffic volumes and existing County road improvement plans. The fire department noted the T-turnaround or access connection as a requirement, which the proposal fulfills via the western shared access.

Council discussion:

- Council opened discussion with clarifying questions about the approval process. Staff confirmed that tonight's request was for review and potential approval of the PUD plan. Future steps would include a PUD agreement or, if the applicants chose, a return to the Planning Commission with a final site plan.
- Council asked about outreach to the southern subdivisions (Greencastle and Timbercrest). Mr. Schafer confirmed that site and landscape plans had been shared with both HOA presidents. Communication was kept general until greater certainty was achieved through the PUD process, and as of yet no letters of support had been solicited or received from these HOAs.
- Council comments emphasized the importance of setbacks and buffering, particularly along the eastern property line adjacent to Mr. Levy's residence.
- Council supported the applicant's decision to eliminate interior sidewalks to maximize open space and protect existing trees.
- Council inquired about how buildings on sloped land would be constructed. Mr. Schafer explained that units in Buildings 3 and 4 would feature walkout basements to follow the natural grade. The other townhomes would be built on slab.
- Questions were raised regarding the open space calculation and whether the proposed detention basin significantly altered usable green space. Mr. Schafer responded that the basin had been designed with the natural grade in mind and would include retaining walls where necessary, in order to minimize disturbance to the land.
- Council asked about the pocket park amenity, with some questioning its value. Mr. Schafer explained the intent was to provide a quiet, internal space for residents rather than a street-facing amenity.
- Council expressed support for the applicant's approach to preserving Pebble Creek and the wooded ravine on the north end of the site. The site's unique topography was noted as a primary factor in both the design layout and the decision to seek PUD approval. Council supported the decision to omit sidewalks to allow for greater preservation of natural features.

- The applicant confirmed that the proposed townhomes are not ADA-accessible due to their two-story design. A ranch-style option was considered but would have required larger footprints and more disturbance to sensitive areas.
- Council requested clarification on the submitted traffic study. Mr. Schafer explained that the study concluded no additional improvements were necessary due to the planned widening of Twelve Mile Road, which includes a continuous left-turn lane from the site to Middlebelt Road.
- Council discussed the layout of the stub road and pocket park relative to the Levy residence to the east. The stub road ends close to Mr. Levy's backyard, with the pocket park situated even closer. Council raised concerns that this configuration may conflict with Mr. Levy's request for dense tree coverage and privacy. Mr. Schafer agreed to re-evaluate the location of the pocket park, which was not yet finalized and could be relocated.

Public hearing:

Mayor Rich opened the public hearing.

Mr. Levy, the resident directly east of the proposed development, expressed concerns about the impact of increased traffic and loss of natural buffering. The existing wooded area has provided privacy and a sense of security for his family, and the addition of 24 townhomes would significantly alter the character of his backyard environment. Mr. Levy emphasized the importance of dense vegetation to maintain a sense of separation and safety, particularly for his two young children. He questioned the location and function of the stub road, which would bring moving vehicles close to his property.

Mr. Schafer clarified that the stub road is required for vehicular access to several townhome units and had been intentionally shortened based on earlier conversations with Mr. Levy. Residents of the new development would need to use the stub road to access their driveways.

Mayor Rich suggested that the Schafers meet directly with Mr. Levy to address his concerns in detail, noting that Council would expect the PUD contract to reflect a thoughtful response to these issues.

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

Council deliberation:

In response to comments regarding fencing, Mr. Schafer noted that while they preferred natural screening, they were already willing to construct a fence along the northern property line that abuts Mr. Payne's property, and they would also be willing to construct a fence to the east. They would work directly with Mr. Levy to determine his preferences.

City Attorney Joppich recommended including in the motion several conditions to be incorporated into the PUD contract:

- As part of the site plan process, provide additional landscape buffering and/or fencing along the eastern property line.
- As part of the site plan process, reposition the pocket park away from the eastern property line.
- Retain the cul-de-sac unless the Fire Department and Engineering Department determine it is unnecessary.

Council discussed the necessity and placement of the cul-de-sac. Council expressed concern that a cul-de-sac would reduce buffering and green space, conflicting with the development's open space goals. However, Council acknowledged uncertainty around the underlying rationale for the cul-de-sac, such as potential fire truck turnaround requirements. There was general consensus that if the cul-de-sac were ultimately required, the design would need to be revised, in which case the PUD would be negated, and the applicants would need to return to Council with a revised plan for further consideration.

Mayor Rich suggested adding a condition requiring further review of traffic flow and safety issues along Twelve Mile Road.

City Manager Mekjian noted that although extending the road fully to the east property line was not proposed, an easement for future road and utility access should be included to preserve flexibility for Mr. Levy, should he choose to sell or develop his property in the future.

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby approves the application for PUD 1, 2025, dated February 28, 2025, (revised May 27, 2025), submitted by Steven Schafer, subject to the following conditions:

- 1) Any conditions and requirements of the Planning Commission's May 15, 2025, motion recommending approval of the PUD plan and Giffels Webster's most recent review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;
- 2) Any conditions and requirements stated in the reviews of the City Engineer and City Fire Marshal shall be complied with or addressed to the satisfaction of the City Engineer and Fire Marshal;
- 3)
 1. That the proponent discuss the possibility of a fence on the eastern property line next to Mr. Levy's property, and that a decision be made about the fence that satisfies Mr. Levy as to whether he wants a fence or not. The decision is up to Mr. Levy.
 2. That the pocket park not be on the eastern property line next to Mr. Levy's property.
 3. That an easement be placed next to the stub road extending to the eastern property line for utilities and road in case Mr. Levy decides to develop his property in the future.
 4. That the proponent meet with the Engineering Department to review the traffic report and accommodate any of the Engineering Department's recommendation regarding traffic – whether any sort of decel lane is needed.
 5. That the proponent meet with Fire and Engineering regarding the Fire Department's and Engineering's letter advising the need for a cul-de-sac to better understand where they are referencing the need for a cul-de-sac; and if they want the cul-de-sac to be placed at the end of the stub road on the eastern side of the property, that at that point, this PUD is negated and has to come back to Council for further potential revisions.

Roll Call Vote:

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

Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENTS TO THE BEAUTIFICATION COMMITTEE.

MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the listed individuals to the following Committee:

Beautification Committee

	Length of Term:	Term ending:
James D Geisling	3 years	February 1, 2028
Frank A. Romano	3 years	February 1, 2028

MOTION CARRIED 6-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF A CONTRACT FOR SPONSORSHIP SOLICITATION SERVICES TO THE SUPERLATIVE GROUP. CMR 7-25-99

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a contract for the Department of Special Services for Sponsorship Solicitation Services to the Superlative Group.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF PURCHASE OF ROOFING SUPPLIES, INSPECTION, AND PROJECT MANAGEMENT TO GARLAND/DBS, INC. IN THE AMOUNT OF \$297,710.01; AND AWARD OF BID FOR FIRE STATION #1 AND FIRE STATION #3 ROOF REPLACEMENTS AND ANCILLARY MATERIALS TO ROYAL ROOFING COMPANY, INC. IN THE AMOUNT OF \$329,750.00. CMR 7-25-100

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager and City Clerk to execute a contract on behalf of the City to Royal Roofing Company, Inc., and Garland/DBS, Inc., and

IT IS FURTHER RESOLVED the City Council of Farmington Hills authorize the City Manager to issue a purchase order to Royal Roofing Company, Inc. for roof replacement, including ancillary materials, in the amount of \$329,750.00, and

IT IS FURTHER RESOLVED that the City Council of Farmington Hills authorize the City Manager to

approve a purchase order with Garland/DBS, Inc. for roofing supplies, inspection, and project management in the amount of \$297,710.01.

IT IS FINALLY RESOLVED that the City Council of Farmington Hills authorize a 10% contingency in an amount not to exceed \$62,746 for unforeseen circumstances.

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF PROPOSAL FOR THE RADIO SIGNAL IMPROVEMENT AT FIRE STATION #2 TO MOBILE COMMUNICATIONS AMERICA, INC IN THE AMOUNT OF \$27,272.00. CMR 7-25-101

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to award the proposal for the Radio Signal Improvement at Fire Station #2 to Mobile Communications America, Inc in the amount of \$27,272.00 + a 10%, \$2,727.20 contingency for unforeseen circumstances.

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF DIESEL ENGINE REBUILD AND REPAIR OF FIRE ENGINE 33 TO CUMMINGS SALES AND SERVICE IN THE AMOUNT OF \$57,749.05. CMR 7-25-102

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for Diesel Engine rebuild and repair of Fire Truck (Engine 33) to Cummings Sales and Service New Hudson MI Branch in the amount of \$57,749.05 + \$5,774.90 (10% contingency).

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A PICKLEBALL INSTRUCTOR. CMR 7-25-103

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Sanjeev Majalika, as a Pickleball Instructor, who is related to an employee of the City, Shruti Majalika, who is a Guest Services Assistant for the Special Services Department.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A CONCESSIONS ATTENDANT. CMR 7-25-104

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Skylar Gilbert, as Concessions Attendant, who is related to an employee of the City, Janina Gilbert, in Human Resources.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A DISPATCHER. CMR 7-25-105

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Felicia Henderson, as a Dispatcher, who is related to an employee of the City, Barb McDaniels, who is employed at the Police Department as a part-time Crime Prevention Technician.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE NISSAN CARS & COFFEE EVENT TO BE HELD ON SATURDAY, AUGUST 23, 2025.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves a Special Event Permit for Nissan Technical Center North America to hold the Nissan Cars & Coffee event on Saturday, August 23, 2025, from 9:00am-12:00pm at Nissan Technical Center North America located at 39001 Sunrise Drive, subject to the following terms and conditions:

- There will be ample public parking on the property
- The 10 x 10 tents and two generators will be in the parking lot
- FHFD Ladder Truck will be staged at the event
- The area will be free of obstacles that would not hinder emergency response
- The applicant has not requested any assistance from the police department at this time
- No parking within 20' of any tent
- Egress shall be maintained throughout the building
- Fires lanes shall not be blocked or restricted
- Cooking/open flame devices shall not be used under tents and shall be at least 20' away
- Tent shall be properly anchored according to manufacturer's recommendation to prevent movement during unexpected winds
 - Tents require NFPA 701 flame resistance label affixed to panels/canopy
- Food trucks shall operate according to NFPA and Fire Prevention Code standards, and specifically: (Food Truck Safety Sheet provided for reference)
 - Ensure that fuel tanks are filled to the capacity needed for uninterrupted operation for the duration of the event
 - All connections/piping shall be checked for leaks prior to operating
 - Any cooking system which produces grease laden vapors shall be protected by listed fire extinguishing equipment
 - Fire extinguishers shall be installed and maintained according to NFPA 10
- All applicable permits shall be applied for through the Building Department
- Proponent must contact Fire Prevention prior to beginning the event to schedule site inspection
- Event shall comply with minimum Fire Prevention Code requirements
- Proposed signs shall be placed outside of the right of way

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE INAUGURATION OF THE BRAHMA KUMARIS SPIRITUAL MEDITATION CENTER TO BE HELD ON SATURDAY, JULY 19, 2025.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves a Special Event Permit for the Inauguration of the Brahma Kumaris Spiritual Meditation Center to be held on Saturday, July 19, 2025, from 8:00am-7:00pm at Brahma Kumaris Reflection Point, located at 23450 Middlebelt Road, Farmington Hills, subject to the following terms and conditions:

- There will be plenty of parking for all attendees and open to the public
- There will be one (1) 20' x 80' tent at the event
- The applicant has not requested any assistance from the police department
- The proposal site shows no obstruction for emergency vehicle access onto the property

- No parking within 20' of any tent
 - Tents require NFPA 701 Flame Resistance label affixed to panels/canopy
- Egress from the facility shall not be restricted
- Fires lanes shall not be blocked or restricted
- Cooking/open flame devices shall not be used under tents
- Any electrical equipment is approved by the City Electrical Inspector
- Proponent must contact Fire Prevention prior to beginning the event to schedule a site inspection
- Event shall comply with minimum Fire Prevention Code requirements

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR ISKCON COLOR FESTIVAL TO BE HELD ON SATURDAY, JULY 26, 2025.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves a Special Event Permit for ISKCON Farmington Hills to hold the Annual Color Festival on Saturday, July 26, 2025, from 5:00pm to 8:30pm at ISKCON Farmington Hills located at 36600 Grand River Avenue, subject to the following terms and conditions:

- There will be several 10x10 tents onsite used for seating and for vendor merchandise
- The applicant is expecting 500 people to attend the event which will be open to the public
- All three entrances will be open for emergency vehicles in case the need arises
- The applicant has not asked for assistance from the police department
- No parking within 20' of any tent. Further, the west drive shall remain clear from Grand River to Lochdale for emergency vehicles
- Egress from the facility shall not be restricted
- Fire lane shall not be blocked or restricted
 - Temporary "NO PARKING FIRE LANE" signs shall be put up along Lochdale and Independence Office Drive on July 26, 2025
- Cooking/open flame devices shall not be used under tents
- **Proponent must contact Fire Prevention prior to beginning event to schedule a site inspection**
- Event shall comply with the minimum Fire Prevention Code requirements
- Signs located north on Grand River must be relocated out of the Right of Way; otherwise, any signs in the Grand River ROW will require an approval and permit from MDOT
- Required electrical permit for Fairs/and Festival safety inspection from the City's electrical inspector; or letter of certification on company letterhead from generator's supplier stating the generator has been inspected by their maintenance people and the GFI plugs have been tested and are fully functioning

- ISKCON Farmington Hills has received permission from Middela LLC to use their two parking lots for visitors

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF JUNE 9, 2025.

MOTION by Knol support by Boleware, that the City Council of Farmington Hills hereby approves the City Council study session minutes of June 9, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF JUNE 9, 2025.

MOTION by Knol support by Boleware, that the City Council of Farmington Hills hereby approves the regular session minutes of June 9, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL SPECIAL STUDY SESSION MINUTES OF JUNE 23, 2025.

MOTION by Bruce support by Boleware, that the City Council of Farmington Hills hereby approves the special study session minutes of June 23, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Pea Gee, Farmington Hills resident, announced an upcoming community forum focused on public safety and health on Wednesday, July 23, from 5:30pm to 8:30pm at the Southfield Pavilion, located at 26000 Evergreen Road in Southfield. Key topics will include the dangers of synthetic drugs and fentanyl, proper administration of Narcan, and awareness and prevention of human trafficking. Featured speakers will include, among others, Farmington Hills Police Chief Piggott.

Michelle Austin, founder and president of the Oakland County Foster Closet, shared information about the nonprofit's mission to provide essential items free of charge to children in foster care, adoption, guardianship, and low-income families. Located in Farmington Hills, the organization offers clothing, hygiene products, birthday kits, toys, and specialized items such as sensory tools and adaptive equipment for children with special needs. Ms. Austin announced the launch of a capital campaign to expand from their current 4,000-square-foot space to a larger facility of 12,000 to 15,000 square feet, aiming to improve service delivery rather than broaden their mission. Programs such as "Birthday in a Bag," the toy room supported by the Farmington Hills Goodfellows, and "Hair Care for People Like Me" were highlighted as meaningful ways the organization supports children's dignity and well-being. She encouraged residents to learn more and offer support at ocfostercloset.org.

Edwin Matysiewicz, Vice President of Barrington Green HOA, expressed concerns about ongoing issues related to the Fiber City installation in his subdivision. He reported open holes—one as large as two feet wide and nearly two and a half feet deep—posing safety hazards, especially for children. Residents are frustrated by incomplete cleanup efforts, including exposed trenches, scattered debris, and junction boxes not properly graded. Mr. Matysiewicz urged the City to press Fiber City to address these issues promptly. He also suggested that new housing developments incorporate motion-sensor exterior lighting for improved energy efficiency.

Assistant City Manager Mondora will follow up with Mr. Matysiewicz regarding these concerns.

William Stieber, Farmington Hills resident, expressed concern about the City of Farmington Hills' minimum quarterly water usage charge of 16 units, as established by the City per the Oakland County Water Resources Department. He stated that for 10 of the past 13 quarters, his actual usage was less than 16 units, yet he was charged for the full 16 units, resulting in an estimated overpayment of more than \$200 annually. Mr. Stieber contrasted this with utility billing practices for gas and electricity, which are based on actual usage, and emphasized the financial burden this policy places on seniors and low-usage households. He requested a review of the policy to ensure billing is based on actual water consumption.

Mayor Rich asked Assistant City Manager Mondora to speak with Mr. Stieber regarding these concerns.

CITY ATTORNEY REPORT

City Attorney Joppich noted he had met with City Council earlier this evening.

ADJOURNMENT

The regular session of City Council meeting adjourned at 9:39PM.

Respectfully submitted,

Carly Lindahl, City Clerk