

AGENDA
CITY COUNCIL STUDY SESSION
APRIL 14, 2025 – 5:30PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order
2. Roll Call
3. Discussion on [Public Art Funding Ordinance](#)
4. Discussion on [Permanent Consolidation of Voting Precincts](#)
5. Discussion on the [2025 Public Safety Millage Renewal Ballot Language](#)
6. *Discussion on the [Use of City Facilities Policy regarding Signature Gathering](#) (**Time Permitting*)
7. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/accommodations will be made. Thank you.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: April 14, 2025

DEPT: Planning and Community Development

RE: Public Art Funding Discussion

BACKGROUND

City Council has expressed an interest in developing a public art program in Farmington Hills. It was first identified during the January 2024 City Council goals session. Support for Public Art and its' relationship to placemaking in the community was reinforced with the adoption of the Master Plan for Future Land Use that was adopted in August 2024. The topic was further discussed during three City Council study sessions held on July 8, 2024, October 28, 2024 and February 24, 2025. The meeting minutes of these study sessions and supporting materials are attached for reference.

The feedback received from the previous study sessions has informed the preliminary ordinance drafted by our planning consultants (Giffels Webster). If accepted, staff will work with the city attorney's office and Planning Commission to finalize an amendment to the zoning ordinance and route through the approval process. Staff will concurrently work on developing a framework for the selection, maintenance and placement of art in all of its many forms. City staff and a representative from Giffels Webster will be present at the April 14, 2025 meeting to present and answer questions.

ATTACHMENTS

- Giffels Webster Public Art Funding memo dated April 9, 2025
- Draft Public Art in Private Development Ordinance
- Economic Development Director's memo dated April 14, 2025, regarding stakeholders interest and participation in Farmington Hills' Art initiative
- February 24, 2025 City Council Study Session Meeting Minutes
- Giffels Webster Public Art Funding Options memo dated February 13, 2025
- October 28, 2024 City Council Study Session Approved Meeting Minutes
- July 8, 2024 City Council Study Session Approved Meeting Minutes
- July 8, 2024, City Manager memo Options for Public Art Funding

###

Prepared by: Charmaine Kettler-Schmult, Director of Planning and Community Development

Approved by: Gary Mekjian, City Manager

Memorandum

DATE: April 9, 2025
TO: Farmington Hills City Council
FROM: Jill Bahm, AICP, Partner - Giffels Webster
SUBJECT: Draft Arts Ordinance

This memo introduces a proposed Public Art in Private Development Ordinance for the City of Farmington Hills. The ordinance is intended to integrate visual art into the built environment by requiring the inclusion of public art in significant private development projects. By encouraging creative expression in new construction and site improvements, the ordinance aims to enhance the community's identity, support local artists, and contribute to a more vibrant and engaging public realm.

The proposed ordinance outlines thresholds for applicability, which are based on City Council direction, and procedures for review and approval. It reflects best practices from other communities and aligns with the City's goals to promote cultural vitality, quality design, and placemaking as articulated in the 2024 Master Plan. This draft aims to work within the existing structures available within the City, including the Farmington Area Arts Commission, and related zoning code site standards and processes. Should the structure require modification and/or refinement, those steps may be taken at any time.

The draft takes inspiration from public art in private development ordinances from around the US. Similar to the arts ordinance in the City of Southfield, provisions to require public art in private development is proposed to be added to the City's Zoning Ordinance. As such, the following sections are proposed:

- **Definitions.** The amendment includes terms that should be clearly defined by the ordinance and are proposed for Article 2.2
- **Site Standards.** Similar to landscaping, parking, lighting, and other zoning requirements related to the development of a site, a new section is proposed to be added to Article 5 as a new section. This is structured in a manner consistent with other site standards:
 - **Intent:** it is important to provide the intent and purpose of the arts requirement. Here, we speak to the relationship between the ordinance and the Master Plan, as well as for the justification for the inclusion of art in projects.
 - **Public Art Required:** This section places the threshold for projects and provides a rate at which that threshold will escalate over time. This provision will eliminate the need to amend the ordinance to change this threshold.
 - **Public Art Requirement:** This section sets forward the art requirement and structure for process.
 - **Placement:** This section regulates the placement of art such that it is visible to the public, without causing any conflicts or safety issues.
 - **Guidelines:** These guidelines are the minimum needed to establish the framework for the art, without being overly regulatory. The idea is to provide enough guidance to what the city expects (e.g., high quality workmanship, appropriate scale, artistic diversity, placemaking, etc.). In addition, it refers to Public Art guidelines, which we intend to be a separate document that provides examples, recommendations, and strategies for public art. This may be created as a next step following the adoption of this ordinance.
 - **Exemptions:** This section is to permit Planning Commission to waive the arts requirement under certain, very limited, situations.

- **Installation and Maintenance:** This section is similar to the landscaping ordinance (34-5.14) with respect to the performance guarantee and maintenance requirements.
- The final amendment is to Division 8 of the City’s municipal code that creates the Farmington Area Arts Commission, to enable this body as the approving authority for public art. This falls in line with having the approving authority as the “arts experts,” similar to how a historic district commission would be an approving authority where historic guidelines are required as part of a development project.

Next Steps

The zoning amendments may need some refinement and will require a review and a public hearing with the Planning Commission before returning to City Council for final approval and adoption. The amendment to Division 8 can be handled by City Council at any time.

Percentage for Art – Draft Zoning Amendments

Amend Section 2.2 Definitions to add the following defined terms:

Artist means an individual generally recognized by critics and peers as a professional practitioner of the visual arts, as judged by the quality of that professional practitioner’s body of work, educational background, experience, past public commissions, exhibition record, publications, receipt of honors and awards, training in the arts, and production of artwork.

Construction Cost means the total cost of a construction or renovation project, as determined by the Building Official for purposes of issuing a building permit for such construction or renovation.

Public Art means a tangible creation by an artist that is located within or highly visible from a public area and that exhibits the highest quality of skill and aesthetic principles, including paintings, sculptures, stained glass, projections, light pieces, statues, bas reliefs, engravings, carvings, frescoes, mobiles, collages, mosaics, tapestries, photographs, drawings, monuments, and fountains or combinations thereof, and that are one-of-a-kind or part of an original, numbered series. Public art does not include items manufactured in large quantities by means of industrial machines and/or reproductions. Architectural enhancements and design elements may be considered public art, when it is determined by the Farmington Area Arts Commission that it is demonstrably conveying ideas, meaning, cultural significance, or conceptual complexity with extremely high artistic merit. It should be more expressive than mere utilitarian architecture and quality building materials.

Add Section 34-5.20 Public Art Requirement

1. **Intent.** The City of Farmington Hills finds that the visual and aesthetic quality of development projects has a significant positive impact on property values, the local economy, and the character and vitality of the city. The meaningful and intentional inclusion of public art throughout the city can illuminate, nurture, and celebrate the diversity and history of the city, as well as foster the economic development of the community. To achieve these goals, public art should be integrated into development projects citywide.

As envisioned in the 2024 Farmington Hills Master Plan, public art is a placemaking strategy that provides benefits to the developed property on which it is located and the public, including, without limitation, enhancement of the character and aesthetics of developed property, surrounding properties, and the community in general. The purpose of this section is to enhance the City’s livability by encouraging works of art throughout the city and requiring the use and incorporation of publicly accessible art into significant development projects.

2. **Public Art Required.** The installation of public art in accordance with this Section is required for any non-public construction or renovation project with a construction cost of two million dollars (\$2,000,000.00) or more, except residential construction projects with fewer than four dwelling units and projects completely funded by legally established non-profit entities shall be required to meet the standards herein. For each year subsequent to the effective date of the Zoning Ordinance amendment adding this Section, the applicable construction cost threshold stated in the preceding sentence shall be increased in accordance with the Consumer Price Index (CPI) to reflect the rising costs of goods and materials.
3. **Public Art Requirements.** When public art is required per subsection 2 above, the subject site shall be designed and developed to include public art, as defined in Section 34-2.2, for placement in a public

place, publicly accessible private space, and/or integrated into the underlying architecture, landscape design or site, which shall be included as part of the site plan, and such public art shall comply with this Section and the following requirements:

- A. An applicant for site plan approval shall establish and submit to the City a budget for the public art required by this section based on the allocation of one-half (0.5) percent of the total project construction cost up to fifty thousand dollars (\$50,000.00) for applicable projects as provided in subsection 34-5.20.2, to be committed to the procurement and display of public art on the site. For each year subsequent to the effective date of the Zoning Ordinance amendment adding this Section, the maximum allocation amount in the preceding sentence shall be increased in accordance with the Consumer Price Index (CPI) to reflect the rising costs of goods and materials.
- B. The public art shall be submitted for approval to the Farmington Area Arts Commission (established under Chapter 2, Article IV, Division 8 of the City Code) prior to site plan approval. The Farmington Area Arts Commission shall not unreasonably withhold approval.

4. Placement.

- A. In addition to other placement and locational requirements in this ordinance, public art shall be placed:
 - (1) In locations that are visible from public streets, rights-of-ways, parks, or plazas, taking into consideration the circulation patterns for vehicles and pedestrians on-site and on adjacent public streets and sidewalks; and
 - (2) Out of the corner clearance area as provided in Section 34-5.10.
- B. Public art may be permitted in required front setbacks, if the Planning Commission finds that no other location meeting the requirements of this ordinance is feasible and such placement is approved by the Public Services Department Director.
- C. At the time of installation, the final location, installation, footings, and related details shall be subject to review and approval by the City Planner and Building Official.

5. Guidelines. At a minimum, works of public art shall:

- A. Be created by an artist, as defined in Section 2.2;
- B. Demonstrate excellence in aesthetic quality, workmanship, innovation and creativity;
- C. Be appropriate in size, scale, and form, and of materials or a media suitable for the site;
- D. Demonstrate feasibility in terms of budget, timeline, safety, durability, operation, maintenance, conservation, security, storage, and siting;
- E. Bring diversity to the existing collection of public art in the City, in terms of media, artistic discipline, or artistic approach;
- F. Reinforce the City's placemaking goals by reflecting and promoting the City's identity or the identity of individual neighborhoods or business districts within the City; and
- G. Be consistent with public art guidelines as may be adopted by the City of Farmington Hills.

6. Exemptions. The Planning Commission may waive, or partially waive, the public art requirement upon finding one or more of the following conditions apply:

- A. There is no feasible location on the subject property from which a work of art can be plainly and wholly seen by the public;
- B. The present or any planned land use of the subject property is such that placement of a work of art, in any media, on the property would be destructive to the work of art due to the activities related to the land use;
- C. The property is already fully developed in such a way that there is no location on the site for public art;
- D. Projects where the applicant donates funds equivalent to the amount required in Section 34-5.20.3 to a public art fund established by City Council;
- E. Projects where the applicant chooses to partially exempt a project from the public art requirement of this section to the extent the applicant chooses to donate funds less than the amount required in Section 34-5.20.3 to a public art fund established by City Council, in which case the budget required for public art shall be reduced by a corresponding amount; or
- F. Projects where the application of this requirement would constitute a governmental taking or otherwise be contrary to law under the particular facts and circumstances of that case, as determined by the Planning Commission, under the particular facts and circumstances of that case as explained in detail by the applicant as part of its application for site plan approval. The Planning Commission may request additional information from the applicant or property owner, if it determines that insufficient information is provided by them to make a determination. The applicant and property owner have all appeal rights as would otherwise be applicable to the determination of the Planning Commission.

7. Installation and Maintenance.

- A. The total allocation as established pursuant to subsection in Section 34-5.2.3.A. may be held as a Guarantee for Improvements as provided in Section 34-7.2. In addition:
 - i. Maintenance shall be the responsibility of the owner of the property in addition to the established allocation.
 - ii. Failure to install the public art as required by this subparagraph and in accordance with the approved site plan shall result in denial of a certificate of occupancy.
 - iii. In instances where circumstances beyond the reasonable control of the property owner or developer impede timely installment of the public art (including, without limitation, weather, delay in creation or fabrication of the public art, or delivery of the public art), the guarantee for improvements referenced above shall be deposited with the City and held to ensure installation and compliance with this section in accordance with a schedule established by the City Planner.
 - iv. In the event the public art is not fully installed within the period of time as established by the City Planner, the public art guarantee shall be forfeited to the City.
 - v. Failure to properly maintain the public art in accordance with the approved site plan is a violation of the zoning code and subject to enforcement pursuant to provisions of section 7.13 of this chapter.
- B. Public art required by this section shall be kept in good repair, free from refuse and debris. If public art becomes damaged or falls into disrepair, it shall be cleaned, repaired, or replaced with public art that complies with this section and is approved as an amendment to the site plan, within thirty (30) days after written notice from the city or within an extended reasonable

time period as specified on such notice if necessary to accommodate replacement of the public art.

FAAC – Draft City Code Amendment

Amend City Code Chapter 2, Article IV, Division 8. – Farmington Area Arts Commission to add the following underlined sentence at the end of Section 2-222:

Article IV. Section 2-222 – Purposes, authority and duties

The FAAC is charged with the authority and responsibility of supporting the cities of Farmington and Farmington Hills in efforts to ensure the arts and cultural heritage are integral components of daily life in our communities. FAAC is committed to arts advocacy by serving as a conduit between local government and arts organizations, artists, educators, and the community at large. The FAAC shall also be responsible for reviewing and approving public art under and in accordance with Section 34-5.20 of the City Zoning Ordinance.

MEMORANDUM

FROM: Cristia Brockway, Economic Development Director
TO: Farmington Hills City Council
CC: Gary Mekjian, City Manager, Charmaine Kettler-Schmult,
Planning and Community Development Director
DATE: April 14, 2025
SUBJECT: Art Initiative: Business and Property Owner Responses

Below are responses from key stakeholders regarding their interest and potential participation of adding art into future projects. Questions such as “if the City were to request or require art to be a part of your project, would this deter your investment”, “what is your thought on participating in the art initiative either by contributing to an art fund or incorporating art into your project”, “do you have any additional recommendations”?

- Corewell Health on Grand River
 - Indicated a positive response to incorporating art and would be interested in what type and where. Displayed interest in working with the City for appropriate locations.
- Grand Sakwa
 - Responded positively and described that contributing to an art fund would be the best approach. Decision making on what kind of art would then be taken off the developer during their project timeline.
- Humanetics
 - Had interest in murals as their artistic contribution. They originally wanted to display a large image of their crash dummies to promote seatbelt awareness. They indicated that any message can be made more “artsy”.
- 696 Center Property Owner on Farmington Road & 12 Mile Road
 - Interested in reserving space for art to be placed and installing well-designed landscaping for its incorporation. Open to discussing attractive open spaces.
- ZF off 12 Mile Road
 - Stated that mandatory art may be difficult in today’s economic climate. All funds generally go towards the true project operations. However, they shared that they would be willing to reserve space for the City to install art where possible.
- Westhills Office off 12 Mile Road
 - Shared that they would rather reserve space for art to be installed at a later time in partnership with the City. Investing in art would be difficult with new project cost projections.

In conclusion, the conversation of art (murals, sculptures, and creative landscaping) was received with positivity. Art adds positive value and curb appeal. Directly requiring investment and application may be met with more hesitancy. However, more guidance is needed for private property owners to consider and/or implement it.

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COMMUNITY ROOM
FEBRUARY 24, 2025 – 6:00PM**

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 6:00pm.

Council Members Present: Aldred, Boleware, Bruce, Dwyer, Knol and Rich

Council Members Absent: Bridges

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

DISCUSSION ON PUBLIC ART FUNDING OPTIONS

Referencing the February 24, 2025 memorandum *Public Art Funding Options*, City Manager Mekjian noted that public art was identified as a goal during the January 24, 2025 goal-setting session. Support for public art and its relationship to placemaking in the community was reinforced with the adoption of the Master Plan for Future Land Use that was adopted in August 2024. The topic was further discussed during two City Council study sessions held on July 8, 2024 and October 28, 2024. Council discussion included concerns about potential negative impacts of any public art requirement involving developers. However, after gathering input in October, the feedback suggested that similar initiatives in other communities have not deterred redevelopment. The latest version of the proposal has been developed with greater involvement from the Planning and Community Development Department and the City's planning consultants, with a focus on funding mechanisms.

Director Kettler-Schmult noted that at past meetings there was general consensus on incorporating public art as an optional feature in Planned Unit Development (PUD) projects, though the frequency of such developments in the future remains uncertain. She emphasized the need for a consistent approach to funding public art initiatives across both public and private developments to ensure a cohesive and sustainable program.

Referencing the Giffels Webster Public Art Funding Options memo dated February 13, 2025, Planning Consultant Bahm guided Council's discussion on potential funding sources for a public art program. The memo outlined five potential funding options, providing examples along with their respective advantages and disadvantages:

1. General Fund
2. Percent of Capital Improvement Projects
3. Percent of Private Development Projects
4. Grants
5. Crowdfunding and Community Fundraising

A table showing suggested funding source; percentage of contribution; threshold/range; and maximum contribution was included in the Giffels Webster report.

Discussion included:

- Successful programs typically adopt a blended approach, allowing for flexibility and adaptability as the program grows.
- A key point of discussion was the implementation of a “percent-for-art” ordinance, which would require developers of significant projects to allocate a portion of their budget to public art. The discussion acknowledged that such ordinances offer flexibility, with many communities setting lower percentages for smaller projects and increasing the requirement for larger developments. Pairing private sector contributions with public investment creates a fair and consistent approach, demonstrating the city's commitment to public art.
- Council also discussed how capital improvement projects could incorporate art funding. Ann Arbor’s model, which initially allocated one percent of the total capital improvement budget for public art before shifting to a project-by-project approach, was cited as an example. A threshold for projects eligible for art funding was suggested, with a cap of \$200,000 annually. While general fund dollars could support public art, enterprise funds, such as those used for water and sewer projects, would not be eligible.
- Council generally supported a phased approach, starting with modest funding commitments and refining the program over time. Whatever approach was used, it should ensure financial sustainability while remaining flexible.
- The use of tax capture from the Corridor Improvement Authority (CIA) was also discussed as a targeted funding source for public art in the Grand River corridor.
- As already mentioned, there was broad support for incorporating public art into Planned Unit Developments.
- As in prior meetings, some council members were hesitant about requiring private developers to contribute a set percentage toward public art. Concerns were raised about the potential impact on development and whether such a requirement could deter investment.
- An alternative suggestion was to allow developers to contribute to a public art fund rather than requiring installations on their properties, similar to the city’s approach to tree funds. This approach would provide flexibility in placing art in locations where it would have the most public visibility and impact.
- Council appeared to favor starting with small-scale initiatives, such as using crowdfunding and community fundraising to build excitement and gauge public interest in public art. Successful examples from other cities, including downtown Farmington’s pocket park project, were referenced as models for engaging the community. Locations such as the Hawk and Heritage Park were suggested as potential sites for initial public art projects funded through these grassroots efforts.
- The Arts Commission should play a central role in guiding public art efforts and providing expertise on placements and project selection.
- The need for a coordinated, well-planned approach to public art was emphasized, with members suggesting an Arts Master Plan to ensure consistency and strategic placement of installations.
- While Council remained cautious about mandating developer contributions, they acknowledged that policies could be adjusted based on feedback from the development community and changes in economic conditions. The discussion emphasized the need to establish a funding framework first, with implementation details and an overall master plan to follow.
- Council debated the appropriate level of funding, with some advocating for a cautious, incremental approach to avoid diverting funds from other community priorities, while others emphasized that the city is significantly behind – a decade behind – in public art compared to neighboring

communities. It was noted that relying solely on small contributions would not be sufficient to make a meaningful impact.

- The conversation also touched on how to formalize funding mechanisms. Options included establishing a public art fund as already mentioned, where collected fees would be allocated for projects, as well as incorporating public art requirements into ordinances or fee resolutions that could be adjusted over time. The Southfield model, which allows developers to either install artwork on their property or contribute to a fund, was referenced as a potential template. There was discussion about ensuring transparency in how funds are collected and used, with an emphasis on showcasing completed projects to build public awareness and support.
- Legal considerations were raised, particularly regarding the constitutional implications of requiring private developers to allocate funds for public art. The City Attorney and Council discussed the need for careful drafting of any ordinance to avoid over-regulation.
- Council suggested a tiered approach, exempting small projects and non-profits while applying a percentage-based contribution for larger developments. A proposal was floated to set the contribution at half of one percent for developments between \$1 million and \$10 million, with a cap of \$50,000. However, some members were hesitant about setting firm amounts before fully establishing a public art fund and gaining more experience with implementation.
- Overall, the discussion reflected seeking a balance between ensuring a steady funding stream for public art while avoiding undue burdens on developers. Council agreed that flexibility should be built into the program, allowing developers to choose between on-site installations and contributions to a public art fund. Further discussion would be needed to refine contribution levels, legal frameworks, and how to effectively launch and promote public art initiatives in the city.

The following next steps were suggested:

1. **Public Art in PUDs:** Suggest language that will require public art in Planned Unit Developments (PUDs), either through on-site installations or contributions to a public art fund. Alternatively, draft language could include public art as one of several acceptable public benefits, allowing for negotiation on a case by case basis.
2. **Corporate Feedback:** Mayor Pro Tem Dwyer suggested visiting with the top ten corporations in the City to assess support for private sector contributions to public art. He offered to visit these businesses in person, along with the Assistant City Manager and perhaps one other person.

Other items that remain topics of interest include:

1. **Public Art Fund:** Establish a public art fund to pool contributions from developers and other sources.
2. **Flexible Requirements for Private Development,** including a tiered approach that exempts smaller projects and non-profits while setting percentage-based contributions for larger developments.
3. **Integration with Architectural Enhancements:** Developers may be allowed to fulfill public art requirements through high-quality design and aesthetic improvements.
4. **Incremental Funding Approach:** Start with modest funding commitments and refine the program over time to ensure sustainability.
5. **Community Engagement:** Crowdfunding and community fundraising may be considered for initial projects to gauge public interest.
6. **Arts Commission Role:** The city's Arts Commission can provide expertise in selecting and placing public art.

7. **Legal Review:** The city attorney will provide guidance on structuring an ordinance and/or policies to ensure compliance with property rights laws.
8. **Further Study and Refinement:** The council will revisit private development contributions after additional research and stakeholder feedback

PRESENTATION FROM MAKE FOOD NOT WASTE

Director Rushlow introduced the discussion, explaining that the city has been working with Make Food Not Waste since September 2023 to explore strategies for reducing food waste. The initiative aligns with upcoming changes in materials management plans at the county level and the state's goal of cutting food waste in half by 2030. Director Rushlow emphasized the importance of establishing a blueprint to guide local efforts and turned the presentation over to Make Food Not Waste Executive Director Danielle Todd, who provided background on the issue.

Mike Csapo from RRRASOC (Resource Recovery and Recycling Authority of Southwest Oakland County) and Stephanie Osborn from Giffels Webster were also present.

Ms. Todd explained that Make Food Not Waste is a Detroit-based nonprofit focused exclusively on food waste reduction. The organization operates kitchens that transform food that would otherwise be discarded into meals and recently launched the "Every Bit Counts" program to address food waste more broadly. Approximately 40 percent of all food produced is wasted, making up about 25 to 30 percent of landfill content, where it releases methane, a harmful greenhouse gas. Reducing food waste is one of the most effective and cost-efficient strategies for combating climate change, as well as a way to conserve resources and reduce food insecurity.

At both the state and federal levels, policies support reducing food waste, but Michigan's Healthy Climate Plan currently lacks specific strategies for achieving its goal of a 50 percent reduction by 2030. Given that most food waste in Michigan originates in southeast Michigan due to its high population density, Ms. Todd suggested that focusing efforts on the region's 15 most populated cities could provide the greatest impact. Those cities alone produce approximately 750 million pounds of food waste annually, making them a key area for targeted reduction efforts.

To explore the feasibility of large-scale food waste reduction, Make Food Not Waste proposed a pilot study focusing on a single city to assess costs, logistics, and necessary resources. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) funded a 2024 study in Southfield, which engaged 17 local and national partners to analyze best practices. The study prioritized food waste prevention and recovery, with composting as a secondary component. The goal is to use the findings from Southfield to develop a scalable model that can be expanded to other cities in the region, ultimately contributing to the state's broader food waste reduction efforts.

The implementation of food waste reduction efforts will primarily be handled by the partner organizations involved in the planning phase, with cities playing a supportive role. The Southfield blueprint has been completed, and efforts are now focused on securing funding for its implementation while simultaneously developing similar plans for Farmington Hills, Canton, Livonia, Westland, and Dearborn. The goal is to complete these plans by late summer, after which funding will be sought through state, corporate, and private sources. Future expansion will target additional cities, starting with Ann Arbor and moving toward communities on the east side of Detroit.

The planning framework follows recommendations from the Environmental Protection Agency (EPA), prioritizing strategies that provide the highest environmental and financial benefits, such as preventing food waste before it occurs.

Addressing concerns about ordinances that prohibit feeding animals, Ms. Todd clarified that any food directed toward animal consumption would be collected and sent to farms rather than be distributed by individuals.

The broader materials management planning process at the county level is incorporating food waste reduction efforts, and several smaller cities, including Novi, Royal Oak, and St. Clair Shores, have expressed interest in joining the initiative.

A key component of the project is public education to help residents and businesses reduce food waste, manage expiration dates more effectively, and make better use of purchased food. Council expressed interest in adding educational materials to the city's website to help residents develop these skills, which were once taught in home economics courses but are now less commonly known or practiced. The discussion also highlighted the financial benefits of reducing food waste, as minimizing discarded food saves money for both households and businesses.

From a waste management perspective, composting is an important but complex aspect of the initiative. The county's materials management planning process will need to ensure that there are sufficient facilities to handle food waste at scale, such as the Spurt composting facility in Wixom.

The need for patience and thoughtful local planning was emphasized, as well as resident input, to develop a system that aligns with best practices and emerging state regulations.

The discussion concluded with an emphasis on engaging schools and businesses in food recovery efforts, such as reinstating "sharing tables" in schools where uneaten food can be set aside for those in need.

Director Rushlow said that next steps include distributing surveys to Farmington Hills residents and businesses to gather feedback that will help shape the city's food waste reduction plan, which is expected to be drafted by June.

ADJOURNMENT

The Study Session meeting was adjourned at 7:24pm.

Respectfully submitted,

Carly Lindahl, City Clerk

Public Art Program Funding Options

Public art plays a vital role in shaping vibrant, engaging communities by enhancing public spaces, fostering local culture, and promoting economic development. However, securing reliable funding for municipal public arts programs can be challenging, requiring a thoughtful approach that balances public and private investment. This memo outlines several potential funding strategies, including public allocations, grants, private partnerships, and community-driven initiatives. By considering a combination of these options, a sustainable funding model could be developed that ensures public art remains an integral part of the City of Farmington Hills for years to come.

1. **General Fund.** Public arts initiatives may be funded as a line item in the municipal budget. Programs relying on general fund contributions may require ongoing education and demonstration of tangible community benefits to ensure future support that weathers political change.
 - A. **Pros:** Flexible as funding may be increased/decreased annually.
 - B. **Cons:** Because it is flexible, it may also compete with other municipal services and can be reduced during budget shortfalls or economic downturns. This approach requires ongoing political support.
 - C. **Example:** Traverse City – their 2022-2023 Budget allocated \$30,000 from the general fund. This amount was the same in 2023-2024 and 2024-2025. (Note: the DDA contributed \$15,000 in 2023-2024 and 2024-2025).

2. **Percent of Capital Improvement Projects.** This approach commits the City to arts spending relative to capital improvement projects. The percentage and levels vary by community, with a standard model of about one percent (1%) of the costs of capital projects over \$500,000 with a maximum required contribution of \$100,000 - \$500,000. There are some models that focus only on projects that are visible to the public, such as parks, and exempting less visible projects, such as wastewater treatment plants.
 - A. **Pros:** The funding is a dedicated source and fluctuates along with capital spending. It ensures art is integrated into public spaces, contributing to placemaking, economic development, and community-building.
 - B. **Cons:** This approach does not guarantee a specific level of funding. Also, it tends to be geared towards permanent artworks rather than ongoing programming and temporary activities.
 - C. **Example:** By [Ordinance](#), the City of Ann Arbor allocates up to one percent (1%) for each capital project – not one percent of the overall CIP budget. The Ann Arbor Public Art Commission reviews the projects included in the CIP and provides a recommendation to City Council for which capital investment projects may be suitable for enhancement with public art. A sample report is [provided here](#).

3. **Percent of Private Development Projects.** This approach, which may be combined with any of the other models, ensures new public art accompanies private investment projects. Often a one percent (1%) program, similar to the public investment program described above, there is a threshold for the cost of development (often \$500,000 to \$1,000,000 or more) and expenditures are capped at a defined amount.
 - A. **Pros:** Engages property owners and investors into being partners in the community by creating more opportunities for public art. This approach also contributes to placemaking and economic development and can supplement other arts funding.
 - B. **Cons:** Only generates funding when new development of a significant amount is being developed. Developers may argue that project costs are increased. As noted above, funds will typically be restricted to permanent artworks, rather than programming or other arts activities.

- C. **Example:** By [Ordinance](#), the City of Southfield requires a budget for the public art at one-half (0.5) percent of the total project cost up to twelve thousand five hundred dollars (\$12,500.00) for projects between one million dollars (\$1,000,000.00) and two and a half million dollars (\$2,500,000.00), and one (1) percent of the total project cost up to twenty-five thousand dollars (\$25,000.00) for projects in excess of two and a half million dollars (\$2,500,000.00), to be committed to the procurement and display of public art on the site.
4. **Grants.** There are many different grant funding sources, from public (state and federal grants) to private philanthropy grants and community foundation grants.
 - A. **Pros:** Arts grants expand local funding capacity and can be used to supplement any of the other funding noted previously.
 - B. **Cons:** They are highly competitive, often still require matching local funds, and may be one-time funding rather than an ongoing source. There may be considerable staff time needed to pursue appropriate grant opportunities, prepare applications, track spending, and report back to the funder.
 - C. **Example:** The Michigan Arts and Culture Council (MACC) guides the “distribution of grants to entities who provide arts and cultural programs and services throughout Michigan ensuring that every citizen and community enjoys the civic, economic and educational benefits of arts and culture.” As of February 14, 2025, it appears the two programs listed (the Mission Support Grant and the Experience Support Grant) are currently closed.
 5. **Crowdfunding & Community Fundraising.** This approach has the potential to get the community involved and engaged with the arts.
 - A. **Pros:** The community can be directly involved, building grassroots support. Excitement and awareness may be raised through fundraising activities.
 - B. **Cons:** These strategies are unpredictable and very time-consuming to manage. They may be better for one-time projects rather than for sustainable funding.
 - C. **Example:** A [Patronicity crowdfunding event](#) for Northeast Grand Rapids public art raised \$50,000 in 2024 for murals, parks equipment and installation activities, and placemaking elements.
 6. **Other public funding sources.** There may be opportunities for arts funding from the City's TIF authorities, such as a Corridor Improvement Authority or Downtown Development Authority. See item 1 for pros/cons and an example of this funding type. Additionally, revenues from arts-related activities can also be generated. This can be supportive of both programming and public art maintenance. It encourages community participation also. However, it may lead to inconsistent revenue and could limit participation if tickets or fees are too high.

With all of the pros/cons noted above, it seems clear that a successful municipal public arts program benefits from a diversified funding strategy that blends multiple sources rather than relying on a single revenue stream. Fortunately, communities across the US have developed programs like these for many years and have seen success combining stable public funding—such as General Fund allocations or Percent-for-Art programs—with external sources like state and federal grants, corporate sponsorships, and crowdfunding. Doing so can provide both reliability and flexibility. This combined approach ensures that public art initiatives remain sustainable even during economic downturns, while also fostering community engagement and leveraging private sector investment. By exploring a mix of these funding mechanisms, the City can create a resilient and dynamic arts program that enhances public spaces, supports local artists, and strengthens civic identity.

A potential funding model for Farmington Hills is presented on the following page:

Source	Percentage	Threshold/Range	Maximum
Capital Projects	1%	\$1,000,000	\$200,000
Private Development*	0.5%	\$1,000,000 - \$2,500,000	\$12,500
	1%	Greater than \$2,500,000	\$25,000
CIA Contribution			\$15,000/year
General Fund			\$50,000/year until the Percent for Art program builds up a balance. To be used initially to create a public arts plan and develop a process and review standards for public art selection. Could also include additional funding as needed for arts programming in the city
Crowdfunding, fundraising, and grants	As needed.		

* Southfield MI standard

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COMMUNITY ROOM
OCTOBER 28, 2024 – 6:00PM**

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 6:00pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Council Members Absent: None

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

DISCUSSION ON ZONING TEXT AMENDMENTS

Council Member Rich introduced this agenda item, and City Manager Mekjian provided a brief overview, noting that Draft Zoning Text Amendment 2, 2024 had been discussed at the September 16, 2024 joint meeting with the Planning Commission.

Background

Referencing her October 28, 2024 memorandum, Director of Planning and Community Development Kettler-Schmult outlined the purpose of ZTE 2, 2024, emphasizing that the text amendments will help the Planning Commission consider opportunity cost, and provide the Commission with tools to be more selective and require higher quality development, to pressure the market to redevelop vacant or underutilized property, reduce blight, enhance community appearance, and provide a stronger basis for zoning enforcement.

The zoning text amendments primarily affect B-3 zoning classifications, transitioning several uses—such as automotive repair, drive-in restaurants, gasoline service stations, vehicle rental spaces, and car washes—from principal uses to those requiring special approval.

On October 17, the Planning Commission moved to recommend approval of the zoning text amendment with two changes:

- 1) To reduce the minimum number of outdoor seats for drive-through restaurants from eight to six.
- 2) Add language that would allow the Planning Commission to waive the outdoor seating requirement under certain limited circumstances.

The text amendment is part of a series of forthcoming updates to the Zoning Ordinance, to bring the ordinance more in line with the newly adopted Master Plan.

Council discussion

In response to questions, Director Kettler-Schmult gave the following information:

- Businesses legally operating under current zoning would maintain their legal conforming use status. Any new development will have to conform to the updated zoning ordinance.

- The term “drive-in restaurant” traditionally applies to both drive-in and drive-through establishments, such as A&W and McDonald’s. The definition is being updated to better reflect the intent of the ordinance. For instance, the definition should not include every restaurant that offers carry-out services.
- There were only two drive-in restaurants in the City.
- Regarding potential redundancy in the ordinance relative to the classification of coin-operated amusement devices, Director Kettler-Schmult clarified that the separate regulations reflected that such uses could serve as either primary or accessory functions, depending on the establishment.
- Regarding those uses that are transitioning to special uses, the change is designed to provide higher scrutiny while allowing existing businesses to continue operating under their current approvals. The Special Approval process ensures public notification and evaluation of impacts on neighboring properties.
- The intent behind limiting certain land uses, such as gas stations and repair shops, is to promote diverse, vibrant businesses while avoiding saturation of specific uses at key locations.
- Staff had conducted a study of the number of gas stations and car washes in nearby communities as well as in Farmington Hills; this information will be provided to Council.
- Opportunity cost is a way of explaining trade-offs in decision making. Filling prominent locations with certain businesses limits opportunities for other potential developments, impacting the city’s ability to attract new businesses.
- Design standards are still to be determined. The standards will be incorporated directly into the zoning ordinance.

City Attorney Joppich provided context on the broader process of implementing the Master Plan through incremental zoning amendments. The current amendments are the initial step, with additional amendments expected to follow, providing a phased implementation of the Master Plan.

DISCUSSION ON PUBLIC ART FUNDING

City Manager Mekjian summarized prior discussions and the City’s current contributions, including:

- Public art projects funded through the general fund, including the planned public art installation at 696 and Orchard Lake Road, and landscaping at the roundabout between 13 Mile and 14 Mile Roads (~\$350K project), which will prep that area for public art.
- Collaboration with developers to incorporate public art in new developments, particularly Planned Unit Developments.

Background - Director Kettler-Schmult

Director Kettler-Schmult provided an overview of positive community feedback during the recent Master Plan update process and research on funding mechanisms, noting various approaches used by other municipalities:

- Public funding through general funds or capital improvement projects.
- Private investment, including donations and grants.
- Rental/loan agreements with artists.
- Hybrid models, such as dedicated public art funds supported by developer contributions.

Public Art Examples and Case Studies – Planning Consultant Bahm, Giffels Webster

Utilizing a PowerPoint presentation, Planning Consultant Bahm elaborated on public art funding models from across the U.S. In 2023, \$4.4 billion of public art was commissioned by corporations, cities, airports, hospitals, churches, and other organizations.

- Benefit of percent for art programs
 - Provides a stream of funding, assuring public art projects will be planned each year.
 - Leverages private investment
- Michigan Programs
 - Southfield: CIP and private development, per formula
 - Marquette: General Fund \$30,000
 - Sterling Heights, General fund \$100,000
 - East Lansing: 1% of CIP, 1% site plan approvals
 - Ann Arbor: Allocates a percentage of its CIP budget per project.
 - Traverse City: Operates through its Downtown Development Authority with general funds, grants, and mini-grant programs.
- Programs throughout US – variety of funding methods:
 - Washington DC, Charlotte NC, Oklahoma City OK: 1% of CIP
 - States of Florida, Illinois, Minnesota: a percentage of construction/capital costs for state buildings
 - Tampa FL, Nashville Metro Area TN: percentage of CIP
 - Houston TX: Hotel/motel tax
 - Phoenix AZ: General Fund, public art funds, lottery revenue, regional and federal grants
 - Napa CA and Tampa FL: % of private development costs committed to art installation or contribution to public art fund
- Incentives and Zoning Tools
 - Density bonuses.
 - Overlay districts that support mixed-use development, specifically provide bonuses to developments that provide artist live/work space (Lowell MA).
 - Artist overlay districts and relocation programs to revitalize certain districts (Nashville TN & Paducah KY used this to revitalize historic districts).
 - Provide flexibility in land uses through Arts, Culture, and Small Business Overlay (Phoenix AZ).

Takeaway: There are different models of funding. As Council thinks about the kind of program you want to create, start to think about what you want, and what you don't want.

Takeaway: Who will approve and oversee the installation of public art? A formalized process could ensure consistency and equity in public art approvals.

Takeaway: Think about zoning tools and incentives that can be used in Farmington Hills

Council discussion:

Council Member Boleware shared her experience of repeat visits to Paducah, Kentucky, noting the success of its artist residency program in revitalizing the historic district.

Discussion focused on funding possibilities:

- CIP Contribution: Farmington Hills' CIP could allocate approximately \$50,000 annually to public art at 1%.
- Private Sector Involvement: Businesses like Mercedes-Benz are contributing to public art voluntarily.

- PUD Public Art Requirements: Council supports including public art in PUDs with a formalized evaluation process.
- Public art ordinances and/or policy could consider decommissioning or rotating some art to maintain vibrancy.
- Arts Commission Role: Emphasis on involving the Arts Commission and community members in public art decisions. Guidelines should be developed, such as no political advocacy.
- Southfield Case Study: Southfield's public art program has shown economic and community benefits.
- Council requested more information on how the City of Farmington funds its public art (Riley Park, the Raven), specifically whether it uses DDA funds or CIP allocations.
- What kind of art is Council looking for? Murals? Paint? Space? Sculpture?
- Can Tax Increment Financing (TIF) funds be used?

Guest Comments

Economic Development Director Brockway introduced guests from the development community and local DDAs, including Tony Antone, Kojaian Company; Gavin Beckford, Canton DDA; Matt Schiffman, CEO of PA Commercial; and Scott Elliott, Signature Associates.

Comments included:

- Developers need to know upfront what is important to a community. Requiring participation in public art is not a deterrent as long as costs are reasonable, and would not keep businesses from investing in Farmington Hills, but developers need clear guidelines and focused implementation, similar to understanding that trees are important to the City and there are rules about that.
- Businesses need to retain some control over the type of art installed so that it aligns with their business character.
- It is important to have landmarks in the City. Planning where public art is wanted, on what corridors, is important.
- ArtPrize in Grand Rapids has been immensely successful and has brought a lot of attention and business to that city.
- Developers partner with the communities where they operate. Being a partner for public art aligns with that philosophy.

Takeaway: Public art is generally supported by developers if guidelines are clear and costs reasonable.

Gavin Beckford, Economic Development and Downtown Development Authority Manager for Canton Township:

- Described Canton's partnership with the Midwest Sculpture Initiative, which rotates sculptures annually, funded by the DDA.
- Stressed the importance of a strategic, fair, and well-communicated plan for public art to avoid deterring businesses.
- Highlighted the need for comprehensive agreements with businesses, including provisions for maintenance of the art.

Equity and Small Business Concerns

There was a need for fairness when considering contributions from small businesses, which may operate on tighter budgets compared to larger corporations. A framework for private developer contributions could consider small and large businesses differently.

Next steps

City Manager Mekjian will come back with a recommendation:

- City's contribution to be based on public facility improvement.
- Develop a private contributions framework, acknowledging that private art contributions should be balanced, considering the financial capacity of small businesses.

On the question of offering incentives for developers contributing public art, City Attorney Joppich emphasized caution when using public art as a trade-off for zoning concessions like density or setback reductions, as this could undermine zoning regulations that are in place for a purpose.

Attorney Joppich also highlighted the importance of equity. Businesses must be treated fairly under any public art funding policy. He referred to Southfield's ordinance, which sets a \$1 million threshold for construction projects, with 1% of the project cost allocated to public art, capped at \$25,000. Projects below the threshold are exempt, providing a fair and balanced approach.

Planning for Public Art

- A Master Plan for Public Art, specifically to identify locations for art installations, could be considered.
- The Arts Commission should be involved in selecting art for designated locations. The Corridor Improvement Authority (CIA) could create its own plans for specific areas.
- Tax Increment Financing (TIF) funds could potentially be used for public art in the Grand River Corridor.
- Planning Consultant Bahm suggested starting with a pilot project on public properties and expanding based on the success of initial installations.

Mayor Rich thanked the participants, staff and Council for their contribution.

ADJOURNMENT

The Study Session meeting was adjourned at 7:18pm.

Respectfully submitted,

Carly Lindahl, City Clerk

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COMMUNITY ROOM
JULY 8, 2024 – 5:30PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 5:30pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol (arrived at 5:33pm), and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Lindahl, Assistant City Manager Mondora, Police Chief King, and City Attorney Joppich and Berger

CLOSED SESSION

CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO CONSIDER AND DISCUSS ATTORNEY CLIENT WRITTEN COMMUNICATIONS FROM THE CITY ATTORNEY UNDER SECTION 8(1)(H) OF THE OPEN MEETINGS ACT AND SETTLEMENT STRATEGY IN CONNECTION WITH PENDING LITIGATION UNDER SECTION 8(1)(E) OF THE OPEN MEETINGS ACT AND RELATING TO THE CASE OF GLENN V FARMINGTON HILLS (OAKLAND COUNTY CIRCUIT COURT; CASE NO. 2023-204484-NI). (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION).

MOTION by Bridges, support by Aldred, that the City Council of Farmington Hills hereby approves entering into a closed session to consider and discuss attorney client written communications from the City Attorney under Section 8(1)(h) of the Open Meetings Act and settlement strategy in connection with pending litigation under Section 8(1)(e) of the Open Meetings Act and relating to the case of Glenn v Farmington Hills (Oakland County Circuit Court; Case No. 2023-204484-NI).

Roll Call Vote:

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

MOTION CARRIED 7-0.

Council entered into open session immediately following the closed session at 6:29pm.

STUDY SESSION ITEMS

CITY COUNCIL TRAVEL AND ATTENDANCE AT CONFERENCES, AND MML DELEGATE DISCUSSION

City Manager Mekjian explained that as part of the budget adoption process, the City council agrees on a budgeted amount for City Council to attend Conferences and Workshops. This year’s City Council Conference budget includes:

- MML Convention (Fall, 3 people)
- Elected Officials Academy (Twice annually, 6 people)
- National League of Cities (Spring, 3 people)
- MML Capital Conference (Spring, 2 people)
- Michigan Association of Mayors (1 person)
- Mayor's Innovation Project (1 person Twice Annually, Winter & Summer)
- Mackinac Policy Conference (TBD)
- U.S. Conference of Mayors (1 person, Twice Annually)

At the conclusion of this year's City Council budget discussion on this topic, there was lack of clarity as to the consensus of City Council; City Administration is seeking clarity and consensus from Council on the following items:

- What conferences would City Council like to attend?
- What is the maximum number of City Councilmembers to attend these conferences?
- How would City Council prefer to address attendance at future conferences that are not budgeted?
- Who are the voting delegates for the fall MML convention?

The new budget will be amended to reflect any changes made.

Council discussion

Council discussion focused on past practice, which varied depending on available funding. There was some support for staying within the budgeted amount, and not continually increasing it. On the other hand, some councilmembers strongly supported allowing attendance at conferences where attendance will benefit the Council and the City and increasing the budget to make attendance possible for more members.

After discussion, consensus of Council appeared to support the following changes:

- Budget for 5 members to attend NLC, and 7 members to attend MML. As a practical matter, any Councilmember who wanted to attend NLC or MML meetings should be able to go; it is unlikely that the schedules of all Councilmembers will allow them all to attend the same conference at the same time.
- A Councilmember who is serving on a special committee at NLC or MML should be able to attend meetings related to that responsibility.
- The budgeted amount for NLC attendance is too low and should be raised.
- Meal allowances should be increased; allowed meal amounts have not changed since 2004.

Other discussion:

- The amount budgeted for the Mackinac Policy Conference will not cover the cost of attending that conference, which is very expensive. In any event, it is too late to register for this year's conference.
- The Elected Officials Academy is offering a hybrid version of their courses, with some attendance online.

- Regarding attendance at the fall MML conference, it was consensus of Council to have Mayor Rich as voting delegate, with Boleware as alternate. Councilmember Boleware will be honored at the first woman to go through the Women's Elected Leadership Intensive program.

DISCUSSION ON OPTIONS FOR PUBLIC ART FUNDING

City Manager Mekjian explained that City Council identified researching funding options for public art during its January 2024 goal session. Mekjian's July 8, 2024 memo provided information on how a variety of other communities fund, define, select, place, and decommission public art:

- Southfield, funding source: Zoning Ordinance. Oversight: Public Arts Commission/CC
- Marquette, funding source: \$30,000 General Fund Annually. Oversight: Public Arts Commission/CC
- Sterling Heights, funding source: \$100,000 General Fund Annually. Oversight: Arts Commission / Community Relations Dept.
- East Lansing, funding source: 1% of Public Facilities or Capital Improvements and 1% as part of site plan approvals up to \$25,000. Oversight: Public Arts Commission/CC

Council discussion

Art Funding and Public Appeal

- If public funds are utilized for art, the result should be broadly appealing, reflecting the interests of the general population who pay property taxes. Public money should not be invested in obscure art that fails to resonate with the majority of residents. Public art reflects a community's soul and enhances quality of life.
- Council discussed collaborating with the Arts Commission and/or hiring a consultant to create an art master plan, ensuring a cohesive strategy that aligns with the City's branding and financial considerations.
- Council stressed the importance of continued support for artists in Farmington and Farmington Hills.

Funding Strategies

- Council discussed developing a hybrid funding program, using both public and private funds. Public art is an investment in the community, and enhances quality of life.
- Southfield's model – capping contributions based on project value – was cited as a potential framework. This model had shown success, resulting in the integration of public art in Southfield, with positive reception from the business community there.
- In Sterling Heights the business community fought funding for public art via a percentage of development costs, and Sterling Heights ended up using General Fund money, with significant public art installed.
- Charging developers for public art increases the cost of doing business in a community. As an older community, Farmington Hills should do everything it can to make the community a desirable place for redevelopment. If the entire community wants public art, the entire community should pay for it.
- Mayor Rich said that at the Mayor's Conference, which was for cities with greater than 30,000 population, some mayors shared that in their cities 1/10 of 1% of development costs go toward public art. While sometimes this met initial resistance, eventually the public art enhanced the community so significantly that the business community came to fully support this effort.
- There appeared to be consensus that PUD agreements provided opportunities for integrating art as part of the public benefit of the agreement. PUDs allow for discretionary approval which could

include funding mechanisms like a percentage of project costs. This seemed like a fair exchange for getting certain zoning requirements waived.

- The new Hunter Square development is an appropriate place for art integration via the PUD tool, as has already been discussed during PUD approval. The new owner of that development has indicated they want to honor the discussions about a public art component.
- Other PUDs coming forward should be asked to have a public art component.
- Locations for public art funded via the General Fund or other dedicated budgets might include key intersections such as the 696 Interchange, 12 and Orchard Lake, Grand River and Halsted, Grand River and 8 Mile, the roundabout at Orchard Lake, etc.
 - Council will see a rendering of the gateway sign at Orchard Lake/696 at the August study session, proposed to be funded via the General Fund.
- Add public art to the 12-Mile Corridor, Orchard Lake Corridor and Grand River Corridor studies.

Legal Considerations

Art is speech. It is important to respect artists' and property owners' rights under the First Amendment. Public art initiatives must comply with legal standards while fostering artistic expression.

UPDATE FROM DTE REPRESENTATIVES

DTE representatives present this evening included:

- Jennifer Whittaker, DTE Government Affairs Liaison
- Brian Calka, Vice President, Distribution Operations
- Maria Arpino, Manager, Distribution Operations Strategy
- Dan Mahoney, Director of Policy and Regional Affairs and Corporate Affairs

Utilizing a PowerPoint presentation, DTE representatives led by Brian Calka focused on the following:

- Improvements in Farmington Hills since summer 2021.
- Description of how electrical service is delivered to Farmington Hills via 10 substations.
- In recent years, reliability performance in Farmington Hills has been driven by severe weather events, and DTE has invested \$50M in Farmington Hills in the past 5 years, split 50/50 between tree trimming and infrastructure improvements. An additional \$50M will be invested over the next 5 years.
- Based on nationally-accepted metrics, reliability in the City has improved, with residents experiencing as a whole 1.6 outages per year. If the rest of 2024 holds with what has been experienced so far, residents on average will experience .8 outages for the year.
- Absent severe weather, outages generally last no longer than 2 hours. Severe weather will extend outage time. For example, 80% of the outages in 2024 so far were a result of the June 19 storm.
- Any outage of 5 minutes or longer is considered an official outage.
- The system is designed to create very short outages should a fault occur – these are the outages that cause minor annoyances such as resetting clocks, etc.

In response to questions, the DTE representatives provided the following:

- Tree trimming strategies reduce outages related to trees by 50%.
- Retrofitting existing infrastructure from aboveground to underground is four to five times more expensive than constructing aboveground infrastructure, and is not the panacea many people think it will be.

- DTE knows where the most frequent outages occur in the City, and tries to address those areas by infrastructure investment and tree trimming.
- There is a new tool on the DTE website where a resident can see the most recent reliability performance information for their area: <https://www.dteenergy.com/us/en/residential/service-request/system-improvements/system-improvements/power-improvements-map.html>
- Transformers do not typically fail on clear summer days. If and when that happens, and if an address can be provided, DTE can provide information as to what caused that transformer to fail.
- All reliability numbers are backed by verifiable data.
- DTE will follow up with the City and HOA representative who has complained about DTE maintenance/upgrades being done with no notice to the neighborhood, including use of excavators with holes being left open.

Council discussion

- In some areas of the City residents have so many outages that they invest in expensive generators. Council is very aware of these areas because they receive calls from the residents.
- Council said that the reliability numbers cited by DTE do not reflect the experience of people on the ground, including in council member neighborhoods. Electricity goes out much more often than 1.6 times a year in many neighborhoods in the City. Every year the outages seem to increase, and the same neighborhoods have experienced a greater number of outages for many years, without apparent improvement.
- Farmington Hills has an aging population, some of whom depend on electricity to power live-supporting equipment.

DTE response

- Every utility in the country is dealing with an increase in severe weather events. DTE, and other utilities nationwide, are working to harden their grids, and to do what it takes to restore power much more quickly than has been historically done.
- DTE will be investing \$9B across the region in the next 5 years, with another \$50M spent in Farmington Hills. DTE is utilizing a 4-point plan:
 1. Accelerate the transition to a smart grid, in order to restore power more quickly and efficiently.
 2. Upgrade existing infrastructure.
 3. Rebuild the grid in some areas.
 4. Complete tree trim surge and remain on cycle.

Discussion of June 19, 2024, storm event

- Microbursts created significant havoc in this area; it was a devastating and extraordinary event with winds over 60mph resulting in heavy tree and equipment damage.
- As shown on the PowerPoint, over 110,000 customers were out of power. DTE replaced thousands of assets in the field, using manual processes (not a quick restoration activity).
- For this type of event, every DTE employee fulfills a storm role.
- DTE brought in 200 crews from outside the state; in hindsight they should have brought in more.
- The goal is to restore power for all residents within 48 hours. 92% of outage locations were restored within 48 hours. 99.8% were restored in 72 hours. Farmington Hills estimate accuracy was 49%; DTE is working to improve its estimate accuracy.

Closing discussion

- Council continued to be concerned about the number of City residents who complain about having unreliable power, with frequent outages. The reliability statistics presented by DTE did not seem accurate in light of the number of complaints received.
- Council asked for more frequent updates.
- Council asked about tree trimming that shaved an area out of the center of the tree, with branches above and below the DTE lines.

In response, DTE representatives explained that they will offer to remove trees, but homeowners typically don't want to have the tree removed, so the trimming as just described occurs. The tree has to be trimmed in a way that give clearance that will last 5 years, until the next tree trimming cycle occurs in the area.

Council suggested that DTE offer a stipend for tree replacement, if permission is given for tree removal.

Council thanked the DTE team for their attendance this evening.

ADJOURNMENT

The study session meeting adjourned at 7:23pm.

Respectfully submitted,

Carly Lindahl, City Clerk



TO: Mayor and City Council
FROM: Gary Mekjian, City Manager *Gary Mekjian*
DATE: July 8, 2024
RE: Options for Public Art Funding

City Council identified the referenced during its January 2024 goal session. This memo is an effort to provide City Council with some background on how other communities fund, define, select, place, and decommission public art.

I am attaching information from the Cities of Southfield, Marquette, and East Lansing. I've also communicated with the City of Sterling Heights on its program as well. Below is a quick summary of my findings:

CITY	FUNDING SOURCE	OVERSIGHT
Southfield	Zoning Ordinance	Public Arts Commission/CC
Marquette	\$30,000 General Fund Annually	Public Arts Commission/CC
Sterling Heights	\$100,000 General Fund Annually	Arts Commission/Community Relations Dept.
East Lansing	1% of Public Facilities or Capital Improvements and 1% as part of site plan approvals up to \$25,000	Public Arts Commission/CC

While this may not be an exhaustive list of funding options for public art, this memo represents an effort to provide some initial background materials to City Council on this topic.

Based on this information, I am respectfully requesting input and guidance from City Council on the approach it would like to pursue from a funding perspective. Once direction is provided, staff along with the City Attorney can continue their ongoing efforts to research and provide further detailed information to be provided at a future study session.

footcandle along property lines. Light intensity shall not exceed a maximum of 10 footcandles in any given area.

- (d) City Council, at its sole discretion, may allow for an increased level of lighting above maximum permissible levels when it can be demonstrated that such lighting is necessary for safety and security purposes.
 - (e) All lighting potentially visible from an adjacent street, except pedestrian-oriented bollard lighting less than 42 inches, shall be indirect or shall incorporate a full cut-off shield-type fixture. No light slipover shall occur outside of the property boundaries.
 - (f) Lighting fixtures shall not exceed a height of 20 feet. In portions of a site adjacent to residential areas, lighting fixtures shall not exceed a height of 15 feet.
- (2) Light and glare from indirect sources are subject to the following:
- (a) Glare from any process (such as or similar to arc welding or acetylene torch cutting) which emits harmful ultraviolet rays shall be performed in such a manner so as not to be seen from any point beyond the property line, and so as not to create a public nuisance or hazard along lot lines.
 - (b) The design and/or screening of the development shall insure that glare from automobile and commercial or industrial vehicle headlights shall not be directed into any adjacent property, particularly residential property.
 - (c) Exterior doors shall be located, operated, and maintained so as to prevent any glare and light from creating a nuisance or safety hazard to operators of motor vehicles, pedestrians, and adjacent properties.

5.22-5 Public Art Requirement (Amended – Ordinance 1657 – 4/3/16)

Unless the project is exempt from this requirement pursuant to Sec. 5.22-5 (4) of this section, the site shall be designed and developed to contain public art as defined by Sec 1.180(a) of Chapter 4, Article VI, Title I of the City Code and in accordance with the following:

- (1) A budget for the public art required by this section shall be established based on the allocation of 0.5% of the total project cost up to \$12,500 for projects between \$1.0 million and \$2.5 million dollars, and 1% of the total project cost up to \$25,000 for projects in excess of \$2.5 million dollars, to be committed to the procurement and display of public art on the site.
- (2) The public art shall be a work of art as defined by Sec 1.180 of Chapter 4, Article VI, Title I of the City Code and shall be approved by the City's Public Art Commission in accordance with the definition of public art and the standards set forth in Sec 1.180(a) of Chapter 4, Article VI, Title I of the City Code and the City Council prior to site plan approval. The approval by the Public Art Commission and City Council shall not be unreasonably withheld.
- (3) The total allocation as established pursuant to Sec. 5.22-5 (1) shall be held in the name of the City to be held in the Public Art Fund trust account pursuant to Sec 1.180(b)(7) of Chapter 4, Article VI, Title I. Maintenance shall be the responsibility of the owner of the property in addition to the allocation established by Sec. 5.22-5 (1). Failure to install the public art as required by this subparagraph and in accordance with the approved site plan shall result

in denial of a certificate of occupancy. In instances where, due to circumstances beyond the reasonable control of the property owner which impedes timely installment of the work of art, such as weather, delay in fabrication or delivery of the work of art, etc., a cash bond in an amount equal to the public art allocation requirement as set forth in Subsection (1) hereof (the “Public Art Bond”) may be deposited with the City Clerk to insure compliance with this section. In the event the work of art is not fully installed within the period of time as established by the City Planner, the Public Art Bond shall be forfeited to the City and the proceeds thereof shall be deposited in the Public Art Fund established pursuant to Subsection 1.180(b)(7) of Chapter 4, Article VI of Title 1 of the City Code. Failure to properly maintain the public art in accordance with the approved site plan is a violation of the zoning code and subject to enforcement pursuant to the provisions of Sec. 5.206 of this Chapter. Prior to any enforcement action a violation notice shall be sent to the responsible party. A failure to cure the violation within 30 days shall constitute a violation and each day thereafter that the violation remains uncured shall constitute a separate offense. (Amended – Ordinance 1693 – 6/14/18)

- (4) The following projects are exempt from the public art requirements of this section:
- (a) Projects where the application of this requirement would constitute a governmental taking or otherwise be contrary to law, as determined by the Director of Planning, under the particular facts and circumstances of that case as explained in detail by the applicant. The Director of Planning may request additional information from the applicant if insufficient information is provided with the site plan to make a determination. The applicant has all appeal rights as would otherwise be applicable to any determination by the Director of Planning.
 - (b) Projects where the total project cost is less than \$1 million dollars.
 - (c) Residential projects containing fewer than 4 residential units.
 - (d) Projects where, upon issuance of the building permit, the applicant donates an amount equivalent to the amount required in Sec. 5.22-5 (1) of this paragraph to the public art fund as established pursuant to Sec 1.180(b)(7) of Chapter 4, Article VI, Title I of the City Code or donates a “work of art” to the fund that is approved by the Public Art Commission and is of equal value to the requirements established in Sec. 5.22-5 (1) of this Section.
 - (e) Projects that are renovations of existing buildings where the total project cost is less than \$1.0 million.
- (5) A developer may choose to partially exempt a project from the public art requirement of this section to the extent the developer chooses to donate funds or works of art less than the amount established pursuant to Sec. 5.22-

5(1) of this Section in which case the budget required for public art shall be reduced by a corresponding amount.

- (6) Public art approved per the requirements and procedures of this section, and per site plan review by the person, commission, or council having jurisdiction, shall be permitted in required front setbacks. The final location, installation, footings, etc. are subject to review and approval by the City Planner and Building Official. (Amended – Ordinance 1776 – 10/26/23)

5.22-6 STORMWATER MANAGEMENT AND WATER QUALITY (RESERVED) (Amended – Ordinance 1678 – 7/6/17)

5.22-7 Medical Marihuana Facilities (Amended – Ordinance 1709 – 10/3/19)

The purpose of this Section is to exercise the police, regulatory, and land use powers of the City of Southfield by licensing and regulating medical marihuana provisioning centers, medical marihuana grow facilities, medical marihuana safety compliance facilities, medical marihuana secure transporters, and medical marihuana processing facilities to the extent permissible under State and Federal laws and regulations and to protect the public health, safety, and welfare of the residents of Southfield; and as such this section constitutes a public purpose.

The City of Southfield finds that the activities described in this section are significantly connected to the public health, safety, and welfare of its citizens and it is therefore necessary to regulate and enforce safety, security, fire, police, health and sanitation practices related to such activities and also to provide a method to defray administrative costs incurred by such regulation and enforcement.

The City of Southfield further finds and declares that economic development, including job creation and training, and the protection of the health, safety, and welfare of Southfield Neighborhoods and residents are public purposes.

Except as may be required or permitted by law or regulation, it is not the intent of this Section to diminish, abrogate, or restrict the protections for medical use of marihuana found in the Michigan Medical Marihuana Act, the Medical Marihuana Facilities Licensing Act, or Article 19 Section 5.179 of the Zoning Ordinance.

The following uses may be Permitted by Right or Permitted Subject to Special Use Approval upon the review and approval of the City Council after a recommendation from the Planning Commission. The use or uses shall only be approved when the following conditions have been satisfied and all licensing provisions in Chapter 70 have been met. This section promotes and protects the public health, safety and welfare and mitigates potential deleterious impacts to surrounding properties and persons and conforms with the policies and requirements of the Michigan Medical Marihuana Act, P.A. 2008, Initiated Law 1 (MMMA), MCL 333.26421, et seq. (hereinafter “MMMA”), as amended, the Medical Marihuana Facilities Licensing Act (MMFLA), MCL 333.2701 (hereinafter MMFLA) and the Marihuana Tracking Act (MTA), MCL 333.27901 (hereinafter MTA). A use which purports to have engaged in the medical use of marihuana either prior to enactment of said Acts, or after enactment of said Acts but without being legally registered by the Department, shall be deemed to not be a legally established use, and therefore not entitled to legal

CITY OF MARQUETTE, MICHIGAN

CITY COMMISSION POLICY

Policy Number: 2017-01	Revision Date:
Date Adopted: September 25, 2017	Effective Date: Fiscal Year 2018 (10/1/2017)
Department: City of Marquette Arts & Culture	

SUBJECT: MARQUETTE PUBLIC ART POLICY

AUTHORITY: City of Marquette Arts and Culture Master Plan, adopted July 2014 by the Marquette City Commission

PURPOSE: The City recognizes that the inclusion of art in appropriate capital improvement projects in the City will promote its cultural heritage and artistic development, enhance the City’s character and identity, contribute to economic development and tourism, add warmth, dignity, beauty and accessibility to spaces accessible to the public, and expand the experience and participation of citizens with the arts. A policy is therefore established to create a Public Art Commission and make funding available to support the inclusion of works of art in public spaces in the City.

POLICY:

I. Definitions

- A. “Public art” means both temporary and permanent works of art created, purchased, produced or otherwise acquired for display on or in public spaces or facilities. Public art means the product of a skilled artist (or group of artists) and includes, but is not limited to, material aesthetic enhancement of a building or landscape, paintings, sculpture, engravings, murals, mobiles, photographs, drawings, performance art, works in video and sound, and works in fiber.
- B. “Material aesthetic enhancement” means the skilled application of artistic elements to the publicly visible features of a public project or a capital improvement project, which may include the placement of works of art or design elements, or specially designed plazas, atriums, or other spaces open to the public.
- C. “Enhanced project” means a capital improvement project that includes public art.
- D. “Capital improvement project” (CIP) means any capital project paid for wholly or in part by the City or the City Downtown Development Authority (DDA) for the construction or substantial renovation of any building, facility or open space (such as a boulevard or streetscaping project) to which the public is generally invited.
 - 1. For purposes of this definition, a “substantial renovation project” is one that has been included in the City’s capital improvement program. A renovation project is “substantial” if it affects twenty-five percent (25%) or more of the square footage of the building, facility, or open space under renovation.

2. The following capital improvement projects are “exempt” from being an Enhanced Project under this Policy:
 - i. Water, stormwater or wastewater facilities, except for office buildings.
 - ii. Maintenance projects.
3. The exemptions set forth in this subsection do not preclude funding for public art from being included in an exempt CIP. City departments are encouraged, but not required, to include public art in exempt CIPs.

II. Marquette Public Art Commission

- A. The oversight body empowered to carry out this policy will be the Marquette Public Art Commission, hereinafter known as “MPAC”.
- B. Membership, Appointment, and Terms.
 1. MPAC will be made up of seven (7) regular members and one (1) ex officio member chosen from City staff. Regular members will be appointed by the City Commission and will include at least four (4) members who are art professionals (artist, performing artist, architect, landscape architect, curator, arts writer, arts educator, arts administrator or individual with a college level degree in an art field). All members will meet the residency requirements set forth in the City Charter.
 2. MPAC members will serve three (3) year terms and the membership terms will be staggered. To achieve staggered appointments, the initial appointments to MPAC will have two (2) members appointed to one (1) year terms, three (3) members appointed to two (2) year terms and two (2) members appointed to three (3) year terms.
 3. Members of MPAC will be subject to the same term limits and ethical requirements as other boards in the City.
 4. Members of MPAC are volunteers and will serve without compensation or reimbursement for personal expenses, unless specifically approved by the City Commission.
- C. Officers. There will be a Chair and Vice-Chair of the Commission. MPAC will elect all officers from its membership for a term of one (1) year and will determine responsibilities of the officers.
- D. Meetings. MPAC will hold regularly scheduled meetings, and will determine the frequency, time and location of meetings. All meetings will be conducted in accordance with the Michigan Open Meetings Act.
- E. Duties. MPAC will:
 1. Make recommendations regarding disbursement of public art funds to acquire, produce, install, maintain, alter, relocate or remove public art;
 2. Develop guidelines, with input from the public, to implement the provisions of this policy, including procedures for soliciting and selecting public art and for determining suitable locations for public art;
 3. Work with City staff to conduct an initial and ongoing inventory, map and document existing public art and public art under construction in the City, and make the information publically available;
 4. Work with City staff to identify upcoming City capital improvement projects and the type and amount of public art that may be appropriate for such projects;
 5. Consult with donors of art works to the City on behalf of the City;
 6. Promote inclusion of art by private developers in spaces open to or visible to the public on private property in the City;

7. Foster public/private partnerships to support public art;
8. Promote awareness and understanding of public art;
9. Provide advice to and assist potential donors of art and private developers regarding possible public locations for placement of art when such art cannot be placed on City property or incorporated into a capital project of the City; and
10. Perform any related duty delegated by City Commission.

III. Funding

A. Public Art Fund.

1. A Public Art Fund (“PAF”) is established by the City as a separate, special revenue fund into which public art funding is deposited, transferred and used for the acquisition, commissioning, performance, exhibition and cleaning, repair, and restoration of public art as recommended by MPAC and approved by the City Commission.
2. PAF funds may be used for the following purposes:
 - i. Artist fees and artist travel related to the training, education and performance of art open to the general public.
 - ii. Artist fees and artist travel and expenses that are related to the City’s commission or purchase of public art.
 - iii. Purchase of equipment to be used in performing art.
 - iv. Leasing of equipment and space for education, practice and performance.
 - v. Fabrication, storage, and installation of a commissioned work of public art.
 - vi. Acquisition of existing works of public art.
 - vii. Decorative, ornamental or functional elements that are designed by an artist selected specifically for the project and through the processes established by MPAC.
 - viii. Fees associated with the lease of works of public art for temporary display.
 - ix. Required permits and insurance during the fabrication and installation of the public art per contract.
 - x. Project consultants and contracted services.
 - xi. Curatorial services.
 - xii. Public art planning services.
 - xiii. Documentation and interpretive plaques.
 - xiv. Publicity for public art projects.
 - xv. Education and outreach regarding public art.
 - xvi. Conservation and maintenance of works in the City of Marquette public art collection.
 - xvii. Such other and further expenditures deemed appropriate by MPAC.
3. PAF funds may not be used for:
 - i. Mass produced work, with the exception of limited editions controlled by the artist.
 - ii. Professional graphics, unless designed or executed by an artist or used in the development of collateral material for education or publicity for public art.
4. Authorization of PAF Expenditures. The Chair of the MPAC or designee and the City Manager or designee will be jointly required to authorize expenditures of PAF funds pursuant to decisions of the MPAC and in accordance with the City’s ordinances and purchasing policies.

5. PAF Annual Report. Each year MPAC, with the assistance of City staff, will prepare an annual report to be presented to the City Commission which provides for a detailed accounting of all PAF monies spent and/or earmarked for public art expenditures.

B. City Funding Commitment.

1. Capital improvement projects ("CIP"s) initiated after the effective date of this Policy, unless designated "exempt" under this Policy, are eligible for designation as an Enhanced Project.
2. Each fiscal year the City Commission will appropriate from the City's General Fund to the Public Art Fund (PAF) the amount of \$30,000.00, which will be adjusted each year by the State property tax inflation rate multiplier then in effect, or 5%, whichever is less. The funds will be appropriated beginning with fiscal year 2018. The appropriated funds will be designated by the MPAC as follows:
 - i. To a proposed CIP for purposes of making it an Enhanced Project; or
 - ii. To the PAF to be accumulated and expended for public art at a site other than a CIP, as determined by the MPAC; or
 - iii. To install public art or make a material aesthetic enhancement to any City site.
3. At least annually and in advance of the City budgeting process, City staff will provide MPAC a written report of short-term and long-term CIPs undertaken by the City. MPAC and City staff will work together to identify each CIP that the MPAC will designate as an Enhanced Project.
4. MPAC will provide input to the public art component of a CIP that is designated an Enhanced Project early in the planning of the project. Such input will include:
 - i. Selection of the artist before or during the architectural design phase for the purpose of integrating the public art component into the total design of the CIP.
 - ii. Inclusion of the public art component of the CIP in any relevant RFQs, RFPs, or contracts for design of the Enhanced Project.
5. MPAC and City staff will make reasonable efforts to plan MPAC's input to the Enhanced Project in a manner that enables the completed design of the public art elements to be presented to the City Commission prior to the Commission's consideration of any contract to construct or produce the Enhanced Project or public art elements.
6. No public art from public funding may be placed on private property.

- C. Private Funding for Public Art. MPAC may form a nonprofit corporation for the purpose of accepting monetary gifts, grants, donations, or awards for public art and may work with nonprofit or other organizations to raise funds for public art. These funds will have the same purposes and uses as PAF funds, as described in this Policy.

IV. Private Developer-Initiated Art on Private Property Open to the Public

- A. The City departments will amend land use applications to identify a point of contact for the MPAC who will discuss incorporating art into the spaces of the private development that are open to the public. Applicants will be encouraged, but not required, to devote one percent (1%) of the cost of new non-City-initiated construction or redevelopment projects to the placement of art in the privately developed space.
- B. The City may develop other incentives to encourage private developers to include public art in their projects to further the intent of this Policy.

V. Ownership and Maintenance of Public Art

- A. No work of art will be considered for construction or acquisition under this chapter without an estimate of, and plan to pay for, future maintenance costs.
- B. Routine maintenance of public art will be provided by the City service area responsible for maintenance of the facility or space where the art is located. "Routine maintenance" means periodic cleaning, regular mechanical maintenance, operational costs, and other necessary upkeep resulting from normal use. Funds for extraordinary maintenance or refurbishment, including structural reconstruction, will be drawn from the PAF or such other funds as the City Commission may appropriate. No extraordinary maintenance, repair, relocation or alteration of public art will be undertaken without prior recommendation by or consultation with MPAC.
- C. All permanent art acquired pursuant to this policy will be the sole property of the City unless an alternative arrangement is recommended by MPAC and approved by the City Commission.
- D. All temporary art will remain the property of that person or those persons who have created the art or offered it for display.

VI. Deaccessioning of Public Art

Deaccessioning of public art will be considered only after a careful and impartial evaluation of the artwork within the context of the collection as a whole. At the beginning of the process, MPAC will make a reasonable effort to notify any living artist whose work is being considered for deaccessioning. MPAC may consider the deaccession of artwork for one or more of the following reasons in the event that it cannot be re-sited:

- A. The artwork has been damaged or has deteriorated and repair is impractical or unfeasible.
- B. The artwork endangers public safety.
- C. In the case of site-specific artwork, the artwork is destroyed by severely altering its relationship to the site.
- D. The artwork requires excessive maintenance or has faults of design or workmanship.

Introduced: 08/06/14
Public Hearing: 10/07/14
Adopted: 10/07/14
Effective: 10/15/14

CITY OF EAST LANSING

ORDINANCE NO. 1339

AN ORDINANCE TO AMEND SECTIONS 2-311, 2-312 AND 2-313 of ARTICLE V AND TO ADD SECTION 2-313a TO ARTICLE V - BOARDS AND COMMISSIONS - OF CHAPTER 2 - ADMINISTRATION AND SECTIONS 50-37 AND 50-38 OF ARTICLE II - ADMINISTRATION AND ENFORCEMENT - OF CHAPTER 50 - ZONING - OF THE CODE OF THE CITY OF EAST LANSING TO ESTABLISH A PUBLIC ART REQUIREMENT FOR FUTURE DEVELOPMENTS AND PROVIDE EXCEPTIONS THERETO.

WHEREAS, the City of East Lansing is committed to providing and promoting public art for the general health and welfare of its citizens and the community in general; and

WHEREAS, the State of Michigan has recognized, through the enactment of The Faxon-McNamee Art in Public Places Act (MCL 18.71 et seq.), the importance of promoting art in government spaces and facilities; and

WHEREAS, the City Council has determined that promoting art in private developments, especially those in which government incentives are used to assist the development, is equally important to the general health and welfare of its citizens; and

WHEREAS, the City Council has determined that the creation of additional public art will improve the aesthetic quality of public spaces and structures, provide cultural and recreational opportunities, contribute to the local heritage, stimulate economic activity and promote the general welfare of the community.

THE CITY OF EAST LANSING ORDAINS:

Sections 2-311, 2-312 and 2-313 of Article V - Boards And Commissions - of Chapter 2 - Administration and Sections 50-37 and 50-38 of Article II - Administration and Enforcement - of Chapter 50 - Zoning - of the Code of the City of East Lansing are hereby amended, and Section 2-313a is hereby added to Article V of Chapter 2, to read as follows:

Sec. 2-311. Duties.

(a) It shall be the duty of the arts commission to advise the city council on matters pertaining to arts programs within the city. These duties shall also include the review of requests for support, monetary or otherwise, submitted to the city; advise on the priority of such requests; develop and/or sponsor activities in performing arts and crafts, and visual arts.

(b) The arts commission shall also be responsible for promoting arts in the community, to include, but not be limited to, dissemination of knowledge with regard to the arts, recognizing local artists and their work when appropriate, and cooperation with metropolitan agencies also dealing in the arts.

(c) The commission shall be responsible for implementing a public art program so as to provide for the acquisition, placement, and display of works of art within the city. The public art program shall be administered subject to the approval of the city council.

(d) The commission shall be responsible for reviewing the proposed public art accompanying a developer's site plan application for compliance with the requirements and review standards of Sec. 50-38(6) of the City Code and making a recommendation to the City Council as to whether or not the proposed public art is in compliance. If the Commission determines the proposed public art is not in compliance, it shall advise the developer and City Council of the reason it is not in compliance and what steps may be taken to have the proposed public art comply with the applicable requirements and standards.

(e) The commission shall be responsible for reviewing a proposed "donated work of art" proposed to be donated to comply with the exception requirement of Sec. 50-38(6)-d.-4 of the City Code and making a recommendation to the City Council as to whether or not the proposed public art is in compliance with the review standards. If the Commission determines the proposed public art is not in compliance, it shall advise the developer and City Council of the reason it is not in compliance and what steps may be taken to have the proposed donated public art comply with the applicable requirements and standards.

Sec. 2-312. Public art fund established.

(a) *Public funding.* There is further hereby established a "Public Art Fund" to which shall be appropriated each year by the city council an amount equal to one percent of the-cost to the City's general fund of all public facilities or city capital improvement projects unless public art is not legally permissible due to the constraints imposed by the funding mechanism. The funds shall be appropriated the fiscal year following the fiscal year in which the public facilities or city capital improvement project is completed. The process of funding under this provision shall begin in the fiscal year 2015. All such funds as are appropriated to the public art fund may be accumulated and expended for such public art, from time to time, as hereinafter provided. No public art from public funding may be placed on private property.

(b) *Private funding of public art.* All funds placed into the Public Art Fund through private donations or donations creating an exemption to the public art requirement of Sec. 50-38(6) of the City Code shall be expended for public art as hereafter provided.

Sec. 2-313. Definitions.

The following definitions will apply in the interpretation and administration of the public art program and fund.

Architect means the person or firm (architect, landscape architect, interior designer, other design professional, or city staff member) who may be designing construction projects.

Artist means a practitioner in the visual arts, generally recognized by critics and his/her peers as professional, who produces work as described in the definition of "works of art" in this section.

Arts commission means the East Lansing Arts Commission.

Capital project means that portion of any project paid from any of the capital improvement funds by the City of East Lansing used to construct or remodel any building, structure, park, street, sidewalk, parking facility, or utility, or any portion thereof, including permanent fixtures to any building owned, operated, and maintained by the city.

City means the City of East Lansing.

Contracting agency means the City of East Lansing.

Public art means works of art purchased through the public art fund or through the public art requirement of Sec. 50-38(6) of the City Code that are located in highly visible public areas or private property areas that are highly visible from public areas. These are:

- (1) Outdoor areas on public property or outdoor areas on private property that are highly visible from public areas.
- (2) Interior areas that are highly traveled public areas in public or private buildings. Specifically excluded are interior areas not accessible to the general public (e.g., offices, work stations, cafeterias).
- (3) Interior and exterior wall surfaces on or in public or private buildings when the work of art is attached to the wall surface, such as a mosaic or mural and the wall surface is visible from an area that is highly traveled by the public.

Public art fund means those monies appropriated by city council pursuant to this division, plus any other funds received by the city specifically designated to be used for the purchase of public art.

Total project cost means the total value of the project as determined by the building official as indicated on the building permit that is issued by the City for that project.

Works of art means all forms of original creations of visual art, including, but not limited to:

- (1) Sculpture: In the round, bas relief, high relief, mobile, fountain, kinetic, electronic, etc., in any material or combination of materials.
- (2) Painting: All media, including portable and permanently affixed works, such as murals and frescoes.
- (3) Mosaics.
- (4) Mixed media: Any combination of forms or media including collage.
- (5) Performing arts.
- (6) Digital art.
- (7) Architecture meeting the criteria of 2-313a.

Sec. 2-313a. Criteria for approving architecture as art.

The following criteria shall be used to determine, on a case-by-case basis, whether architecture can be considered art for purposes of fulfilling the city's public art requirement.

- (a) The architect shall be substantially recognized by the art world in shows, museums, and/or publications.
- (b) When reviewing architecture as art, the underlying concept of the architecture shall be expressive as more than mere utilitarian architecture. The architecture as a whole, or certain architectural features, shall express ideas or meaning and have cultural significance or conceptual complexity in relation to the totality of the object.
- (c) In the alternative, architecture can be considered art if it is created as a collaborative effort with an artist, the artist does a majority of the work, the artist has major design control of the portions of the architecture to be considered art, and the artist has been brought in early in the process. The artist shall have experience and knowledge of monumental scale sculpture.
- (d) The architecture must meet the definition of public art on private property as defined in Sec. 2-313 of this code.
- (e) The architecture must be approved by the Arts Commission pursuant to the following additional procedures and standards.

- (1) A developer must make two presentations to the Arts Commission. The first presentation shall be made prior to the development application being deemed complete. The developer must submit a maquette and other materials which satisfactorily illustrate the proposed conceptual development. The developer and architect must submit a conceptual statement expressing why the architecture should be considered art, including an explanation of the ideas, meaning, cultural significance or conceptual complexity expressed in the architecture. The second presentation shall be made at the completion of the city approval process. The developer must then submit a maquette and other materials which satisfactorily illustrate the to-be-built development.
- (2) If a development application was received prior to the adoption of this section, the above requirements for the timing of a developer's presentations to the Arts Commission shall not apply, provided the first presentation is made at the Planning Commission meeting at which the project's approval is considered.
- (3) The developer and architect shall demonstrate that there will be high quality materials and craftsmanship used in the execution of the construction.
- (4) The architectural work, in the judgment of the Arts Commission shall be of extremely high artistic merit and would make a substantial cultural contribution to the city.
- (5) The incremental cost of the architectural work, including additional payments to the architect or artist, and the incremental costs of installation must be equal to or exceed the total budget for public art allocation as specified in Sec. 50-38(6)-a of this Code.

Sec. 2-314. Inclusions and exclusions relative to expenditures for works of art.

(a) Inclusions. The portion of the public art fund reserved for works of art may be expended for the following:

- (1) The cost of the work of art and its installation.
- (2) Identification plaques and labels.
- (3) Waterworks, electrical and mechanical devices and equipment which are an integral part of the work of art.

- (4) Frames, mats, and simple pedestals necessary for the proper presentation of the works of art.
- (5) Maintenance and repair of the public art works.
- (6) Fees to artists for the execution of final proposals for the arts commission to select from.
- (7) Honoraria for art selection panel members and reimbursement for travel and lodging expenses which are approved in advance by the city manager.
- (8) Exhibitions, marketing and educational programs at a cost not to exceed five percent of the appropriation reserved for the work of art.
- (9) For the support of artistic festivals at a cost not to exceed five percent of the appropriation reserved for the work of art.
- (10) Administrative expenses at a cost not to exceed fifteen percent of the appropriation reserved for the work of art.

(b) Exclusions. The portion of the public art fund reserved for works of art may not be expended for the following:

- (1) Reproductions by mechanical or other means of original works of art, however, limited editions controlled by the artist may be included.
- (2) Art objects which are mass produced or of standard designs, such as playground sculpture or fountains.
- (3) Exhibitions, marketing and educational programs beyond that allowed in subparagraph (a)(8) of this section.

Sec. 50-37. Application materials for site plan approval.

The planning and zoning official shall determine the format(s) and number of copies of the application materials necessary to facilitate review by other departments and agencies, presentation at public meetings, inclusion in printed reports and incorporation into public records. The application shall include sufficient information and detail to determine if the proposed development meets applicable standards of review under this chapter. The information shall be prepared by persons with applicable competencies so that the city may rely on its accuracy and feasibility. The application shall typically include the following drawings and information, as may be relevant to the nature of the application and the city's review requirements:

- (1) A site plan, as defined in section 50-9 of this chapter, showing the proposed size and location of buildings, parking and access facilities, free-

standing signs and other improvements to be constructed or installed on the site, and the proposed use and treatment of other areas on the site. The site plan shall be clearly dimensioned to show the setbacks of buildings and parking areas, the separation between buildings and parking areas, the height of buildings, the width of roadways and driveways, the size of parking spaces, and other elements of the site plan as necessary to ensure the site plan complies with the applicable dimensional standards of this chapter.

(2) An existing topographic survey and boundary description of the site, drawn at the same scale as the site plan, showing the following existing conditions:

- a. Exact dimensions and size of the site and any easements, rights-of-way or other physical encumbrances on the site;
- b. Location, size, and composition of all existing buildings, paved areas and other improvements;
- c. Existing ground contours at two-foot intervals or less, indicating the direction of surface drainage flow, and the type of surface soils present;
- d. Location and species of all existing individual trees which have a diameter (d.b.h.) of four inches or more, or where significant clusters of trees and shrubs are present, the location and general composition of such clusters, and an indication of which individual trees or tree clusters will be removed or retained;
- e. Location and boundaries of water bodies, including, but not limited to rivers, streams, lakes, ponds, marshes, city or county drains and manmade surface drainageways;
- f. Where wetland of any size may be present, as indicated on the city's wetland inventory map, a report prepared by a qualified wetland consultant which verifies the presence of any wetland, establishes the boundary of any wetland, describes the character and quality of any wetland, and indicates if any wetland may be regulated by the state or protected by chapter 49 of the City Code; except, this requirement may be waived by the city engineer where it is clearly evident that the proposed site changes would not disturb any wetland on the property;
- g. The boundary and elevation of areas of special flood hazard and floodways, as defined in chapter 18 of the City Code;
- h. Location and size of all existing utility lines, manholes,

catch basins, and fire hydrants on or near the site which may be used to serve the site;

i. Delineation of areas on the site which are known or suspected to be environmentally contaminated, together with a report on the status of cleanup or closure.

(3) A proposed landscape plan which, at a minimum, conforms to the requirements of subsection 50-816(8) and section 50-817 of this chapter, drawn at the same scale as the site plan or larger, showing: the location and size of areas to be landscaped; the type, size and placement of plant materials to be installed; the type, size and location of existing trees and significant clusters of trees or shrubs to be preserved; the location and height of proposed earth berms; and the size and design of fences or other screens to be erected. For clarity, detailed plans drawn at a larger scale than the site plan may be submitted to show the typical design and treatment of similar landscaped areas and fencing.

(4) Proposed preliminary engineering plans, drawn at the same scale as the site plan or larger, showing the following proposed conditions:

a. Ground contours at two-foot intervals or less, indicating the direction of surface drainage flow;

b. Ground and floor elevations of buildings and other site improvements drawn to two decimal places;

c. Location, dimensions and composition of roadways, driveways, curb cuts, parking and access facilities, curbing and sidewalks;

d. Location and size of public utility connections, fixtures and easements;

e. Stormwater management plan including the design of sewers, outlets, and retention or detention ponds, with sufficient data regarding site runoff estimates and off-site drainage patterns to permit review of the feasibility and permanence of drainage detention and/or retention as well as the impact on local surface and groundwater;

f. Location and delineation of any wetland that would be disturbed and the location, existing character and proposed treatment of any proposed mitigation sites;

g. Location and screening of exterior trash storage facilities;

h. Type, height and placement of exterior light fixtures, including fixtures mounted on poles and on buildings;

i. Location and status of any floor drains in existing or proposed structures on the site, indicating the point of discharge for all drains and pipes;

j. Location of any on-site wastewater collection, treatment and disposal system;

k. Location of existing and proposed public and private drinking water wells, monitoring wells, irrigation wells, test wells or wells used for industrial processes;

l. Inventory of hazardous substances to be stored, used or generated on-site, in a format acceptable to the local fire marshal (including CAS numbers);

m. Descriptions of type of operations proposed for the property with drawings showing size, location, and description of any proposed interior or exterior areas for storing, using, loading or unloading hazardous substances, hazardous wastes, and/or polluting materials;

n. Description and location for any existing or proposed aboveground and belowground storage facilities;

o. Completed environmental permits checklist on the form provided by the planning and zoning official.

(5) A traffic impact study if so required under the provisions of division 4 of this article.

(6) Proposed preliminary building plans, drawn at an accurate scale, including:

a. Interior floor plans showing the arrangement and use of rooms for each floor, maximum occupancy and seating plans where applicable;

b. Building elevations showing the size, height, architectural style, and exterior materials to be used, and areas intended to be used for wall-mounted signage.

(7) A descriptive text which addresses the following items:

a. The design principles followed in preparing the plans and how the plans address the objectives and criteria specified in section 50-38;

b. The type of occupants anticipated and the market the

project is intended to serve; for nonresidential uses, the intended hours of operation and the expected number of employees; for residential uses, the expected occupancy, the period of leases, and the approximate range of sale prices or rental rates of the proposed dwelling units;

c. The land use statistics reflected in the proposed plans as measured against the required conditions in the applicable zoning district;

d. A rationale for any variances from the requirements of this chapter which may be requested as part of the application.

e. The proposed construction schedule and staging of the development.

(8) Proposed plans showing compliance with the requirements of the public art requirement of Sec. 50-38(6) of the City Code or a detailed narrative of the basis for an exemption from the requirement pursuant to Sec. 50-38(6)-d.

Sec. 50-38. Standards of review for site plan approval.

A site plan application shall meet the development standards of the use district in which it is to be located and all other required conditions for development in this chapter, comply with other applicable local ordinances and state and federal statutes, and be consistent with the objectives of the comprehensive plan as approved and amended by the city. A site plan application shall also substantially comply with the standards of review specified below. A site plan may be approved subject to certain conditions or modifications necessary to bring the plan into conformance with these requirements, including the approval of any variance that may be granted by the zoning board of appeals.

(1) *General site conditions.* The site shall be designed and developed to provide a logical relationship between functional elements, to effectively serve the purposes for which it is to be developed, and to be reasonably compatible with surrounding properties.

a. The size, height, design and architectural treatment of buildings shall be reasonably compatible with surrounding properties; except, if the site is in an area which is expected to redevelop in accordance with the provisions of the comprehensive plan, the size, height, design and architectural treatment of buildings shall be consistent with the objectives in the comprehensive plan.

b. Buildings, including windows, balconies and other openings, shall be located and designed to provide reasonable privacy for residents and employees on the site and those adjacent to the site; buffers such as walls, fencing, landscape plantings or additional setbacks may be required to protect residents and employees from adverse impacts from

adjacent uses or streets.

c. Yard areas on the site shall be arranged and improved to provide adequate light and ventilation; separation between buildings, roads and other activity areas; trees and other vegetation; passive and active recreational areas; and to improve the appearance of the property, ensure reasonable privacy and enjoyment for residents and employees and promote the public health, safety and welfare.

d. Outdoor activity areas, such as pools, playgrounds, courts, cooking or dining facilities, shall be located and screened sufficiently to minimize impacts on adjacent properties or dwelling units on the site and to provide appropriate security.

(2) *Natural features.* The site shall be designed and developed to minimize the disruption or loss of its desirable natural elements and to enhance its overall appearance by incorporating those elements into required open spaces and setbacks.

a. The design and placement of buildings, other site improvements and open space shall respect the natural topography of the site to minimize the extent of site grading, excavation and filling.

b. Mature trees and significant clusters of trees and shrubs shall be retained where possible to provide shade for buildings and over parking areas and driveways, to maintain privacy between adjacent properties and to enhance the appearance of the site.

c. Within a regulated wetland, no filling, grading, dredging, excavating, draining or construction shall be permitted unless the required permit is first obtained from the Michigan Department of Environmental Quality and/or the city in accordance with chapter 49 of the City Code. Existing wetland areas not regulated by the state or the city and surface drainageways shall be preserved to the maximum practicable extent to maintain stormwater control, water quality, natural habitat and open space.

d. Buildings and other site improvements shall be set back an appropriate distance from the perimeter of preserved natural features to protect them from encroachment, damage, degradation or pollution, both during and after construction, to preserve the aesthetic and functional values of the resources and to provide access to use and maintain the site improvements. All construction activities within the drip line of existing trees shall be minimized to avoid damage to their root systems. Buildings and other site improvements shall be set back from the edge of a wetland or other surface water feature the following minimum distances:

Setbacks from preserved wetlands and other surface water features:	Minimum distance:
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- Principal buildings25 feet
- Accessory buildings and site features supported by frost footings15 feet
- Decks, stairways and other features supported by post footings10 feet
- Parking areas, driveways and curbing15 feet
- Sidewalks, patios and other flatwork10 feet
- Stormwater collection, detention or retention facilities10 feet

A vegetation strip at least ten feet wide consisting of plant species that are consistent with a wetland habitat shall be provided and maintained around the perimeter of a preserved wetland or surface water feature. Existing trees, shrubs and ground cover may be preserved within this strip or appropriate trees, shrubs and other perennial species native to a Michigan wetland habitat shall be installed to enhance the strip. Once established, this strip shall not be mowed or clear cut, except for vegetation that requires cutting to reseed and maintain healthy growth, and trees and shrubs may be selectively pruned to maintain views of the wetland or water feature and to protect and maintain access to buildings and other site improvements. Pathways no more that ten feet in width may be cleared and maintained to provide access to the wetland or surface water feature. Observation decks or docks may also be permitted to allow viewing of the water feature or wetland.

The setback and vegetation strip requirements in this subsection may be increased or decreased if it is determined that a proposed activity is in the public interest. In determining whether the proposed activity is in the public interest, the benefit which would reasonably be expected to accrue from the proposal shall be balanced against the reasonably foreseeable detriments of the construction or activity, taking into consideration the local, state and national concern for the protection and preservation of the environmental feature in question. The following general criteria shall be applied in undertaking this balancing test:

1. The relative extent of the public and private need for the proposed activity.
2. The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.
3. The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private use to which the area is suited, including the

benefits the natural feature and/or natural feature open space provides.

4. The probable impact of the activity in relation to the cumulative effect created by other existing and anticipated activities in or near the natural feature to be protected.

5. The probable impact on recognized historic, cultural, scenic, ecological, or recreational values, and on fish, wildlife and public health.

6. The size and quantity of the natural feature open space being considered.

7. The amount and quantity of the remaining natural feature open space.

8. Proximity of the proposed activity in relation to the natural feature, taking into consideration the degree of slope and the soil type within and adjacent to the natural feature and the setback area, the quantity and speed of surface runoff expected and the nature of the natural feature to be protected.

9. Economic value, both public and private, of the proposed activity and economic value, both public and private, if the proposed activity were not permitted.

e. Development within designated floodplain areas shall be accomplished in a way that does not alter or obstruct stormwater flow within a designated floodway, maintains the overall stormwater storage capacity of the site and does not increase risks to persons and property.

f. Appropriate ground cover, trees and other vegetation shall be planted and maintained on the site to control stormwater runoff and prevent erosion, siltation and dust, to provide privacy between adjacent uses and mitigate impacts from noise and lights, and to enhance the appearance of the site.

g. Parking and access facilities shall be landscaped in accordance with the requirements of subsection 50-816(8) of this chapter.

(3) *Traffic access.* The site shall be designed and developed to provide safe and efficient access for all forms of travel and to minimize impacts on adjacent public facilities.

a. The site shall not overburden adjacent public streets nor

cause significant hazards to public safety due to excessive traffic generation or inadequate traffic control.

b. Existing and proposed public streets shall be designed and constructed in accordance with the requirements of chapter 40 of the City Code and applicable local standards and specifications.

c. Roadway or driveway connections between the site and adjacent public streets shall be spaced sufficiently apart and may be limited in number to minimize congestion and delays in traffic flow along the adjacent public streets and to minimize conflicts with other turning movements on adjacent public streets or private driveways.

d. Where practicable, principal access to and from the site shall be provided from major streets; access to local streets shall be designed to avoid excessive traffic volumes and speed through adjacent neighborhoods.

e. Appropriate curb radii and lane widths shall be provided and acceleration and deceleration lanes may be required at roadway or driveway openings to protect public safety and minimize congestion and delays along adjacent public streets.

f. Separate turn lanes may be required at roadway or driveway openings to reduce on-site stacking and congestion and such lanes shall be clearly marked.

g. Secondary access may be required to adjacent public streets or alleys or through adjacent private parking areas to provide sufficient access for emergency vehicles.

h. Where two or more adjacent sites may be developed for similar or complementary uses, the city may require the creation of shared or linked access facilities, which may be constructed in phases, to minimize turning movements on public streets and provide access between the adjacent uses.

i. Roadways and driveways within the site shall be designed to provide safe and efficient access while minimizing speeds and safety risks; the placement of traffic control devices within the site may be required to regulate speeds and minimize safety risks.

j. Sidewalks shall be installed to provide safe and convenient pedestrian and bicycle access to and within the site, including sidewalks along public street frontages and linkages between such sidewalks and all principal buildings, between the principal buildings and parking facilities

on the site, and between adjacent sites, where practicable.

k. Sidewalks and other pedestrian access pathways within the site shall be located to minimize conflicts with vehicular traffic and enhance safety; pavement markings and signs may be required at principal points where pedestrians would cross driveways within the site.

l. Sidewalks and ramps within the site shall be designed to provide safe and convenient barrier-free access.

m. Parking facilities shall be located and designed to provide safe and convenient access to the building(s) they are intended to serve and, where practicable, to separate maneuvering areas from principal routes of traffic flow through the site.

n. Parking areas shall be located or sufficiently screened to avoid headlights projecting into windows of residential dwellings.

o. Parking and access facilities shall be designed and constructed in accordance with the requirements of section 50-816 of this chapter.

p. Bicycle parking and storage facilities shall be provided in accordance with the requirements of section 50-820 of this chapter.

(4) *Utilities and public services.* The site shall be designed and developed to facilitate the efficient provision and maintenance of adequate public services.

a. Existing and proposed utility services to and within the site shall be of adequate size and design to serve the expected needs of the development.

b. Appropriate easements shall be provided to the city to afford access to all existing, proposed and known future extensions of public utilities on or adjacent to the site.

c. The site shall be designed and developed to afford adequate access for fire suppression and other emergency services; fire hydrants, stand pipes and similar water service connections may be required; designated fire lanes may also be required.

d. Stormwater collection and discharge facilities shall be provided and designed to minimize the risk of flooding or soil erosion, on or off the site; stormwater detention or retention facilities may be required to regulate the rate of flow of stormwater off the site to avoid flooding and to comply with the requirements of article IV, chapter 34, of the City

Code.

e. Stormwater collection and discharge facilities and site grading shall be designed to avoid runoff onto adjacent properties and public streets and sidewalks.

f. Stormwater treatment facilities shall be provided as required by the city engineer to comply with the city's Michigan Department of Environmental Quality NPDES Phase II Stormwater Permit.

g. Loading docks, loading spaces and other service areas and external utility and mechanical equipment shall be located and screened to minimize noise, vibration, or visual impacts which may affect adjacent properties or residents within the development; walls or other solid screens may be required to attenuate noise impacts.

h. Adequate containers or compactors shall be provided on the site to collect and store trash or other waste materials and recyclable materials; such containers or compactors shall be effectively screened to obscure them from view, prohibit materials from blowing away and to control access; such containers shall also be located as inconspicuously as possible on the site.

i. In order to further the goal of the city to minimize the disposal of solid waste and to maximize waste diversion through recycling, every owner of a multiple dwelling approved for construction after January 1, 2007, shall construct, provide, and maintain adequate and safe facilities or containers for the collection, storage, and disposal of recyclable materials placed for collection by their tenants, unless such premises is approved by the Director of Public Works for city curbside recycling services as provided in article III of chapter 36 of this code.

j. Exterior lighting shall be installed as necessary to provide adequate safety and security; all exterior lighting shall be designed and shielded to direct the light downward and avoid projecting light onto adjacent properties or creating glare along public streets; pole-mounted lights shall be restricted in height to be in scale with the site and its environment and avoid projecting light onto adjacent properties.

(5) *Environmental protection.* The site shall be designed and developed to minimize any risk of pollution of natural resources and to protect the public health, safety and welfare.

a. The project and related improvements shall be designed to protect land and water resources from pollution, including pollution of soils, groundwater, rivers, streams, lakes, ponds, open drains and

wetlands.

b. Stormwater retention, detention, transport, and drainage facilities shall be designed to use or enhance the natural stormwater system on-site, including the storage and filtering capacity of wetlands, watercourses, and water bodies, and/or the infiltration capability of the natural landscape. Stormwater facilities shall not cause flooding or the potential for pollution of surface or groundwater, on-site or off-site. Stormwater facilities shall not damage natural features by depositing pollutants in them, by draining them or by depriving them of sufficient stormwater runoff to maintain their natural condition.

c. General purpose floor drains shall be connected to a public sanitary or combined sewer system or an on-site holding tank (not a septic system) in accordance with state, county and municipal requirements, unless a groundwater discharge permit has been obtained from the Michigan Department of Environmental Quality. General purpose floor drains which discharge to the public stormwater system or into the groundwater are generally prohibited.

d. Sites at which hazardous substances, hazardous wastes, or potentially polluting materials are stored, used, or generated shall be designed to prevent spills and discharges of such materials to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands.

e. Secondary containment facilities shall be provided for aboveground storage of hazardous substances, hazardous wastes, or potentially polluting materials in accordance with state and federal requirements. Aboveground secondary containment facilities shall be designed and constructed so that the potentially polluting material cannot escape from the unit by gravity through sewers, drains, or other means, directly or indirectly into a sewer system, or to the waters of the state (including groundwater).

f. Underground storage tanks shall be registered, installed, operated, maintained, closed or removed in accordance with regulations of the Michigan Department of Environmental Quality.

g. Aboveground storage tanks shall be certified, installed, operated, maintained, closed or removed in accordance with regulations of the Michigan Department of Environmental Quality.

h. Bulk storage facilities for pesticides and fertilizers shall be in compliance with requirements of the Michigan Department of Agriculture.

i. Abandoned water wells (wells that are no longer in use or are in disrepair), abandoned monitoring wells, and cisterns shall be plugged in accordance with regulations and procedures of the Michigan Department of Environmental Quality.

j. State and federal requirements for storage, spill prevention, recordkeeping, emergency response, transport and disposal of hazardous substances, hazardous wastes, liquid industrial waste or potentially polluting materials shall be met. No discharge to surface water or groundwater, including direct and indirect discharges of waste, waste effluent, wastewater, pollutants, or cooling water, shall be allowed without approval from appropriate state, county and local agencies.

(6) *Public art requirement.* Unless the project is exempt from this requirement pursuant to subparagraph (6)-d of this paragraph, the site shall be designed and developed to contain public art as defined by Sec 2-313 of the City Code and in accordance with the following:

a. A budget for the public art required by this section shall be established based on the allocation of 1% of the total project cost up to \$25,000 to be committed to the procurement and display of public art on the site.

b. The public art shall be a work of art as defined by Sec 2-313 of the City Code and shall be approved by the City's Arts Commission in accordance with the definition of public art and the standards set forth in Sec. 2-315(a)(1) & (7) of the City Code and the City Council prior to site plan approval. The approval by the Arts Commission and City Council shall not be unreasonably withheld.

c. The total allocation as established pursuant to subparagraph (6)-a shall be expended on those items listed in Sec. 2-314 (a) (1) through (4) of the City Code and shall not include any other expenditures. Maintenance shall be the responsibility of the owner of the property in addition to the allocation established by subparagraph (6)-a. Failure to install the public art as required by this subparagraph and in accordance with the approved site plan shall result in denial of a certificate of occupancy. Failure to properly maintain the public art in accordance with the approved site plan is a violation of the zoning code and subject to enforcement pursuant to the provisions of Sec. 50-33. Prior to any enforcement action a violation notice shall be sent to the responsible party. A failure to cure the violation within 30 days shall constitute a violation and each day thereafter that the violation remains uncured shall constitute a separate offense.

d. The following projects are exempt from the public art

requirements of this section:

1. Projects where the application of this requirement would constitute a governmental taking or otherwise be contrary to law, as determined by the Zoning Administrator, under the particular facts and circumstances of that case as explained in detail by the applicant. The Zoning Administrator may request additional information from the applicant if insufficient information is provided with the site plan to make a determination. The applicant has all appeal rights as would otherwise be applicable to any determination by the Zoning Administrator.

2. Projects where the total project cost is less than \$500,000.00.

3. Residential projects containing fewer than 4 residential units.

4. Projects where, upon issuance of the building permit, the applicant donates an amount equivalent to the amount established pursuant to subparagraph (6)-a of this paragraph to the public art fund as established pursuant to Sec 2-312 of the City Code or donates a “work of art” approved by the art commission of equal value to the fund as established pursuant to subparagraph (6)-a of this paragraph.

5. Projects that are renovations of existing buildings where the total project cost is less than \$2.5 million.

e. A developer may choose to partially exempt a project from the public art requirement of this section to the extent the developer chooses to donate funds or works of art less than the amount established pursuant to subparagraph (6)-a of this paragraph in which case the budget required for public art shall be reduced by a corresponding amount.

Nathan Triplett, Mayor

Marie E. Wicks, City Clerk



OFFICE OF CITY CLERK

TO: Mayor and City Council
FROM: Carly Lindahl, City Clerk
DATE: April 14, 2025
SUBJECT: Precinct Consolidation

Due to Michigan voters' approval of Proposal 2 in November 2022, the way we administer elections has undergone substantial transformation. Key changes include the implementation of nine days of Early Voting, the growing popularity of permanent absentee ballot list (currently 20,664 are on the list), eight days of pre-processing absent voter ballots and an expanded capacity for precincts—increasing the maximum registered active voters from 2,999 to 4,999 per precinct (MCL 168.658).

A graph indicating voting method trends across recent elections has been provided. Voter turnout in the November 2024 General Election was 73% of our registered voters and of that, 66% voted by absent voter ballot or Early Voting and all indicators suggest that this trend will continue over the next several years as more voters take advantage of the convenience of the various voting options.

Given this shift in voter behavior, I believe it is feasible to reduce the number of election-day precincts. This consolidation would enhance efficiency while generating cost savings across multiple areas including election inspector wages, election equipment testing and maintenance, and the upcoming purchase of new election equipment in 2027, while maintaining a convenient and comfortable voting experience for voters.

Proposed Precincts to be Consolidated:

Precinct	Number of Active Voters	Location
1 & 2	4053	Orchard United Methodist Church, Farmington between 13 & 14 Mile Roads
5 & 6*	3154	Ward Church, Halsted just north of 12 Mile Road
7 & 8	4002	Hope Lutheran Church, 12 Mile, between Halsted & Haggerty
18 & 19*	3548	East Middle School, Middlebelt between 10 & 11 Mile Roads
22 & 23*	3508	St. John Lutheran Church, Gill between 8 & 9 Mile Roads

**Michigan Election Law allows precincts to be temporarily consolidated during local elections. We temporarily consolidate these precincts already in local elections: 5&6, 18&19, and 22&23.*

Factors that were considered when determining which precincts could be consolidated:

- Precincts must have the same districts (Senate, House & County Commissioner) as to not have multiple ballot styles within a precinct
- Geographic accessibility of polling locations, ensuring reasonable travel distances for voters
- Facility space and accessibility to accommodate larger number of voters
- Future developments that would increase the number of registered voters within a precinct

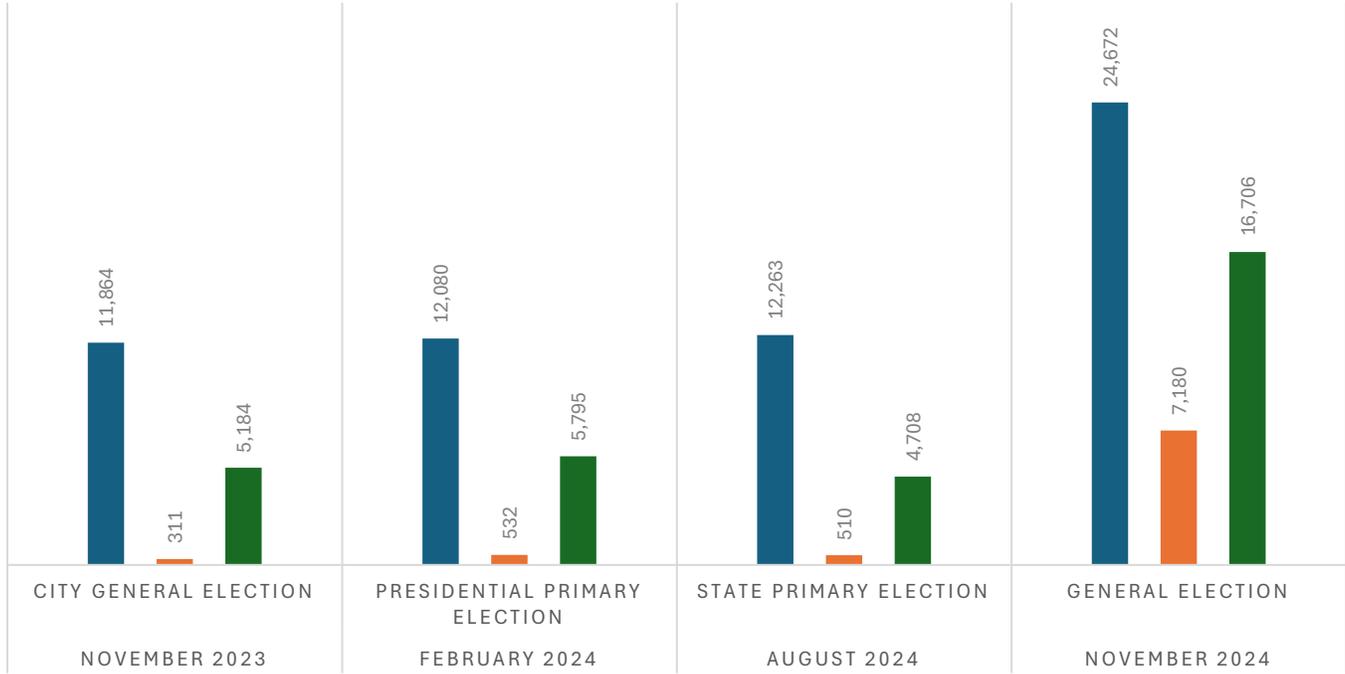
Decreasing the number of election-day precincts from 27 to 22 will save the city approximately \$234,000 over the course of three years. Additionally, we anticipate significant savings when purchasing new equipment in 2027 due to the decrease in the number of voting tabulators, ADA voting machines and printers required for each precinct.

If the consolidation were to be approved, all voters will receive a new Voter ID Card with their updated precinct number. Voters being relocated to a new polling location will receive a separate postcard indicating the change and why. We will work closely with the Communication's Team to make sure the information is sent over various channels of communication and information will be provided to in-person voters of the November 2025 City General Election in the affected precincts as well.

At this time, we are asking for City Council's input and if there is consensus, this matter will go before the Election Commission and back to City Council for approval at a regular meeting.

VOTING TYPE PER ELECTION

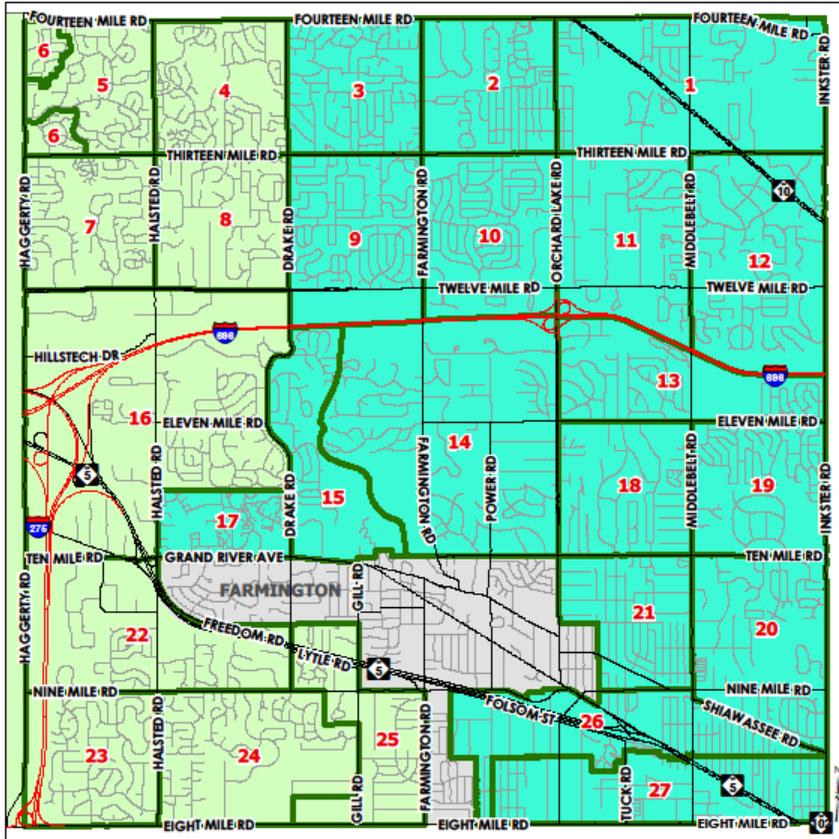
■ Absentee ■ Early Voting ■ Election Day (Precinct)





Oakland County Commissioner Districts

City of Farmington Hills, Michigan



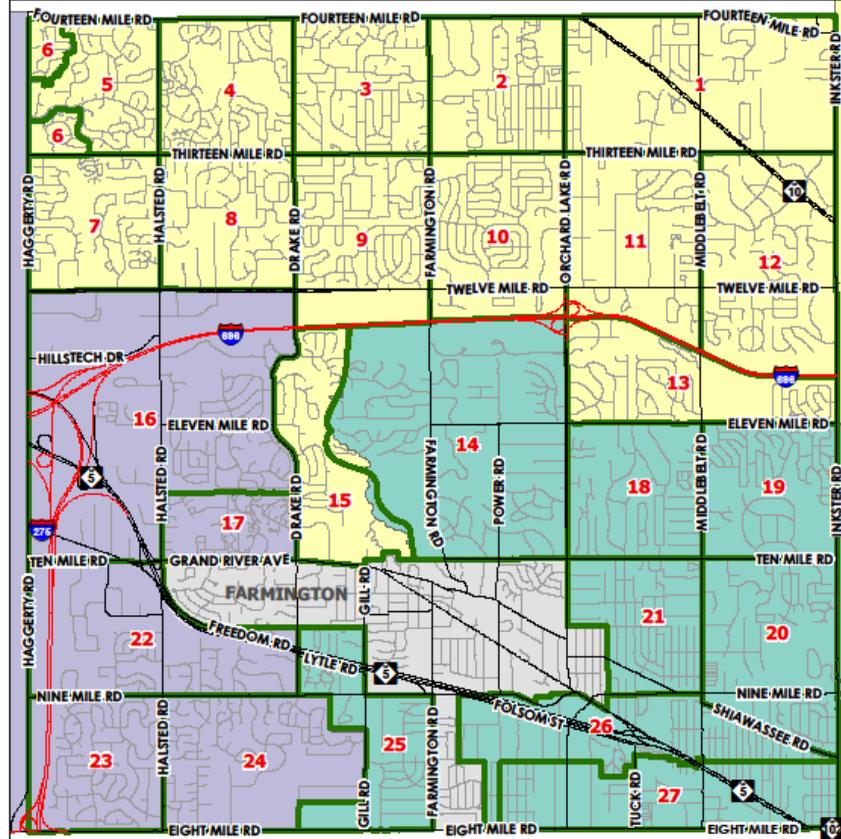
County Commissioner District

- 15
- 16



State House Districts

City of Farmington Hills, Michigan



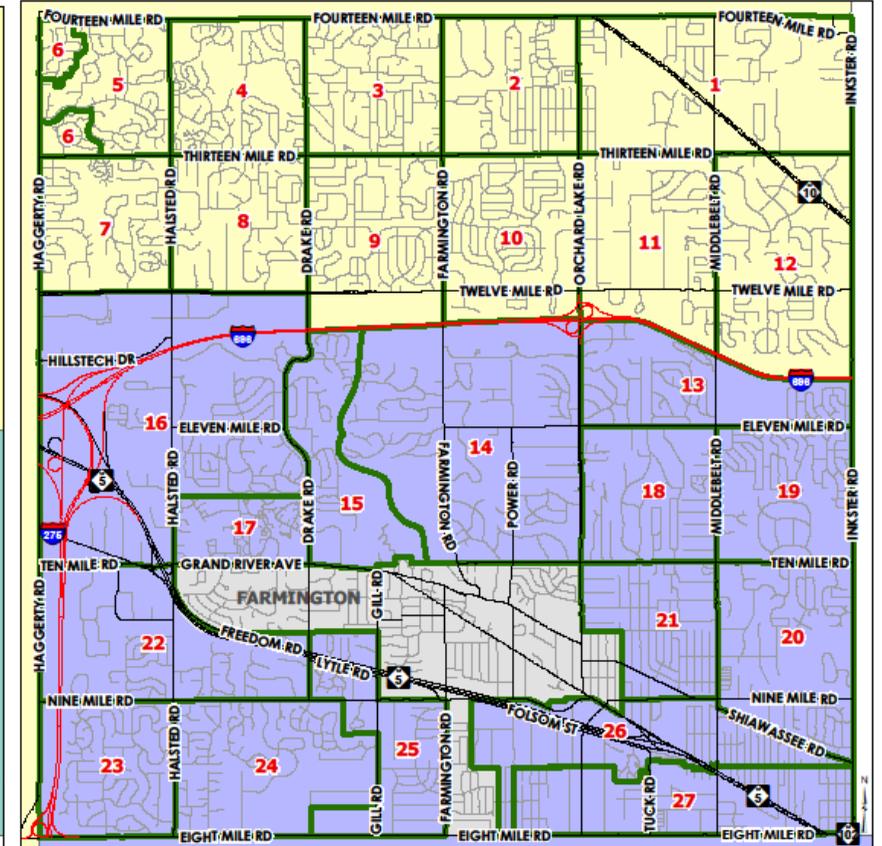
House District

- 18
- 19
- 21



State Senate Districts

City of Farmington Hills, Michigan



Senate District

- 13
- 6

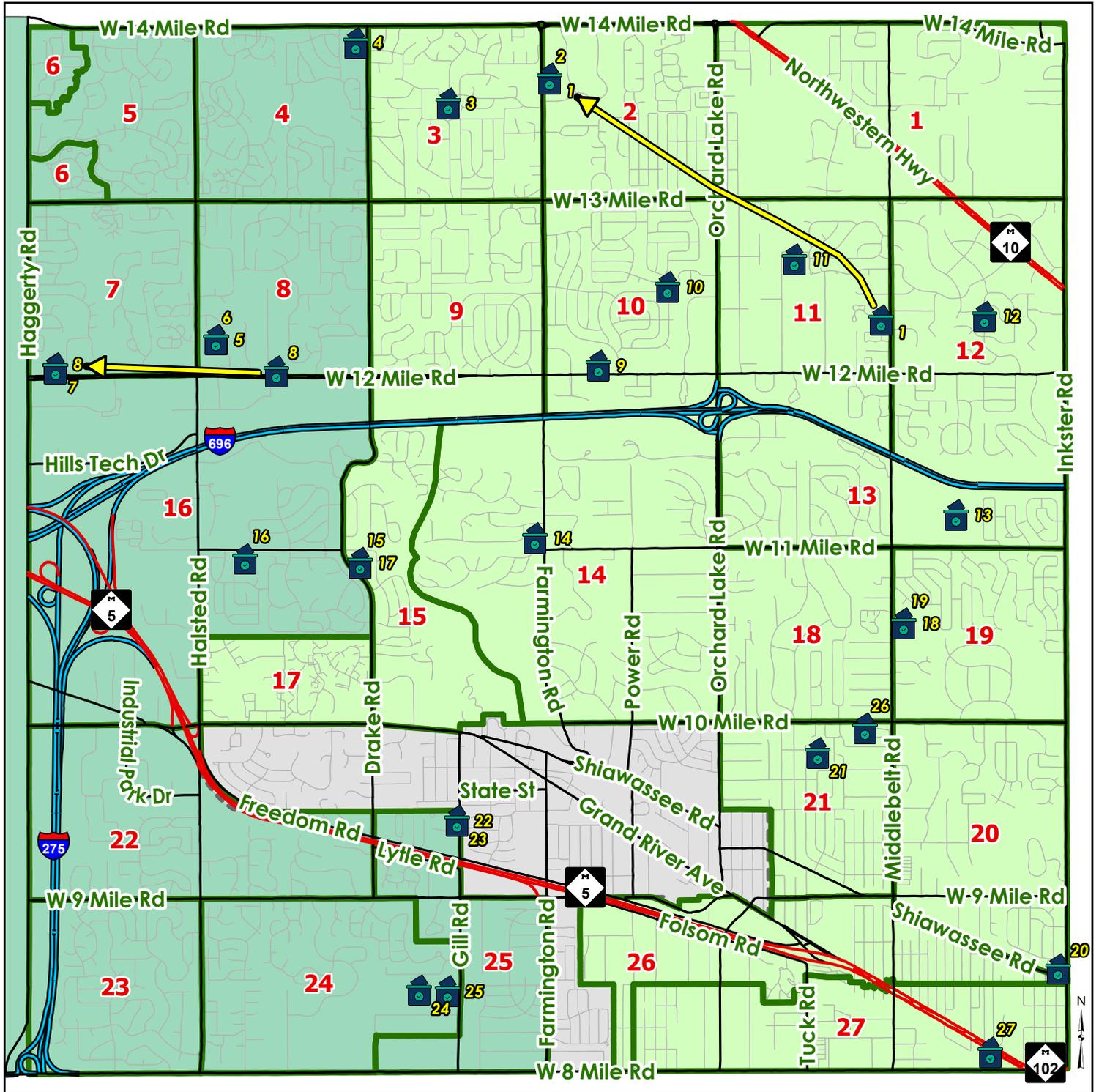
NUMBER OF REGISTERED VOTERS

Ward Precinct	Count
JURISDICTION:	FARMINGTON HILLS CITY
00001	1967
00002	2086
00003	2339
00004	2253
00005	2001
00006	1156
00007	2122
00008	1879
00009	2645
00010	2778
00011	2202
00012	1938
00013	1818
00014	2168
00015	1230
00016	2512
00017	1855
00018	1505
00019	2037
00020	2588
00021	2565
00022	1666
00023	1845
00024	2538
00025	2554
00026	2363
00027	2334
TOTAL - FARMINGTON HILLS CITY	56944
GRAND TOTAL	56944



Proposed Voting Precincts

City of Farmington Hills, Michigan



LEGEND

Voting Location & Precinct Number

Voting Precinct

County Commissioner District

- 15 (Pcts 4-8, 16, 22-25)
- 16 (Pcts 1-3, 9-15, 17-21, 26-27)

SOURCE: City of Farmington Hills GIS, 2025
Oakland County, 2025

Precinct Number and Location

1	Orchard United Methodist Church	30450 Farmington Road
2	Orchard United Methodist Church	30450 Farmington Road
3	Forest Elementary School	34545 Old Timber Road
4	Faith Covenant Church	35415 Fourteen Mile Road
5	Ward Church Farmington Hills	27996 Halsied Road
6	Ward Church Farmington Hills	27996 Halsied Road
7	Hope Lutheran Church	39200 Twelve Mile Road
8	Hope Lutheran Church	39200 Twelve Mile Road
9	Farmington STEAM Academy	32800 Twelve Mile Road
10	Kenbrook Elementary School	32130 Bonnet Hill Road
11	Farmington Central High School	30175 Highmeadow Road
12	Woodcreek Elementary School	28400 Harwich Drive
13	William Costick Activities Center	28600 Eleven Mile Road
14	First Presbyterian Church	26165 Farmington Road

Precinct Number and Location

15	St. Toma Syriac Catholic Church	25600 Drake Road
16	Hillside Elementary School	36801 Eleven Mile Road
17	St. Toma Syriac Catholic Church	25600 Drake Road
18	East Middle School	25000 Middlebell Road
19	East Middle School	25000 Middlebell Road
20	Salvation Army Community Center	27500 Shiawassee Road
21	Lanigan Elementary School	23800 Tuck Road
22	St. John Lutheran Church	23225 Gill Road
23	St. John Lutheran Church	23225 Gill Road
24	Power Middle School	34740 Rhonswood Drive
25	Gill Elementary School	21195 Gill Road
26	Towheed Center	29707 Ten Mile Road
27	Greater Seth Temple	28125 Grand River Rd

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.





CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: April 14, 2025

DEPT: City Manager's Office

RE: 2025 Public Safety Renewal Ballot Language

ADMINISTRATIVE SUMMARY

- On November 3, 2015, Farmington Hills Voters passed The 2015 public safety millage which is due to expire this year.
- In 2015, voters approved a Public Safety Millage rate of 1.4764.
- The Public Safety Millage is estimated to be reduced to 1.3596 for 2026, due to Headlee rollback.
- The average taxable value for a Farmington Hills residence for 2026 is estimated to be \$126,503.
- A full restoration of the millage from 1.3596 to 1.4764, given the above average taxable value for a residence, would result in an increase of \$14.77, which is consistent with \$15 to \$17 increases that City Council approved for the last two Headlee millage restorations.
- If a full restoration of the millage does not occur, the resulting estimated reduction in revenue generated by the Public Safety Millage is approximately \$574,878.
- The Public Safety Millage revenue for 2026, including the Headlee restoration is estimate at \$7,268,529.

RECOMMENDATION

- Staff is recommending that City Council approve ballot language, as prepared by the City Attorney, that would fully restore the 2026 Public Safety Millage back to a millage rate of 1.4764.

Prepared by: Gary Mekjian, City Manager
Reviewed by: Thomas Skrobola, Finance Director
Approved by: Gary Mekjian, City Manager

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

**RESOLUTION REGARDING CHARTER AMENDMENT
FOR RENEWAL OF THE PUBLIC SAFETY MILLAGE**

RESOLUTION NO. R-__-__

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held in the City Council Chambers on _____, 2025, at 7:30 p.m., with those present and absent being:

PRESENT: _____

ABSENT: _____

the following preamble and resolution were offered by Councilperson _____ and supported by Councilperson _____:

WHEREAS, pursuant to Act No. 279 of the Public Acts of Michigan of 1909, the Home Rule Cities Act (HRCA), as amended, and pursuant to Section 7.02.A and 10.06 of the City Charter, provisions of the City Charter may be amended for the purposes stated herein by a Charter amendment proposal that has been approved by a majority vote of the electors of the City voting at a regular election or special election called for said purpose; and

WHEREAS, pursuant to City Charter Section 7.02.A, a Charter amendment that includes an increase of the tax rate may be made for a specially designated purpose, providing that the specially designated purpose shall be included in a ballot question stating the nature of such purpose and the amount of ad valorem tax to be raised to fund such purpose; and

WHEREAS, pursuant to the HRCA, a City Charter amendment may be proposed by the Council on a three-fifths vote of its seated members; and

WHEREAS, the voters previously approved a Charter Amendment on November 3, 2015, renewing an amendment of the City Charter Tax Rate Limits to continue the addition of a special tax rate of 1.4764 mills for the special purpose of maintaining and increasing fire and police staffing and equipment to improve the public safety function for the City, which special tax rate is currently set to expire on June 30, 2026; and

WHEREAS, such Charter Amendment is incorporated as Section 7.02c of the City Charter; and

WHEREAS, considering the City’s current and forecasted fiscal circumstances, and in an effort to continue to provide the current level of police and fire services to the public, the City Council has determined that it is necessary and appropriate to submit a proposal to the voters for a renewal of this additional tax at the previously approved rate for the special purpose of the public safety functions of the Police and Fire Departments, at the regular election to be held on November 4, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Farmington Hills as follows:

- 1) The following proposition shall be submitted to the electors of the City at the regular election to be held in the City on November 4, 2025:

CITY OF FARMINGTON HILLS
CHARTER AMENDMENT
PUBLIC SAFETY MILLAGE

Shall Section 7.02c of the Farmington Hills City Charter be amended to allow a renewal of the previous voter-approved additional special tax rate for purposes of the public safety functions of the Fire and Police Departments by authorizing the City to levy a millage in the amount of 1.4764 mills (being \$1.48 per \$1,000 of taxable value) for ten years, starting with the July 2026 levy (resulting in the authorization to collect an estimated \$7,269,000 in the first year if approved and levied), which taxes are to be used only for purposes of fire and police staffing and equipment?

YES

NO

- 2) Upon adoption of the proposed amendment, Section 7.02c “Special Tax Rate for Public Safety Functions of the Fire and Police Departments” of the City Charter would be amended to read as follows:

Section 7.02c. Special Tax Rate for Public Safety Functions of the Fire and Police Departments.

In addition to the Charter Tax Limit stated in Section 7.02 and the special tax rates stated in Sections 7.02a, 7.02d, ~~and~~ 7.02e,

and 7.02f, starting with the July ~~2016-2026~~ levy, the City may levy an annual ad valorem tax not exceeding .14764% (1.4764 mills) of the state equalized value of all real and personal property subject to taxation in the City. The levy shall be used only for purposes of fire and police staffing and equipment to improve the public safety function of the fire and police departments of the city. This section shall be effective for a period of 10 (ten) years commencing July 1, ~~2016~~2026, and expiring on June 30, ~~2026~~2036.

- 3) The City Clerk is hereby directed to post and publish the proposed City Charter amendment set forth in Section 2 of this Resolution in a newspaper of general circulation in the City in the manner prescribed by law, and to do all other things necessary to provide for the submission of the ballot proposal set forth in Section 1 of this Resolution to the electors on the ballot for the November 4, 2025, regular election.

AYES:

NAYES:

ABSENT:

ABSTENTIONS:

RESOLUTION DECLARED ADOPTED _____, 2025.

STATE OF MICHIGAN)

)ss.

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting City Clerk of the City of Farmington Hills, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Farmington Hills at a regular meeting held on _____, 2025, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this ____ day of _____, 2025.

CARLY LINDAHL, City Clerk
City of Farmington Hills

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL REGULAR MEETING
AUGUST 14, 1995

The regular meeting of the Farmington Hills City Council was called to order by Mayor Smith at 7:30 p.m.

Council Members Present: Mayor Smith, Mayor Pro-Tem Sever, Bates, Grant, Lichtman, Oliverio, and Vagnozzi.

Council Members Absent: None.

Others Present: City Clerk Dornan, Assistant City Managers Brock and Call, Directors Biasell, Countegan, and Lasley, Fire Chief Marinucci, Police Chief Dwyer and Attorney Donohue.

PLEDGE OF ALLEGIANCE:

Mayor Smith led the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA:

Assistant City Manager Call stated that City Manager Costick would like Council to hold a study session next week at 6:00 p.m., prior to the regular meeting at 7:30 p.m., to review the proposed addition to the Finance Department.

The Council agreed to the study session.

MOTION by Grant, support by Oliverio, that City Council hereby approves the agenda as published.

Motion carried 7-0.

CORRESPONDENCE:

Mayor Smith acknowledged the following correspondence:

- Letter from the Council General of Lebanon inviting the Mayor to a reception/dinner in honor Dr. Ali Kalil who is visiting the United States.
- Letter to the City Manager from the Michigan Municipal Worker's Compensation Fund enclosing its Certificate for the Loss Control Achievement Award which is presented to a city for achieving the lowest loss modification factor of any other Michigan community in Premium Category 1 (over \$100,000).

Councilmember Vagnozzi acknowledged the following correspondence:

- Letter from resident Fredericks who was interested in knowing what the City receives from recycled profits.
- Letter from the Acting Director of SMART thanking the City for its efforts during SMART's millage campaign.
- Letter from Charles Egan who complained about the water damage to Founders Sports Park. He also enclosed pictures to show the areas of his concerns.
- Letter from resident Shenk who raised a number of questions relative to the Edison Company and the City's recent power outages.
- Letter from Michael VonSteege who asked the City to look at property on Locust Drive, abutting Heritage Park, as a possible acquisition.

The letters were given to Mr. Call for the City Manager's office follow-up.

Mayor Smith announced that the Michigan Public Service Commission is holding several meetings in connection with the recent power outages. One of these meetings will be held in the Farmington Hills Council Chambers on August 22nd from 2:00 to 4:00 p.m. She encouraged the public to attend. The reactivated Citizens Committee will be holding a meeting with the Edison Company on the evening of August 28th and residents are encouraged to attend this meeting also.

Councilmember Bates added that there is another evening meeting in Waterford for those people who cannot attend the afternoon meeting. Also, Representative Jan Dolan is urging all citizens, if they cannot make one of the Edison meetings, to please send their complaints to the Public Service Commission in Lansing.

CONSENT AGENDA:

Councilmember Vagnozzi asked that item h, regarding the purchasing policy for concession goods for the Ice Arena, be pulled for further discussion. He requested that on item l, City Council minutes for July 24th, page 13, his response to Mr. Rosen's question be transcribed verbatim.

Mr. Call suggested that item h be added to the City Manager Reports as item f.

Mayor Smith requested correction to the minutes of July 24th, second paragraph, third line, to read: ". . . Mr. Grant's proposal received support. He . . ."

Councilmember Bates corrected the minutes of July 31st, page 3, third paragraph, fourth line, to read: " maintain the program. Councilmember Bates indicated that this youth program would be appropriate to be considered for inclusion in the next Parks & Recreation millage like our senior citizens programs and parks maintenance. It was . . ."

*
Mr. Call clarified that on item 13a, the agreement with Italio American and the City regarding the payback, the amount on page 2 should be \$210,326.13 and the date this amount is pro-rated to is September 26, 1995, which is the contemplated date the City will close should Council approve this agreement this evening.

MOTION by Grant, support by Oliverio, that City Council hereby approves the Consent Agenda items a thru g, i, j, k, and l as amended.

ROLL CALL VOTE	Yeas:	Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
	Nays:	None.
	Abstentions:	None.
	Absent:	None.

Motion carried 7-0.

PUBLIC HEARING:

a. **CONSIDERATION OF DETERMINATION OF HEARING REGARDING DEMOLITION OF DANGEROUS BUILDING AT 31307 REXWOOD. CMR 8-95-143:**

Mr. Call stated this is one of two hearings on two unsafe structures that Council must act on. This one is located at 31930 Highview. Under the new ordinance amendment enacted about a year ago, a Hearing Officer was appointed to act on behalf of the City to hear certain complaints against property owners regarding, among other issues, unsafe structures. Several hearings have been held since then by Hearing Officer, John Fegan, and his recommendations have all been complied with by the property owner(s) until recently. The owners of this property and the owners on the following agenda item property have not complied with the Hearing Officer's recommendations, and, therefore, the Council is being requested to act on it accordingly.

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Attorney Donohue stated that due to the comprehensive ordinance amendment that was enacted about a year ago to bring the City into compliance with amendments that were made under State law, the procedure Council must follow now varies slightly from the one previously followed. In the past, Council heard all testimony and acted upon the findings of fact. Now, the hearing and testimony is presented to the Hearing Officer who adopts the findings of fact and issues the order. Tonight's hearing is to allow anyone who differs with that order to identify and argue their particular point of view. He noted that staff was present to answer Council's questions relative to this matter. It was the administration's recommendation that Council adopt the recommendation contained on the first page of the City Manager's report, including the findings of fact which are incorporated in the Hearing Officer's report.

Bernard Sakofski, husband of Patsy Lou Sakofski, owner of the property, stated that they are the taxpayers on this property because they inherited the property from in-laws, Alvin and Alfreda Ortwine who have been deceased for the past 15 years. He further stated that the back part of the structure has been demolished but the front part which was built by his father-in-law is still sound and feels that all it needs are some minor repairs and a new paint job. He went on to explain that they have also signed a contract with a developer to sell their property and have been waiting for almost two years now to see what is going to happen with this area. To date no one at the city has been able to tell them what, if anything, is being considered for this site.

Councilmember Grant noted that Hearing Officer Fegan, in his order, states that the building is structurally sub-standard in every respect and does not conform to accepted construction practices or model building codes.

Building Officer Williams stated that it is staff's position that this structure is clearly sub-standard in every respect. He passed out photographs of the structure, which is a shed, that clearly showed it to be in a very deteriorated and dilapidated condition. The staff concurred with the Hearing Officer's recommendation that this structure should be demolished.

Mr. Donohue explained that this property is among those parcels within the Clairview/Highmeadow area that has been subject to an Option to Purchase by the NCC-3 group. The developer's rezoning request for these various parcels has been withdrawn and the development proposal is in abeyance. The City has nothing on its agenda to act on at this time with regard to that development.

The public hearing was opened. There being no comments, the public hearing was closed.

MOTION by Grant, support by Bates, that City Council hereby orders the demolition of the accessory structure at 31307 Rexwood, Farmington Hills, Michigan, and the removal of all blight and debris from the site and further, adopts the following findings of fact from the Hearing Officer:

Pursuant to Section 7-253 of the Farmington Hills City Code, I move that this Council:

1. Make the following findings of fact based on the order from the Hearing Officer to the parties in interest.
2. That based upon these findings of fact, it is hereby determined that the accessory structure located at 31307 Rexwood is a dangerous building within the terms of the above cited laws.
3. That the owners, Alvin E. and Alfreda V. Ortwine, Patsy Lou V. Sakofski, and all other parties in interest be ordered to demolish the structure located at 31307 Rexwood, Farmington Hills, Michigan, and remove all blight and debris as ordered by the Hearing Officer.
4. That all parties having an interest in this property be notified of the rights accorded them by Sections 7-251 through 7-256 of the Farmington Hills City Code in regard to this structure.
5. That if this structure has not been demolished within twenty-one (21) days of this hearing, bids are to be taken by the City for the cost of the demolition of the accessory structure, including the removal of all blight and debris, and that a contract be awarded to the lowest bidder whose qualifications are acceptable to the City Manager and that said demolition take place.

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6. That the administrative and demolition costs and expenses incurred in the enforcement of Section 7-251 through 7-256 of the City Code with regard to this property be charged against the land on which the building exists as a lien as provided for in Section 7-253 and 7-254 of the Farmington Hills City Code.

Discussion followed on whether the property owner has had sufficient time in which to fix up the shed, prior to coming before Council this evening. Mr. Sakofski indicated that he has not made an attempt to do any fix-up to date, feeling that this would have been wasting his money to fix up the shed if he just had to tear it down anyway. Mayor Smith reiterated Hearing Officer Fegan's order which described the condition of the structure. She pointed out to the owner that from the pictures, this structure was indeed not up to code and would need more than some minor repairs and a paint job to fix it up.

Motion carried 7-0.

Building Officer Williams commented that the owner has 21 days in which to rectify this situation before the city takes action.

b. CONSIDERATION OF DETERMINATION OF HEARING REGARDING DEMOLITION OF DANGEROUS BUILDING AT 31930 HIGHVIEW. CMR 8-95-142:

Mr. Donohue stated this structure is an unoccupied single-family residence with an attached garage and shed. The property owners were present at the hearing in front of Hearing Officer Fegan and also received notice of this hearing. It was his understanding that the property owners would not be present for this hearing.

Building Officer Williams stated that he spoke with the owners this afternoon and they agreed the structure should be demolished but they were not in a position to do it. They also said they would not be present for this hearing.

Mr. Donohue commented that due to physical and economic reasons the property owners cannot afford nor can manage themselves to demolish this structure. He recommended proceeding with the demolition as ordered by the Hearing Officer.

Mayor Pro-Tem Sever commented that he would like the demolition completed in a timely manner so if this property is sold to a developer the City's lien would be paid.

The public hearing was opened. There being no comments, the public hearing was closed.

MOTION by Grant, support by Oliverio, that City Council hereby orders the demolition of the house, attached garage, breezeway, and lean-to shed located at 31390 Highview, and the removal of all blight and debris from the site and adopts the following findings of facts from the Hearing Officer:

Pursuant to Section 7-253 of the Farmington Hills City Code, I move that this Council:

1. Makes the following findings of fact based on the order from the Hearing Officer to the parties in interest.
2. That based upon these findings of fact, it is hereby determined that the house, attached garage, breezeway, and lean-to shed located at 31930 Highview is a dangerous building within the terms of the above cited laws.
3. That the owners, Alex J. and Beverly D. Baran and all other parties in interest be ordered to demolish the structures located at 31930 Highview, Farmington Hills, Michigan, and remove all blight and debris as ordered by the Hearing Officer.

4. That all parties having an interest in this property be notified of the rights accorded them by Sections 7-251 through 7-256 of the Farmington Hills City Code in regard to this structure.
5. That if these structures have not been demolished within twenty-one (21) days of this hearing, bids are to be taken by the City for the cost of the demolition of the house, attached garage, breezeway, and lean-to shed, including the removal of all bight and debris, and that a contract be awarded to the lowest bidder whose qualifications are acceptable to the City Manager and that said demolition take place.
6. That the administrative and demolition costs and expenses incurred in the enforcement of Section 7-251 through 7-256 of the City Code with regard to this property be charged against the land on which the building exists as a lien as provided for in Sections 7-253 and 7-254 of the Farmington Hills City Code.

Motion carried 7-0.

PUBLIC QUESTIONS AND COMMENTS:

Masha Silver, Berrywood, questioned why the public questions and comments portion of the agenda was again placed incorrectly on the agenda since there were two public hearings tonight. Mr. Call replied that since there were additional public hearings on next week's agenda and because Council meets only twice this month, it was decided that public questions and comments would be after the hearings at this meeting and prior to the hearings at next meeting.

Charles Egan, Twelve Mile, presented some pictures to Council of Founders Sports Park regarding what he believed were unsafe and deteriorating conditions at the various ball fields. He also felt the park was environmentally unsafe. He pointed out that the outfield warning tracks are washed out as well as walk area in front of the concession/comfort station. It is particularly bad in front of the women's restroom facility. He was extremely upset over the fact that there are thousands of dollars worth of damage in the park and wanted to know, "just who designed this disaster?" "Who approved it?" He stated that he felt whoever designed the park did not take into consideration the water run off. He felt this was his tax dollars being washed away and nothing was being done about it. In addition, 90% of the time the park is not being used. In his opinion, the repairs should be paid for by the people who designed and engineered the park.

Mr. Call stated that he was unaware that the damage to the park was as extensive as the pictures portray. He was aware of the washouts on the north fields which occurred earlier this year. He indicated that he would meet with Special Services Director Potter this week to look at the damage and see what immediate action can be taken. He agreed that the major area of concern seems to be in the outfield warning tracks. He will report back to Council on this matter at next week's meeting.

Councilmember Vagnozzi commented that he has raised this issue before but if the parks are not being fully used then possibly Council might consider some small appropriation at the next Parks & Recreation budget review to encourage some unstructured activities there during the daytime in the summer months.

Harris McBride, Collingham, voiced his objection to the public safety millage which would raise his taxes again if it was approved. His taxes have already been raised by the City, the OCC and SMART millages. He feels this millage will not end in 10 years but keep being renewed by the City.

COUNCIL COMMENTS AND ANNOUNCEMENTS:

Councilmember Bates commented on an article that appeared in the *National City Weekly* which urged local officials to support amendments to HR 1555 (Telecommunications Bill) in Washington which will be going to a Conference

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Committee now that it has passed through the House and Senate. She recommended that the City Council send a letter immediately to Washington expressing its concerns over these amendments and how strongly Council feels about home rule. She also has contacted the Michigan Municipal League to see what its position is with regard to this bill.

Councilmember Vagnozzi added that the Cable Commission has also been discussing these issues. He agreed that Council should send a strong letter to Washington. He also suggested contacting the Executive Director of the Cable Commission to see if there were any other issues that need addressing, as well as our congressmen advising them of Council's position regarding this matter.

MOTION by Bates, support by Grant, that City Council hereby requests Staff to prepare and send a letter to Washington expressing its concerns over HR 1555, (amendments to Federal Cable Television regulations), indicating the City's strong interest in the preservation of home rule, and any other concerns of staff or the Southwest Oakland Cable Commission, per Executive Director, Caren Collins.

Motion carried 7-0.

Councilmember Bates commented on the Third Annual Family Day in the Park that was held Sunday, August 13, 1995. Although it was very hot, she felt that everyone who came had a good time. She expressed her appreciation to Eric Wurmlinger, Herman Smith and Dave Tietmeyer of the city's Special Services staff, and the Team Farmington Special Olympics members who helped make this event a success. A special thank you went to Dan Eggers and the Farmington Hills Target Store who provided monies for the entertainment, crafts and games.

Mayor Pro-Tem Sever commented that although there were concerns that needed to be addressed regarding Founders Sports Park, he believed it was a good facility and well used by the residents. He and his family had an opportunity to use the park about 3 times a week for several months this past year and they saw hundreds of people and children using this park and enjoying themselves. He also believed the citizens would strongly object to having this park posted "unsafe for play" as suggested by Mr. Egan earlier.

Councilmember Oliverio suggested that possibly the teen program could be expanded so Founders Sports Park as well as the other parks could be used more often during the summer months. The problem of transportation would need to be resolved since this is one of the major reasons the parks are unused during the day while parents are working--getting the children to the parks. She hoped this could be resolved somehow with the help of the grant the Commission on Children, Youth and Families has applied for in connection with their youth program.

Councilmember Vagnozzi mentioned that SMART is holding another public hearing on August 16th regarding the bus routes. He suggested having them make a presentation on the new bus routes, if possible, at the next meeting on August 21st, so the public can give their input on the routes.

Mayor Smith acknowledged two call-in questions.

The first caller did not give a name but lived in the Country Club Condo's. The caller asked if a commercial development is being planned on the Ameritech site on Northwestern Highway and Fourteen Mile Road? Planning Director Countegan stated that there has been some discussion periodically regarding the redevelopment of that site, however, there is nothing official on this property at this time.

The second caller, Tony Palisano, Burton Drive, asked when will the City pick up bundled branches at the curb? Mr. Call replied that he would have to contact the resident since he did not know the exact answer nor schedule for this type of pick up.

UNFINISHED BUSINESS:

- a. CONSIDERATION OF ENACTMENT OF ORDINANCE C-11-95, REZONING REQUEST 5-5-95, TO AMEND THE ZONING MAP OF THE CITY OF FARMINGTON HILLS AS FOLLOWS: SECTION: 17 23-17-201-006. LOCATION: WEST SIDE OF DRAKE ROAD, SOUTH OF TWELVE MILE ROAD. REQUEST: FROM RA-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO OS-4, OFFICE RESEARCH DISTRICT. PROPONENT: FARMINGTON HILLS PLANNING COMMISSION. OWNER: MICHIGAN STATE HIGHWAY DEPARTMENT:

Mr. Call stated that this rezoning was introduced at the July 24th meeting. The Planning Commission is recommending that this site be reclassified to bring it into conformance with the surrounding properties. It is being recommended that Council enact the ordinance amending the zoning map to reclassify this property to OS-4.

MOTION by Vagnozzi, support by Bates, that City Council hereby approves the ENACTMENT of Ordinance C-11-95, Rezoning Request 5-5-95, to amend Chapter 34, of the City Code, to reclassify property located on the west side of Drake Road, south of Twelve Miles Road (23-17-201-006) from RA-1, Single-Family Residential District to OS-4, Office Research District.

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

- b. CONSIDERATION OF APPROVAL OF SUPPORT ON THE ESTABLISHMENT OF A COMMUNITY FOUNDATION FOR THE BENEFIT OF CHILDREN AND YOUTH IN THE COMMUNITY:

Assistant City Manager Brock summarized his report to Council, explaining that the idea of establishing a community foundation in Farmington Hills has surfaced from time to time through various sources. Recently, the idea was raised again by the City's Commission on Children, Youth and Families who have expressed an interest in forming a community foundation for the purpose of benefiting children, youth and families in the community. He mentioned that it was important to note that a community foundation is by law formed separate of any other entity including a municipality and must be its own organization for Internal Revenue Service code reasons.

He noted that Council's packet contained drafts of the proposed Articles of Incorporation, Purpose Statement and Bylaws for their review. However, no official action was required by the City Council. The Commission is merely seeking the Council's support in the formation of this community foundation.

Mr. Brock added that it was important this foundation be established as soon as possible so the tax status can be used as a further incentive for the Commission's first fund raising event to be held November 11th, the Cornucopia Ball.

Councilmember Bates added that the Commission is very anxious to see this foundation established because so many organizations will not make a donation unless the organization has the 501(c)(3) non-profit tax status. To be successful in its fund raising efforts, the Commission needs this foundation so the funds can be turned over to it. The foundation can establish policies and distribute the money so the community is assured that these funds are being handled, not by the municipality or government, but by the citizens from the community for the purpose for which it was collected. She encouraged Council to give its support for the formation of the community foundation.

Councilmember Lichtman commented that he was pleased to see the formation of this community foundation and wished it every success. He cautioned, however, since the foundation will be a separate entity from the City and

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will not be receiving any financial contributions from it, the foundation should strive to follow a very conservative budget approach in the beginning so it does not realize a shortfall in contribution funds for its planned programs.

Councilmember Vagnozzi made several comments relative to the Articles and Bylaws and suggested several amendments. Attorney Donohue indicated that Council has no authority over the by-laws, however, he appreciated Mr. Vagnozzi's suggestions and would consider making some amendments.

Councilmember Oliverio commented that she thought the idea of a community foundation was a wonderful idea. She inquired what assurance is there that the funds in the foundation would be used for the purpose it was formed. Mr. Brock replied that until the Board of Trustees is formed there is no specific assurance, but with the membership appointments coming from the Mayor and City Council there should be a representative group on the board that will have the youth program foremost in their decision making.

Councilmember Grant was comfortable with the formation of the community foundation. He did ask for clarification regarding the appointment process which Mr. Donohue expanded on, pointing out that the appointment power will continue to reside with the Mayor of Farmington Hills subject to the approval of Council and the various entities who will serve for stated terms. The Board itself will select eight of its members from the banking institutions, the major service clubs, and at-large members. The Board will fill its own vacancies that occur during mid-term of the appointment. He mentioned that this procedure was adopted from other community foundations with the idea that it keeps the Board of Trustees from becoming too in-bred and provides for continuing community involvement from a broader base.

Councilmember Lichtman stated, with respect to keeping the foundation a separate entity from the city, that the Mayor, City Council, or the Commission should never be in a position to appoint a majority of the Board of Trustees.

The Council indicated their agreement with Mr. Lichtman's comment.

Councilmember Bates again emphasized how important it was for the community foundation to maintain its 501(c)(3) tax status and remain a separate entity from the City and its control. It was her hope that eventually the foundation could become so self-sustaining that it could even establish an endowment and possibly fund the entire teen program. She did not have a problem, however, with the City supporting the youth program, the same as it does for the senior programs since, she felt, the City has a responsibility to the community and its youth. She believed this was the right time to move forward with this community foundation and again asked for Council's support.

Councilmember Vagnozzi agreed with Mrs. Bates that the City should treat the youth of the community like it does for its other residents and finance the necessary programs for them. He did not want to give the impression, however, that there was no government involvement here since 10 of the 19 members under the proposed Bylaws are appointed by governmental officials at some level. He also believed that the contributors should be given some indication as to what area the funds are to be used to avoid any problems that might occur in the future.

MOTION by Bates, support by Grant, that City Council hereby supports the formation of the Farmington Hills Community Foundation for Children, Youth and Families.

Harris McBride, Collingham, questioned if the \$200,000 from the Parks & Rec millage would be used in connection with this foundation. Councilmember Bates explained that a portion of the Parks & Rec millage funds were to be used in connection with the proposed teen program. In addition, the Commission is using this \$200,000 as leverage to obtain a Juvenile Justice grant of almost \$400,000 that also will be used for the teen program.

Motion carried 7-0.

c. **CONSIDERATION OF ADOPTION OF RESOLUTION APPROVING BALLOT LANGUAGE TO BE PLACED ON THE NOVEMBER CITY ELECTION BALLOT FOR A PROPOSED CHARTER AMENDMENT FOR A PUBLIC SAFETY MILLAGE:**

Attorney Donohue reported that the proposed ballot question language was prepared with the assistance of the City Manager and City Clerk. The proposed proposition would levy an additional tax not exceeding 0.10% (1 mill) of the state equalized value for a period of ten years. The monies would be used only to increase fire and police staffing, equipment, and to construct and operate a central fire station to improve the public safety function of the fire and police departments of the City. The adoption by Council of the resolution would place the ballot question on the November 7, 1995, City general election. It would also amend the City Charter to provide for this special tax rate beginning July 1, 1996 and expiring June 30, 2006.

MOTION by Grant, support by Oliverio, that City Council hereby adopts the following Resolution approving ballot language to be placed on the November City Election ballot for a proposed Charter Amendment for a public safety millage.

"RESOLUTION

WHEREAS, pursuant to Section 7.02 A the Charter Tax Rate Limit may be increased by Charter Amendment approved by a majority vote of the electors of the City voting at a regular election or special election called for said purpose; and

WHEREAS, such Charter Amendment may be made for a specially designated purpose, providing that each specially designated purpose shall consist of a separate ballot question stating the nature of such purpose and the amount of ad valorem tax to be raised to fund such purpose; and

WHEREAS, the City Council has determined that it is appropriate to submit a proposal amending the Charter Tax Rate Limits for the special purpose of public safety functions of the police and fire departments, at the regular election to be held on November 7, 1995.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Farmington Hills as follows:

- 1) The following proposition shall be submitted to the electors of the City at the regular election to be held in the City on November 7, 1995:

Ballot Question

Shall the City Charter of the City of Farmington Hills be amended to permit the levy of an additional tax not exceeding 0.10% (1 mill) of the state equalized value for a period of ten (10) years, the taxes to be used only to increase fire and police staffing, equipment, and to construct and operate a central fire station to improve the public safety function of the fire and police departments of the City?

- 2) Upon adoption of the proposed amendment Section 7.02b Special Tax Rate for Public Safety Functions of the Fire and Police Departments would be added to the City Charter to read as follows:

7.02b Special Tax Rate for Public Safety Functions of the Fire and Police Departments.

In addition to the Charter Tax Limit stated in Section 7.02A and 7.02b above, the City may levy an annual ad valorem tax not exceeding 0.10% (0.1% mills) of the state

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equalized value of all real and personal property subject to taxation in the City. The levy shall be used only to increase fire and police staffing, equipment, and to construct and operate a central fire station to improve the public safety function of the fire and police departments of the City. This section shall be effective for a period of ten (10) years commencing July 1, 1996, and expiring on June 30, 2006.

- 3) It is the will of Council and its pledge to the electors and taxpayers of the City that upon approval of the ballot question such authorized millage shall be added to current spending levels for the fire and police departments and that current budget levels for such departments will not be reduced.
- 4) The clerk is hereby directed to do all things necessary to provide for the submission of the aforesaid proposition to the electors at the regular election on November 7, 1995.

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

Mr. Call commented that the administrative staff along with Fire Chief Marinucci and Police Chief Dwyer have developed a campaign to educate the citizens on this public safety millage. Also, a team of three people (one city administrator, fire representative and police representative) will be speaking to homeowner associations, condo associations, and service agencies within the city.

Both Fire Chief Marinucci and Police Chief Dwyer indicated that they will do all they can to make sure voters understand the proposal and what these monies will be used for in their respective departments. It is their intent to provide information to the citizens and not advise them on how to vote on the millage. It is hoped that various citizens groups will be doing the active campaigning.

Mr. Donohue commented that this campaign will be conducted similar to the Parks & Recreation renewal millage drive. No City funds will be spent on promoting one point of view or the other. The only expenditure will be one of time and communication to educate the voters as to what the issues are regarding the millage.

d. CONSIDERATION OF RENAMING WOODLAND HILLS PARK:

Mr. Call commented that Council has a memorandum from Jerry Ellis, the Parks & Recreation Commission Chair, indicating that a compromise was reached with regard to renaming the park. The name being recommended is "Woodland Hills Nature Park."

Jeff Stewart, Thirteen Mile Road, and member of Parks & Recreation, presented his views on why he felt the park should be named the "Woodland Hills Nature Preserve." He mentioned that the park is already regarded by the City staff and the community at large as a natural park and by changing the name it will help elevate the public's perception of the park as a passive use natural park. It also would insure less maintenance costs by remaining a passive park.

Judy Antishin, Eastfarm Lane, speaking as a citizen, and not as a member of Parks & Recreation, was concerned that if the name of the park was changed it could change the use of the park. Also, if the word "preserve" was included in the park's name it could discourage people from using the park because they would consider it off limits to them. She commented on the number of meetings held by the Parks and Recreation Commission regarding the name change before a compromise was finally reached to rename the park to "Woodland Hills Nature Park."

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Masha Silver, Berrywood, felt this was not a name change but just an addition to the name. She also did not think the name change would affect the use of the park. It was her feeling that a nature preserve is actually user friendly and would attract people to the park, not discourage them. She cited the West Bloomfield Nature Preserve and Rochester's Dinosaur Hill Nature Preserve as popular destinations for their city's residents. She indicated that the people who are afraid of the word "preserve" must have some intention of developing this park into something besides a park for the residents enjoyment.

Dennis Fitzgerald, Raleigh, stated that candidly it really didn't matter what the park is named because it will be whatever this City wants it to be. He pointed out that the City has taken great care in designing and naming its parks. Woodland Hills is a very passive park and if there is a preserve in this City, he feels it is Heritage Park. He mentioned that when the development of this park was under study some of the acreage was dedicated for possible use by the library. He went on to compare the development of this park to a monopoly board of great value and that whatever Council decides he believed they will prevent any structure going into a spot in this park that is by designed to be left alone.

Mayor Smith commented on the efforts by the citizens committee that went into naming this park originally. She believed the original name, "Woodland Hills Park," should be retained and when a sign is erected that it could indicate this is a nature park.

Councilmember Oliverio agreed with Ms. Silver that the word "nature" is just an addition to the name. She supported the suggested compromise name, "Woodland Hills Nature Park," and would like to see it remain a passive park.

Councilmember Grant agreed it did not matter what the park is named because ultimately this Council will decide on how this land is utilized and what will be built on it. However, he also did not want to see the name changed after all the efforts that went into deciding on the name originally. He, therefore, suggested retaining the name, Woodland Hills Park, but incorporate the wording "A Nature Park" into the design of the sign, i.e., underneath the name. This would denote the type of park it is while not changing the name.

Discussion followed Mr. Grant's suggestion.

MOTION by Oliverio, support by Vagnozzi, that City Council hereby approves the addition of the wording "A Nature Park" to the name sign for Woodland Hills Park.

Motion carried 7-0.

Note: A ten minute recess was taken at 10:15 p.m.

NEW BUSINESS:

a. CONSIDERATION OF APPOINTMENT TO THE ECONOMIC DEVELOPMENT CORPORATION:

MOTION by Sever, support by Oliverio, that City Council hereby approves the reappointment of Sidney Alexander to the Economic Development Corporation for a 6-year term to expire August, 2001.

Motion carried 7-0.

b. CONSIDERATION OF INTRODUCTION OF ORDINANCE TO AMEND ARTICLE II, CHAPTER 17, NUISANCES, OF THE CITY CODE TO REQUIRE THE OWNER OF PROPERTY TO CUT NOXIOUS VEGETATION AND LAW GRASS WITHIN 100' OF A RESIDENTIAL CONDOMINIUM. CMR 8-95-145:

Planning Director Countegan summarized the City Manager's report to Council on this ordinance amendment which will require an owner of property to cut noxious vegetation and lawn grass within 100 feet of a residential condominium. Mr. Countegan advised Council that at the present time, this ruling is in effect for single-family dwellings, but not for condominium dwellings.

Discussion followed to clarify what is considered noxious vegetation and lawn grass.

MOTION by Vagnozzi, support by Bates, that City Council hereby approves the INTRODUCTION of an Ordinance to amend Article II, Chapter 17, Nuisances, of the City Code to require the owner of property to cut noxious vegetation and lawn grass within 100 feet of a residential condominium.

Motion carried 7-0.

c. CONSIDERATION OF INTRODUCTION OF ORDINANCE TO AMEND ARTICLE XI, CHAPTER 7, TEMPORARY SIGNS, OF THE CITY CODE TO REGULATE TEMPORARY COMMUNITY EVENT SIGNS. CMR 8-95-156:

Planning Director Countegan summarized the City Manger's report to Council on this ordinance. The current ordinance has a sunset provision which is scheduled to expire today, August 14, 1995. The Staff is recommending that the ordinance be adopted without a sunset provision since it has proven to be working out very well because it gives clear direction for both residents and staff as to the use of temporary community event signs.

MOTION by Grant, support by Oliverio, that City Council hereby approves the INTRODUCTION of an Ordinance to amend Article XI, Chapter 7, Temporary Signs, of the City Code, to regulate temporary community event signs.

Motion carried 7-0.

d. CONSIDERATION OF APPROVAL OF BOARDS AND COMMISSIONS PICNIC FOR SEPTEMBER 14, 1995:

MOTION by Vagnozzi, support by Oliverio, that City Council hereby sets the date of September 14, 1995, for the City's annual Boards and Commissions Picnic.

Motion carried 7-0.

CITY MANAGER REPORTS:

a. CONSIDERATION OF APPROVAL OF CITIZENS COMMITTEE MEETING WITH DETROIT EDISON FOR AUGUST 28, 1995. CMR 8-95-146:

Assistant City Manager Call commented that Council has a packet of materials related to the Detroit Edison power outage problems the residents continue to experience in the community. The Michigan Public Service Commission will hold a meeting here in the Council Chambers for the residents on August 22, 1995, from 2:00 to 4:00 p.m. He noted if any resident cannot make this meeting, perhaps their schedule would allow them to attend the evening meeting in Waterford on August 15th from 7:00 to 9:00 pm. This meeting will be held in the Oakland Schools Intermediate School District Kiva, 21900 Pontiac Lake Road. Also, the reactivated citizens committee has tentatively scheduled a meeting in the Council Chambers for August 28, 1995, at 7:30 p.m. He explained that if Council approves this August 28th meeting then letters will be sent to the citizens and a public announcement made about this meeting. He requested Council's approval.

MOTION by Vagnozzi, support by Grant, that City Council hereby approves of the schedule for a proposed initial meeting of the citizens committee to meet with Detroit Edison on Monday, August 28, 1995.

Motion carried 7-0.

b. **CONSIDERATION OF ADOPTION OF RESOLUTION TO ACCEPT 1.7 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF MIDDLEBELT ROAD AND GRAND RIVER AVENUE FROM ENTERPRISE CAR RENTAL: CMR 8-95-141:**

Planning Director Countegan reported that Enterprise Rent-A-Car is presently converting the existing Farmington Hills Chrysler Plymouth dealership for its use at 29301 Grand River Avenue. Mr. Michael Kane, Vice President/General Manager of Enterprise, is proposing to convey to the City, as a gift, property (approximately 1.7 acres) located at the southeast corner of Middlebelt Road and Grand River Avenue for the reasons enumerated in his letter of August 2, 1995, to the City Manager. A copy of this letter was enclosed in Council's packet of information. The staff is recommending the acceptance of this property since it provides an excellent access to the Rouge River as well as an opportunity to preserve a wooded area. It will also complement the parcel accepted by the City two years ago on the west side of Middlebelt known as the Fordon property.

MOTION by Bates, support by Vagnozzi, that City Council hereby agrees to accept as a gift approximately 1.7 acres of vacant land within Supervisor's Subdivision No. 2 owned by Chrysler Realty Corporation and offered by Michael Kane of Enterprise Rent-A-Car, in accordance with City Manager Report dated August 14, 1995 (CMR 8-95-141).

Mayor Pro-Tem Sever inquired if Enterprise was willing to cooperate with the City on the Grand River Improvement Project.

Mark Ernest, representative from Enterprise, indicated that they were aware of the project and are willing to cooperate in supporting this project.

Motion carried 7-0.

CONSENT AGENDA ITEMS DISCUSSION:

h. **RECOMMENDED APPROVAL OF PURCHASING POLICY FOR CONCESSION GOODS FOR THE ARENA PRO SHOP AND CONCESSIONS: CMR 8-95-152:**

Assistant City Manager Call reminded Council that the Ice Arena will be operating retail sales outlets; namely the concession stand and pro shop. The proposed plan is to have the concession stand in operation at the opening of the Ice Arena on September 1st with the pro shop to open shortly thereafter. However, each of these operations will need to purchase inventory stock to sell over the counter to the general public. Since multiple vendors will be used, it was felt that the use of blanket purchase orders would be appropriate in allowing the Arena staff to maintain a continuous inventory for retail purposes. Also, with these types of operations it is not always possible to follow the bidding process. However, purchasing procedures will be followed whenever it is possible. Therefore, the staff is looking for some flexibility in purchasing from these multiple vendors to keep display areas and the retail sales shops well supplied.

For further clarification, Mr. Lasley expanded on how the purchasing policy would be used with the multiple vendors. He gave several examples to illustrate his point.

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Councilmember Grant expressed concern over the decentralization of the city's purchases and waiver from the purchasing policy.

Mr. Lasley again explained the need for flexibility with these retail operations since the purchases would be for a specific clientele and the low bid process will not always be feasible. The products purchased must be ones that will sell and these may only be available from one vendor.

Arena Manager Nelson cited several examples of purchases to further illustrate the need for the flexibility in purchasing specific products from multiple vendors.

Mr. Lasley reminded Council that a professional retail person will be hired who will have the product knowledge to know what should or should not be purchased. He reminded Council that the bidding process will be used whenever possible such as for some of the more common items like hockey pucks, strings for skates, water bottles, etc. He noted that some flexibility will be necessary if these operations are to be run like a business. He suggested that, if the Council so desired, a progress report could be given to them in six months or a year on the sales issues.

Mayor Smith inquired if there would be some type of inventory control on the merchandise. She was particularly concerned with theft. Mr. Nelson stated that they will be exercising certain security precautions such as locked showcases and merchandise in a controlled access area.

Councilmember Vagnozzi expressed his concern over waiving the normal bidding procedures and would like to see it used and as much of the bidding process preserved as possible after the initial stocking of merchandise is completed. Mr. Lasley assured him that the bidding process would be used whenever possible, but, again, it was not always feasible on certain merchandise. Mr. Nelson assured Council that it was their intent to stock only merchandise that will sell fairly quickly. He explained that one of the biggest problems is in the area of specifications and cited several examples of different products to illustrate his point.

Councilmember Vagnozzi suggested that Council be given a progress report on these operations after four months. Mr. Lasley agreed to this request.

Councilmember Sever expressed concern over the purchasing process. He wanted assurance that some type of control would be exercised to avoid one person having the ability to make decisions that could involve expenditures of \$100,000 to \$200,000. Mr. Lasley explained how they are currently advertising for a buyer position with retail experience to assist him in his purchasing duties. Mr. Nelson added that there will be at least three signatures required on purchase orders as well as other additional controls.

Councilmember Bates commented she was comfortable with the proposal since these orders will be reviewed by a number of persons prior to the actual purchases.

MOTION by Sever, support by Grant, that City Council hereby approves of establishing a flexible purchasing system which would allow the Ice Arena management the ability to deal with multiple vendors in the supplying of marketable goods within the pro shop and concession stand operations without going through the normal bidding procedures on orders exceeding \$3,000 dollars. When practical, quotations and bids will be solicited. This waiver will only be for items that are sold through the concession stand and pro shop.

ROLL CALL VOTE	Yeas:	Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
	Nays:	None.
	Abstentions:	None.
	Absent:	None.

Motion carried 7-0.

CITY MANAGER REPORTS -CONT'D:

c. CONSIDERATION OF APPROVAL OF AWARD OF BID FOR GRAND RIVER IMPROVEMENT PROJECT TO CADILLAC ASPHALT IN THE AMOUNT OF \$350,665.25. CMR 8-95-151:

Some discussion was held on Cadillac Asphalt's previous performance on the Eleven Mile Road project. Mr. Call explained that for this project, a letter and telephone call from the City Manager were necessary to get the contractor to expedite the clean-up. He added that concern was expressed when the bids were opened for this project for that reason. As he understands it, however, the president of Cadillac Asphalt has indicated they will work on this project improvement continuously and will follow the clean-up closely.

Mayor Smith suggested that the contractor be made aware of the fact that the Council will be watching this project very closely and that any future awards may be subject to the job performance for this project.

Councilmember Sever suggested that Council require the president of the Company to give the City a letter of commitment relative to this project and make the bid award contingent upon receiving this communication before awarding the bid. He also suggested that this procedure be followed in the future should staff encounter similar problems with other contractors.

MOTION by Sever, support by Grant, that City Council hereby approves the award of bid for the Grand River Improvement Project to Cadillac Asphalt, in the amount of \$350,665.25, subject to the submission of a letter from the President of Cadillac Asphalt to City Manager, William Costick, outlining its commitment to successfully complete the Grand River project on time; and

FURTHER RESOLVES, that the City Manager and City Clerk be authorized to execute the contract on behalf of the City; and

FURTHER RESOLVES, that the City Council approve the revised project budget as described in City Manager's Report 8-95-151, dated August 14, 1995.

Mr. Call highlighted the changes in the proposed 1995/96 Grand River Improvements budget recommendations. The changes included additional funding from MDOT (\$20,000 to \$100,000), General Fund Fund Balance (\$100,000), and an increase in the Community Development Block Grant program revenues (\$222,000 to \$297,000). Other changes were due to some of the proposed expenditures exceeding the estimated amounts. The total budget now being proposed is \$676,000 from the estimated budget of \$399,000.

Mr. Countegan added that it was important to note that the budget of \$399,000 was a financial analysis based on the funds available at that time and did not include any engineering estimates or construction plans, which have since been completed.

Motion carried 7-0.

d. CONSIDERATION OF ADOPTION OF RESOLUTION TO ACQUIRE 7 ACRES OF PROPERTY WHICH ABUTS THE NORTH PROPERTY LINE OF FOUNDERS SPORTS PARK. CMR 8-95-147:

Assistant City Manager Call stated that Council has the City Manager's report that outlines the proposal to acquire 7 acres of property which abuts the north property line of the Founders Sports Park. As Council is aware, negotiations with Mr. Ashley have been ongoing over the last couple of years. Mr. Ashley has now agreed to sell the City this property for \$30,000/acre or the entire 7 acres for \$210,000. He pointed out that all monies for land

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acquisition and development purposes in the current park millage program have already been expended. Therefore, it is proposed that the City move forward with this acquisition but for the present time utilize Sanitary Sewer Interceptor Funds for this purpose. It was Mr. Costick's feeling that at some future date, perhaps with the renewal of the park millage, this property could officially be added to the park by purchase from the sewer system fund. The City Manager is recommending that this property be purchased subject only to a clean opinion from a Phase I Environmental Survey.

MOTION by Oliverio, support by Sever, that City Council hereby authorizes the City Manager to proceed with the acquisition of the westerly 7 acres of the Woodrow Ashley property subject only to finding no problems after the Phase I Environmental Survey.

Motion carried 7-0.

e. CONSIDERATION OF APPROVAL OF RESOLUTION APPROVING EXCESS LAND ACQUISITION THROUGH THE DNR. CMR 8-95-140

Assistant City Manager Brock explained that the City is desirous of acquiring three parcels of land from the Department of Natural Resources which are in their surplus property funds. The first property is located in the Westbrooke Center Subdivision at Orchard Lake and Thirteen Mile Roads. This site is vacant and totally nonconforming.

The second property is located in the Waddell-Wilcox-Rymal Company's Kemberton Park Subdivision at Nine Mile and Middlebelt Roads. This parcel abuts a huge drain and would be valuable to the City as an access to the drainage system in this area.

The third property has the Rouge River meandering through it and is located at Nine Mile and Freedom Roads. This parcel would also be valuable to the City for drainage purposes.

Each of these properties can be acquired for the \$75 processing fee and staff is recommending that these parcels be acquired for the City.

MOTION by Grant, support by Oliverio, that City Council hereby adopts the following Resolution approving excess land acquisition through the Department of Natural Resources.

"RESOLUTION

WHEREAS, Act 223, P.A. 1909, as last amended by Act 196, P.A. 1970 provides for the conveyance of State-owned tax-reverted lands to municipal units for public purposes; and

WHEREAS, such lands are under the jurisdiction of the State of Michigan, Department of Natural Resources, and are available for acquisition under the provisions of the above mentioned act as identified on the attached list (City Manager's Report 8-95-140); and

WHEREAS, the City of Farmington Hills desires to acquire such lands for the purposes of public drain improvements and zoning enforcement.

NOW, THEREFORE, BE IT RESOLVED, that the City of Farmington Hills is authorized to make application to the State of Michigan, Department of Natural Resources, Real Estate Division for the conveyance of said lands to the City of Farmington Hills for a nominal fee as set by the Natural Resources Commission; and

FURTHER BE IT RESOLVED that the City of Farmington Hills shall set up necessary procedures and controls to provide for the proper distribution of funds arising from the subsequent sale of the acquired property in conformity with the above mentioned acts."

* * *

CONSENT AGENDA:

a. **RECOMMENDED APPROVAL OF AGREEMENT BETWEEN ITALIO AMERICAN CONDOMINIUM CORP., AND THE CITY OF FARMINGTON HILLS FOR WATER AND SEWER PAYBACK (FIRE STATION #1) CMR 8-95-144:**

MOTION by Grant, support by Oliverio, that City Council hereby approves the agreement between Italo American Condominium Corporation and the City of Farmington Hills that will effectuate the payback amounts owed to the City by Italo American for Fire Station #1, and

FURTHER RESOLVED, that the City Council authorize the City Manager to sign the agreement on behalf of the City.

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

b. **RECOMMENDED APPROVAL OF AWARD OF BID FOR BRITTANY REHABILITATION PROJECT TO THOMPSON MCCULLY IN THE AMOUNT OF \$76,104.42. CMR 8-95-154:**

MOTION by Grant, support by Oliverio, that City Council hereby approves the award of bid for the Brittany Road Rehabilitation to Thompson McCully in the amount of \$76,104.42; and

FURTHER RESOLVE, that the City Manager and City Clerk be authorized to execute the contract on behalf of the City.

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

c. **RECOMMENDED APPROVAL OF 1995 SIDEWALK CONSTRUCTION PROGRAM TO LARocca CONSTRUCTION COMPANY IN THE AMOUNT OF \$91,074.00. CMR 8-95-155.**

MOTION by Grant, support by Oliverio, that City Council hereby approves the award of bid for the 1995 Sidewalk Program to LaRocca Construction Company in the amount of \$91,074.00; and

FURTHER RESOLVED, that the City Manager and City Clerk be authorized to execute the contract on behalf of the City.

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ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

d. **RECOMMENDED APPROVAL OF AWARD OF BID FOR FIRE FIGHTING EQUIPMENT TO APOLLO FIRE EQUIPMENT IN THE AMOUNT OF \$8,267 AND TO TIME EMERGENCY EQUIPMENT IN THE AMOUNT OF \$4,991.80. CMR 8-95-148:**

MOTION by Grant, support by Oliverio, that City Council hereby authorizes the City Manager to issue the following purchase orders for fire fighting equipment:

- To Apollo Fire Equipment for turnout coats, turnout pants and 1.75" hose for a total of \$8,267.00.
- To Time Emergency Equipment for 4" fire hose and spider straps for a total of \$4,991.80.

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

e. **RECOMMENDED APPROVAL OF AWARD OF BID FOR DPW SERVICES FOR THE ASPHALT SIDEWALK PROGRAM TO JAMES P. CONTRACTING IN THE AMOUNT OF \$74,678.80; ASPHALT REMOVAL AND REPLACEMENT PROGRAM TO THOMPSON MCCULLY IN THE AMOUNT OF \$81,848.40; JOINT AND CRACK SEALING PROGRAM TO MICHIGAN JOINT IN THE AMOUNT OF \$121,983.46; AND THE RAISED REFLECTORS PROGRAM TO P.K. CONTRACTING IN THE AMOUNT OF \$14,658.25. CMR 8-95-149:**

MOTION by Grant, support by Oliverio, that the City Council hereby authorizes the City Manager to approve the following contracts and contract amounts for the services listed:

<u>SERVICE</u>	<u>COMPANY</u>	<u>TOTAL BID</u>
Asphalt Sidewalk Prgm	James P. Contracting	\$ 74,678.80
Asphalt Removal & Replacement Prgm	Thompson McCully	\$ 81,848.40
Joint & Crack Sealing Program	Michigan Joint	\$121,983.46
Raised Reflectors Prgm	P.K. Contracting	\$ 14,658.25

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

f. **RECOMMENDED APPROVAL OF AWARD OF BID FOR SECURITY SYSTEM FOR THE ICE ARENA TO HABITEC ALARM IN THE AMOUNT OF \$4,500.00. CMR 8-95-153:**

MOTION by Grant, support by Oliverio, that City Council hereby approves the award of bid for the security and alarm system for the Farmington Hills Ice Arena to Habitec Alarm of Troy, Michigan, in the amount of \$4,500, and yearly monitoring fee of \$300 to Habitec; and

FURTHER RESOLVES, that Rudolph/Libbe, Inc. be authorized to enter into a contract with Habitec on behalf of the City.

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

g. **RECOMMENDED APPROVAL OF AWARD OF BID FOR OFFICE FURNITURE AND EQUIPMENT FOR THE ICE ARENA TO URAL INTERIORS IN THE AMOUNT OF \$18,606. CMR 8-95-157:**

MOTION by Grant, support by Oliverio, that City Council hereby authorizes the City Manager to issue a purchase order to Ural Interiors in the amount of \$18,606.00 for Ice Arena furniture.

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

i. **RECOMMENDED APPROVAL OF SPECIAL EVENT LICENSE FOR THE ANNUAL ST. ALEXANDER'S CHURCH FESTIVAL TO BE HELD ON SEPTEMBER 15, 16, 17, 1995:**

MOTION by Grant, support by Oliverio, that City Council hereby approves the issuance of a Special Event License to St. Alexander's Church in order to hold its Annual Fun Festival on Friday, September 15th from 5:00 p.m. until 11:00 p.m.; Saturday, September 16th from 12 noon until 11:00 p.m. and Sunday, September 17th from 12 noon until 9:00 p.m. subject to the following:

1. That the applicant meet all requirements of the Zoning Board of Appeals' approval dated August 11, 1992.
2. That all rides be inspected, and determined safe and in good condition.
3. Applicant shall contact the Fire Department for inspection prior to the beginning of the event and provide an updated tent certificate/affidavit. Any inspections required after normal business hours will be billed at an overtime rate.

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

j. RECOMMENDED APPROVAL OF SPECIAL EVENT LICENSE FOR THE KENDALLWOOD SUBDIVISION BLOCK PARTY TO BE HELD ON AUGUST 27, 1995:

MOTION by Grant, support by Oliverio, that City Council hereby approves a special event license for the Kendallwood Subdivision Block Party to be held on Sunday, August 27, 1995, from 12 noon until 6:00 p.m. in accordance with the plans specified in City Clerk's report dated August 14, 1995, subject to access being easily maintained to Thorny Brae Court for emergency vehicles and receipt of the final signature of approval for the road closing.

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

k. RECOMMENDED APPROVAL OF SPECIAL EVENT LICENSE FOR THE ROLLING OAKS WEST TWO BLOCK PARTY TO BE HELD ON AUGUST 20, 1995:

MOTION by Grant, support by Oliverio, that City Council hereby approves a special event license for the Rolling Oaks West Subdivision Block Party to be held on Sunday, August 20, 1995, from 3:00 p.m. until 7:00 p.m. subject to the site being easily accessible for emergency personnel and vehicles.

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

i. RECOMMENDED APPROVAL OF CITY COUNCIL MEETING MINUTES OF JULY 10, JULY 24, AND JULY 31, 1995:

MOTION by Grant, support by Oliverio, that City Council hereby approves the meeting minutes of July 10, July 24, and July 31, 1995 as corrected.

ROLL CALL VOTE Yeas: Bates, Grant, Lichtman, Oliverio, Sever, Smith and Vagnozzi.
 Nays: None.
 Abstentions: None.
 Absent: None.

Motion carried 7-0.

ATTORNEY'S REPORT:

Attorney Donohue stated that City Council has his written report for the month and that he has no changes nor additions. There were no questions nor formal action taken.

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ADJOURNMENT:

The regular meeting of the Farmington Hills City Council adjourned at 11:25 p.m.

Respectfully submitted,
THE CITY OF FARMINGTON HILLS

Kathryn A. Dornan, City Clerk

mg/cc081495

City Council agreed to release the full Citizen Survey results in its existing format to the public. Results would also be distributed to the 20/20 visioning committee members.

City Manager Brock said the survey was still on the City's website and at the Clerk's office, if anyone wanted to fill one out, but they would not be included with these survey results.

FINANCIAL FORECAST BY DAVE GAJDA, FINANCE DIRECTOR

Finance Director Gajda reviewed the Financial Forecast FY 2012-12 through FY 2016-17.

Using a power point presentation, Mr. Gajda outlined the following information:

- Forecast objectives for a 5-year forecast for the general fund.
- General fund forecast revenue and expenditure assumptions
- General fund forecast results
- The taxable value trend projections
- General fund forecast summary spreadsheet
- Recommendations to meet the forecast objectives
- General fund forecast summary spreadsheet that included an additional 0.6807 public safety millage
- General fund ending undesignated fund balance projections.

Mr. Gajda emphasized that the proposed general fund forecast assumptions were subject to change if City Council desired.

Mayor Ellis pointed out that part of the assumptions for the financial forecast included a public safety millage. He questioned the proposed increase for the millage rate.

Finance Director Gajda explained that the assumptions included an increase in the millage rate of .68 mills in order to achieve the same revenue that was generated back in FY 2007/08.

Discussion was held regarding how Mr. Gajda arrived at the property tax assumptions, which included utilizing data from the City Assessor as well as county-wide projected property values.

Councilmember Brickner inquired if the data included personal property tax or real property tax and what would happen if personal property tax was eliminated by the state in the future.

Finance Director Gajda responded that both real and personal property taxes are figured into the financial forecast and the elimination of personal property tax is not part of the assumptions; but could be included if that was the wish of City Council.

Further discussion ensued on personal property tax and how some communities rely heavily upon personal property taxes to survive financially. City Manager Brock stated that he does not see personal property tax being eliminated completely, but that it might be replaced with some other tax.

Mr. Gajda spoke in detail regarding revenue and expenditure assumptions. He emphasized the desire to maintain the same service level, with inflation at 2% a year. He reiterated that those

assumptions could be changed. He then outlined the forecast for the Capital Improvement Fund, which was projected to follow the same forecast for property tax revenue fluctuations.

Mr. Gajda presented the revenue and expenditure assumptions in numeric format. He spoke to the results of the assumptions and the impact on the general fund. He pointed out that in order to maintain an undesignated/unassigned fund balance of at least 10 percent of total expenditures each year, the City would need to increase revenue and/or decrease expenditures beginning as early as FY 2012/13.

Mr. Gajda spoke to the incremental declines in taxable value, and the decreased amount the public safety millage would generate in tax revenue in 2013-2014 as compared to its peak in 2007/08. He stated that the general fund has and will continue to absorb those police and fire costs at an increasing level, unless alternative funding sources are identified.

City Manager Brock stated that he could provide City Council with staffing levels as to how many the city originally felt they were going to be able to staff through the millage and how many there are currently.

Mayor Ellis pointed out that this financial forecast projected a 2% annual increase in costs. He feels in order to achieve this, there would have to be no raises for any employees and a reduction in health care costs. He stated that 80% of expenditures are on employees, and he believes the 2% annual increase in costs is overly optimistic.

Councilmember Bates inquired about the debt schedule. City Manager Brock pointed out that the debt schedule is included in the City's budget document.

Mr. Gajda spoke to the taxable value trend and general fund forecast based on the assumptions as proposed. He noted that if the assumptions were adjusted that could change the proposed forecast.

Mr. Gajda stated that the recommendations to meet the forecast objectives included consideration of a special millage Election in November, 2011 to increase the Public Safety Millage, effective for FY 2012/13 in order to gain back the lost annual tax revenue since FY 2007/08. He reviewed the general fund forecast summary with the additional .6807 Public Safety Millage.

Mayor Pro Tem Bridges said he was interested in increasing revenues, but felt the city also needs to look at further reduction of expenses and how they can maintain service levels but with possible staffing reductions.

City Manager Brock stated that as the City Manager he strongly feels that staffing levels could not be reduced any further without affecting the quality of services to the public, particularly with regard to the Police and Fire Departments. He said employee levels were down more than 10% from several years ago.

Councilmember Bridges felt it was important for Council to see options for reduction in expenditures as well as for increasing revenue. He feels the financial issues will not be resolved by only increasing revenues.

City Manager Brock stated that he could provide to City Council the impact that further reductions might have in terms of public services. He noted that areas of reduction have included no raises for some employees and increases to health care co-pays.

Mayor Ellis pointed out that expenditures have been reduced over the last six years, and the City has only imposed two revenue increases over that time, a 1% increase two years ago in collection fees and a .59 mill increase. He stated that there has been a lot of reduction in expenditures and the question is whether there is room for more reductions. He said staffing has been reduced from approximately 400 employees to approximately 325 employees. He believes if staffing is further reduced, the city will reduce the level of services. He said the only way to reduce costs then is to ask employees to take less or taxpayers to pay more and those are the decisions that City Council needs to make. Mayor Ellis expressed concern with utilizing more money from the reserve fund.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Pamela B. Smith
City Clerk

cdg

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL STUDY SESSION
AUGUST 8, 2011**

The Study Session meeting of the Farmington Hills City Council was called to order by Mayor Ellis at 6:00 p.m.

Council Members Present: Bates, Brickner, Bridges, Bruce, Ellis, Massey and Oliverio

Council Members Absent: None

Others Present: City Manager Brock, City Clerk Smith, Assistant City Manager Whinnery, Management Assistant Geinzer, Directors Gajda and Mekjian and City Attorney Joppich

DISCUSSION OF MILLAGE PROPOSAL FOR THE NOVEMBER 8, 2011 BALLOT

City Manager Brock welcomed the public to the meeting. He said this discussion this evening is a continuation from a study session meeting held two weeks ago where City Council discussed the financial forecast for the City over the next 5 years and proposed public safety millage options to appear on the November 8, 2011 ballot. He clarified that tonight's meeting is to determine whether or not to move forward with placing a millage proposal before the voters. City Council does not have the ability to raise taxes on their own without the issue being placed before the voters.

Finance Director Gajda provided a power point presentation to City Council that was modified from the one first presented to them several weeks ago. At that time, City Council requested modifications to the expenditure assumptions. He presented budget projections showing several scenarios reflecting increases in expenditures over the next five years, and spoke to the decrease in property taxes expected over that time. Mr. Gajda discussed the following information and scenarios:

- General Fund forecast assumption with a 3% annual expenditure increase
- General Fund forecast with an additional 1.5 Public Safety Millage
- Millage recommendations to meet the forecast objectives with a 3% annual expenditure increase
- General Fund forecast with an additional 2.012 Public Safety Millage
- General Fund forecast assumption with a 4% annual expenditure increase
- Millage recommendations to meet the forecast objectives with a 4% annual expenditure increase
- General Fund forecast with an additional 2.57 Public Safety Millage
- General Fund ending undesignated fund balance trends with the various millage options

Mr. Gajda spoke to property tax revenues and noted their continuing decline over a number of years. He spoke to projections and explained that by 2015-16, the City would be below its target of maintaining a fund balance that equals 10% of overall expenditures. He spoke to a deficit situation and cautioned that by FY 2016/17, the City may have to borrow money in order to run the City.

Mr. Gajda said in order to eliminate the deficit, and to reach the goal of having a fund balance equivalent of 10% of total expenditures, the 1.5 mill increase to the public safety millage would not be sufficient, and would need to be increased to 2.01 mills beginning in 2013. He discussed the effect of this increase, noting the positive yet declining fund balance reaching the 10% minimum target for total expenditures.

City Manager Brock noted that the City already has 1.5 mills that was approved by the voters and went into effect in 2006, and is scheduled to expire in FY 2015/2016. He said under discussion now is the addition of a 1.5 to 2 mill or more increase, based on the continuing decrease in property values. He noted that the time frame for the additional millage is also up for discussion.

City Manager Brock spoke to the speculation of property values rising again, resulting in the accumulation of excess funds from the millage. He commented that the City has always been fiscally responsible, and the City could review the finances in the next 3-4 years and adjust the millage accordingly when the original 1.5 mills is to expire.

Councilmember Bridges commented that the graphs presented showing where the deficit situation would occur if no additional millage was approved, seem to indicate a structural problem.

Mr. Gajda responded that he feels there is a structural problem as far as revenue, indicating that the major revenue source has been declining for a number of years. He spoke to the reduction of expenditures.

Mayor Pro Tem Bridges felt there was a need to reduce expenditures further and to consider wage reductions. He inquired the budget for wages throughout the city.

Mayor Ellis responded that wages and health benefits totaled approximately 80% of the budget.

City Manager Brock stated that wage reductions were not included as part of this presentation as he feels the City is where it should be with regard to staffing and the fact that wage reduction is subject to collective bargaining. He noted that some unions have made concessions, and employees are paying more in health care costs. He spoke to the collective bargaining process.

Mayor Pro Tem Bridges said he felt the City needed to do more to meet the financial challenges and review both revenues and expenditures.

Resident Maryann Pilszak commented on the pay cuts that her family has experienced and did not feel those concessions by the unions were enough. She said she would like to see the list of all City expenditures. She commented that the city may have reduced the number of employees, but employees have not taken pay cuts.

Resident Sally Howland inquired what health care concessions the employees have taken. She commented that many people are hurting financially and have taken cuts in pay and health care, and expressed concern with the City now asking residents for more money. She asked if the City understood these upcoming concerns when they built the new City Hall.

City Manager Brock indicated that there have been no cuts in health care benefits, but the City is reviewing this issue as well.

Mayor Ellis explained that the City Hall renovations were paid for by funds saved over the past 12 years specifically designated for that purpose. He said the building is returning benefit to the

City every day. The City was able to reduce the number of employees from 400 to 325 due to the ability of grouping employees together more effectively. He added that the City has also experienced a 65% reduction in energy costs due to the new building design.

Mayor Ellis emphasized that the City was working toward reductions in health care costs, and he mentioned that many of the City's contracts were soon to expire and are subject to negotiation. He spoke to the potential for the Governor to pass the law requiring public employees to pay 20% of their health care cost.

A concerned resident stated that he was not in favor of any millage increase. He spoke to his frustration relative to homestead property tax exemptions and expressed concern with cuts in wages or health care being made.

Mayor Ellis pointed out that, operationally, Farmington Hills runs very lean at about 14% less than comparable communities across the state; and that was prior to the reduction of employees and the reason Farmington Hills has a fund balance remaining today.

Mayor Ellis stated that he understands the frustrations of the residents and that City Council was the only governmental body to whom they could communicate; but the City is not part of the problem and is trying to be a part of the solution. He emphasized City Council's desire to ensure that the residents continue to receive the services that they now have.

Discussion was held regarding property taxes and the cost for the library and schools. Mayor Ellis pointed out that $\frac{1}{4}$ of a resident's property tax goes to the city with the majority of those taxes going to the school districts.

Resident Rich Marinucci emphasized that public safety is a critical component for the long-term safety and viability of the community. He stated that when people look for a place to locate, they seek out good schools and a safe community and there could be more problems in the future if people stop investing in the community.

City Manager Brock stated that the City would provide a breakdown of their property taxes and how that money was spent to anyone present at the meeting who wanted that information.

Ms. Pilszak commented that 80% of the budget goes toward salaries, and she felt that salaries should be cut.

Councilmember Bruce stated that if nothing is done, in five years the City will be in a \$15 million deficit because of the decline in property taxes and the equivalent of the entire police force would have to be cut to close that budget gap. He did not feel this situation was something that could be remedied by just cutting wages. He spoke to the important role of the Police and Fire Departments and the need to maintain those services and response times. He believed that Council must look not only at salary concessions but also a millage increase.

Councilmember Bruce stated that the City is merging services when possible and is always looking for ways to run the city more efficiently, but they also have to invest in the city's future. He added that the city is not in this situation because it has been careless with funds.

Discussion took place regarding \$3 million per year lost from the state that used to be a large part of the budget.

Mayor Ellis emphasized that the City Council was not deciding tonight whether to raise taxes, but only to place a millage proposal on the November 8, 2011 ballot, to let the voters decide.

Resident Jean David asked what would happen if property taxes continue to decrease.

Mayor Ellis responded that the City Council and City staff are trying to figure out what can be done in terms of concessions and a millage increase in order to address these financial issues.

Councilmember Oliverio empathized with the frustration being expressed. She recalled her own struggles and its affect on her budget and family. Ms. Oliverio said she felt the City needed to take a serious look at salary cuts, and said she could not support a 2.57 millage increase. She said she would support a smaller increase to be put on the ballot and voted on by the electors.

Mayor Pro Tem Bridges said he was concerned with long term revenue projections. He said things probably won't turn around for several years. He said the recent community survey indicated that residents were very satisfied with services. He said that salary reductions should be on the table as well as consolidations of departments. He said for the public to support a millage increase, there has to be shared sacrifices.

Mayor Ellis said that wage and health care concessions have been on the table for the last six years, but there is also a process and that could not be done without union negotiation.

Resident Sue Kerstein understood the issue with declining home values. She inquired about whether salaries are public information, and inquired about the salaries for the Mayor and the City Council members.

Mayor Ellis provided the salary information to Mrs. Kerstein. He reiterated that he understood people's frustrations, and said the City was trying to maintain reasonable services

Discussion took place regarding the options for a millage increase.

Councilmember Brickner stated that the City has been able to survive over the last five years even though taxes have been dropping, because the City has been cutting costs where it could all along. It has now reached a point where it is difficult to make any further cuts without affecting services. He said because of excellent services, Farmington Hills is in the top four of the safest cities in Michigan and top three in the country.

Resident Jean David commented that the city did not only have to cut Police and Fire wages but could cut other employee salaries. She asked for starting wages and top wages of Police Officers and Firefighters.

City Manager Brock said details regarding salaries would be made available, as well as a breakdown of taxes for the last several years.

City Manager Brock, in response to Mayor Pro-Tem Bridges, noted that 20% of the City's employees were not represented by a union.

Discussion took place regarding whether or not negotiations can be opened up on a union contract.

City Attorney Joppich said it was his understanding that a contract can be opened up for negotiations if both sides agreed.

City Manager Brock said the purpose of this meeting was communication, and to get a consensus regarding the millage increase scenarios. He said he would make a similar presentation at the next City Council meeting on August 22nd, with more detail as to the cost reductions that have already taken place and staffing and service levels.

City Manager Brock reminded people that for more information, his budget presentation continued to air on cable TV channel 8.

City Manager Brock said that at the City Council meeting of August 22nd, City Council could decide how many mills and the term length of a new millage. He stated that during the budget review process, the millage could be reviewed and then again when the original public safety millage expires.

Mayor Ellis noted that under the City's charter, .4 mills could be levied without having to go to the voters, but the City Council has decided not to do that and the City has made budget cuts instead. He pointed out that the idea behind this millage is to provide funding for the purpose of maintaining public safety.

Councilmember Bruce reminded those present of the dangers and personal safety commitment of police officers and fire fighters. He felt that it will be shared sacrifice on behalf of the residents and the City to maintain public safety and viability, and emphasized the importance of maintaining Farmington Hills' high safety ratings in the future.

Mayor Ellis inquired if any member of City Council opposed placing a millage proposal on the November ballot.

It was the consensus of City Council that they would consider a millage proposal for the November 8, 2011 ballot; but that they were not in favor of the option asking for a 2.57 mill increase.

Councilmember Brickner stated that he spoke with someone at the Michigan Municipal League (MML) regarding what was happening on the State's end, in terms of personal property taxes. He said it was indicated that the State was working on it, and putting together a PR campaign. He said the MML was pushing toward a constitutionally set amount so the State cannot eliminate personal property taxes.

Councilmember Brickner expressed concern with losing other revenue and was in favor of doing something to break even.

Mayor Ellis said he looked forward to the presentation and discussion of the issue at the City Council meeting of August 22, 2011. He emphasized that the City is always reviewing the option of cutting expenditures as well.

City Manager Brock said he would refine some of the numbers discussed this evening in terms of cuts, staffing, service levels etc., and what kind of savings could be realized.

Spencer Brown suggested that when numbers are put together, than they included data that shows the impact of not having an increase this year, but at some future point; and its impact on the City's finances over time.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Pamela B. Smith
City Clerk

cdg

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL REGULAR MEETING
AUGUST 22, 2011**

The regular meeting of the Farmington Hills City Council was called to order by Mayor Ellis at 7:30 p.m.

Council Members Present: Bates, Brickner, Bridges, Bruce, Ellis, Massey and Oliverio

Council Members Absent: None

Others Present: City Manager Brock, City Clerk Smith, Assistant City Manager Whinnery, Directors Countegan, Gajda, Lasley and Mekjian, Fire Chief Bartsch, Police Chief Nebus and City Attorney Joppich

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Kelly Oles, Miss Oakland County

APPROVAL OF AGENDA:

MOTION by Brickner, support by Massey, to approve the agenda as published.

MOTION CARRIED 7-0.

PRESENTATION BY KELLY OLES, MISS OAKLAND COUNTY:

Kelly Oles, Miss Oakland County, thanked the City Council for inviting her to speak at the meeting. She stated that this is her 3rd year in the Miss America Program and she is hoping to come home with the title of Miss America this year. She stated that the Miss America Program is a non-profit organization and the world's largest provider of scholarship funds. Miss Oles stated that her platform is Healthy Living and Families as a Team, and she hopes to bring this program to all Oakland County schools. It is a free program and facilitated with volunteers. She noted that the Miss America Program is also a partner with Children's Miracle Network. Miss Oles thanked City Council for the opportunity to speak.

Mayor Ellis thanked Miss Oles for attending the meeting and wished her the best of luck.

COMMISSION FOR ENERGY AND ENVIRONMENTAL SUSTAINABILITY "TIP OF THE MONTH".

Councilmember Brickner read the following tip:

Looking to save some money? Try these 10 Quick Tips to help improve fuel economy by an average of 24% and help stretch your budget.

1. **Slow down and watch speed** - Drive 55 miles per hour instead of 65 to save fuel. EPA estimates a 10-15 percent improvement in fuel economy by following this tip. Also, aim for a constant speed.
2. **Accelerate and brake smoothly** - Accelerating smoothly from a stop and braking softly conserves fuel.
3. **No idling** - Today's engines don't need a warm up. Start the car immediately and gently drive away. Don't leave your car idling. Prolonged idling increases emissions and wastes fuel.

4. **Check your tires** - Keep tires properly inflated to the recommended tire pressure. This alone can reduce the average amount of fuel use by 3-4 percent.
5. **Be kind to your vehicle** - Maintain proper engine tune-up to keep vehicles running efficiently.
6. **Travel light** - Avoid piling a lot of luggage on the roof rack. The added frontal area reduces aerodynamics and will hurt fuel economy, reducing it by as much as 5 percent. Remove excess weight from the vehicle.
7. **Minimize use of heater and air conditioning** - Use heating and air conditioning selectively to reduce the load on the engine. Decreasing your usage of the air conditioner when temperatures are above 80 degrees can help you save 10-15 percent of fuel.
8. **Close windows at high speeds** - Don't drive with the windows open unless you keep your speed under 50 mph. Driving with the windows open at highway speeds increases aerodynamic drag on the vehicle and lowers fuel economy.
9. **Choose the right oil** - Use good quality, energy-conserving oils with the viscosity grade recommended in the Owner's Manual.
10. **Consolidate trips** - Plan ahead to consolidate your trips. This will enable you to bypass congested routes, lead to less idling, fewer start-ups and less stop-and-go traffic. Whenever feasible, share a ride and/or carpool.

For more tips please visit www.sustianablefh.com

CORRESPONDENCE:

Mayor Pro Tem Bridges acknowledged an e-mail he received from a resident regarding the Public Safety Millage. Councilmember Oliverio indicated that she had a conversation with a neighbor regarding the recent power outages.

CONSENT AGENDA:

MOTION by Oliverio, support by Bates, to approve the Consent Agenda as published.

Roll Call Vote:

Yeas:	BATES, BRICKNER, BRIDGES, BRUCE, ELLIS, MASSEY and OLIVERIO
Nays:	NONE
Absent:	NONE
Abstentions:	NONE

MOTION CARRIED 7-0

PUBLIC QUESTIONS AND COMMENTS:

There were no public comments at this time.

COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS:

Councilmember Bruce announced that there would be a Youth Suicide Epidemic presentation held at Farmington Hills City Hall on Saturday, September 24, 2011. There will be guest speakers and the discussion is being sponsored by the Farmington Area Suicide Prevention Task Force.

CITY MANAGER UPDATE

City Manager Brock updated City Council on the following:

- There were still a few power outages from the storm that came through Saturday evening and DTE is working to get the power back on.
- A blood drive being held at the Costick Center.
- The Grand River and 14 Mile Road projects are still underway
- He received a memo from a former employee regarding the Public Safety Millage to which he would be responding.
- He received a letter from a resident regarding uses at Heritage Park, to which he would also respond.

Councilmember Brickner reminded residents of the splash bash scheduled at Heritage Park splash pad on August 29, 2011.

Mayor Ellis commented that the accolades are pouring in regarding the City Hall building LEED Gold Certification.

UNFINISHED BUSINESS:

CONSIDERATION OF ADOPTION OF RESOLUTION EXTENDING THE MEDICAL MARIJUANA MORATORIUM.

City Attorney Joppich stated that he has submitted a report based on the request of City Council to report back on the state of the laws with regard to medical marijuana and to address the issue of possibly extending the existing moratorium, which will expire on September 8, 2012. With regard to the state of the law, he noted that there are multiple pending cases. The case of *The People v King*, upon which the draft ordinance was based, is still pending before the Michigan Supreme Court. He stated that the Michigan Attorney General has also issued an opinion and there are a handful of Bills pending in Lansing on this issue. He summarized that the law on this matter is still in flux at this time.

Mr. Joppich explained that the moratorium has been in place for 10 months now and in the past he has been hesitant to advise that a moratorium be extended beyond one year. However, due to the state of the law and the likeliness that future actions could aide the Council in determining how to proceed on this matter, he would not object to further studying this issue and extending the moratorium. If Council so wished, he would suggest extending the moratorium through May 8, 2012.

Mayor Pro-Tem Bridges thanked Attorney Joppich for his patience and guidance in trying to address this issue.

MOTION by Bridges, support by Oliverio, to adopt a Resolution extending the deferral of medical marijuana land uses until May 8, 2012.

Councilmember Brickner commented that he spoke to the Oakland County Prosecutor's Office with regard to local units of government being prosecuted because they adopted an ordinance that allowed for medical marijuana use under certain criteria. The Oakland County Prosecutor's Office indicated that they did not intend to prosecute anyone as long as they stayed within the terms of the state initiative. Mr. Brickner agreed the law was still in flux on this matter and would favor extending the moratorium.

Councilmember Massey stated that he would support the motion and also thanked Attorney Joppich for his efforts on this issue.

Attorney Joppich commented that the U.S. District Attorney's follow up letter was of concern as it alluded to the fact that public officials that allowed medical marijuana user activities could be prosecuted and that no one is exempt from the law. Mr. Joppich also felt that extending the moratorium would also provide staff and council some guidance in dealing with these types requests.

Councilmember Bruce inquired if there was a limit as far as how long the moratorium could be extended. Attorney Joppich responded that the purpose of a moratorium is to allow time to study an issue in order to determine the best way to regulate it. The longest moratorium he was aware of was for the period of one year and that is why he has cautioned not to go beyond that time frame. However, he feels this is a unique situation, and he is comfortable with Council extending the moratorium at this time and defending that position in court. Mr. Joppich added that he will continue to keep City Council aware of the status of the law and pending cases.

Councilmember Massey clarified that City Council does not want to stand in the way of being a caregiver, but they wish to have some clarity on this issue. He added that a resolution was sent to legislators asking them to makes some decisions and he questioned if the City has received any response to that resolution. City staff indicated they had not.

MOTION CARRIED 7-0.

NEW BUSINESS:

CONSIDERATION OF APPROVAL OF APPOINTMENT OF ALYSON RICH AS LIAISON BETWEEN THE MAYOR'S YOUTH COUNCIL AND THE EMERGENCY PREPAREDNESS COMMISSION:

MOTION by Massey, support by Bates, to confirm the Mayor's appointment of Alyson Rich as the liaison between the Mayor's Youth Council and the Emergency Preparedness Commission, with a term expiration date of September 1, 2013.

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF RESOLUTION REGARDING A CHARTER AMENDMENT FOR AN ADDITIONAL PUBLIC SAFETY MILLAGE TO BE PLACED ON THE NOVEMBER 8, 2011 BALLOT:

City Manager Steve Brock opened discussion by stating that the recent community survey results were very positive overall for the City of Farmington Hills; and five years from now, he wants residents to be just as happy with their community, if not more so. He stated that the City delivers services and services are delivered by people. The City is always reviewing ways that it can share services and make the community better for the taxpayers. Mr. Brock stated that the difficulties throughout the state and with the decline of revenue sharing and property values makes it more difficult for the city to do its job. He realizes that everyone will have their own opinion on the issue, but tonight he intends to deliver the facts. Copies of the information presented tonight are available to anyone upon request.

Mr. Brock referred to a PowerPoint presentation and discussed the following:

- Forecast Objectives that included an ongoing 5 year financial forecast for the general fund, maintenance of the current fiscal year service levels, maintaining a general fund undesignated fund balance (emergency fund) of 10-15% and restoring public safety funding to the FY 2007/08 level.

- General fund revenue and expenditure assumptions that included declining state revenue sharing and property taxes and assumed a 3% increase in expenditures.
- How tax dollars are spent, pointing out that only a quarter of a resident's taxes are provided to the City for city services. He noted that Farmington Hills has lost 1.5 million in taxable value. He stated that while taxes are down, there is still a need to invest in the community.
- The City is complying with requirements in order to gain back state shared revenue such as providing for a dashboard to increase transparency in communities, collaboration with other municipalities on services and projects when possible and the 80/20 rule that would require that employees pay 20% of their health care costs. He noted that currently employees pay just under 10%.
- Farmington Hills has the 7th lowest tax rate in Oakland County according to the 2010 local unit tax rate comparison and is the lowest in tax rate in Oakland County when comparing full service communities.
- A cost comparison showing that residents actually pay less a month in city taxes than they do their for standard monthly cable television bill.
- The city's expenditure history showing that expenditures were down in every category over the last 4-5 years. He stated that the voluntary separation program last year eliminated many positions and he feels the city is operating with as few employees as it can, particularly with respect to public safety, without reducing services or service levels. He pointed out that the capital expenditures have been down, but that the City will have to start investing in capital such as fire trucks or police vehicles, etc.

Mr. Brock commented that the City Hall Revitalization project has been a topic of discussion. He explained that the building cost \$8 million dollars and it was agreed by staff and City Council that at least \$4 million dollars would have to be spent to bring the old city hall building into ADA compliance and would provide no efficiency savings. The difference of \$4 million that was spent to revitalize the building to its current standards would have provided the city with perhaps another 6 months funding. He feels the city would be worse off today if still in the old building as the new building is providing a considerable cost savings in utilities and will continue to do so.

Mr. Brock stated that the city is seeking an additional 1.7 mills or 2.0 mills for public safety purposes. The existing public safety millage expires in 2016 and the voters would have the option at that time to consider a renewal of that millage. Mr. Brock added that if the economy turns around sooner than expected and the city experiences a surplus of funds from the millage, City Council each year during the budget process always has the option to reduce the millage rate. He pointed out that the general fund has supplemented the public safety millage over the last couple of years as the current millage could not fully support those services.

He noted that the presentation was based on an assumption of 3% annual expenditure increase. He discussed the impact of both the 1.7 mills and 2.0 mills on the general fund, noting that the 1.7 mills is projected to provide for a 2% undesignated fund balance in FY 16/17 and the 2.0 mills is projected to provide for a 10% undesignated fund balance in FY 16/17.

Mr. Brock discussed the millage impact on residents indicating that although this is a tax increase, most residents would still be paying less in taxes due to the decline in property values and a reduction in their property taxes over the last couple of years.

Councilmember Brickner added that the presentation also assumes that the legislature will not eliminate the personal property tax. Mr. Brock confirmed that was the case and added that while that issue is being discussed, the Governor has also talked about a comparable tax to replace personal property taxes. He added that some communities rely heavily on personal property taxes and if eliminated that would devastate those communities financially.

Mayor Pro-Tem Bridges inquired what employees are currently paying in health care costs. Mr. Brock responded that employees are paying just under 10 percent.

Mr. Bridges inquired if there were certain departments where there could be more cuts made. Mr. Brock said that this would be a collective decision and he would certainly make his recommendations to City Council during the budget process.

Councilmember Bruce inquired what savings could be expected if the legislation requiring employees to pay 20% of their health care costs were implemented. Mr. Brock replied that there would be approximately \$600,000 in savings, which would probably be realized in the next fiscal year.

Further discussion was held on the revenue reductions and the issues faced if further reduction of employees was considered.

Mr. Brock stated that the City currently has a combination of career and paid-on-call firefighters and at times they struggle to meet the minimum staffing levels. He added that the city also wants to keep enough police officers on the road and in neighborhoods. Mr. Brock pointed out that if public safety staffing was reduced further, there would not be time or staffing to provide for positive patrolling and those types of activities in both the Police and Fire Departments.

Mayor Ellis pointed out that with a safer community, the city's insurance ratings are better and people's homeowner's insurance rates should be better as well. He inquired if there are staffing reductions, if that could affect the city's ratings.

Fire Chief Bartsch confirmed that the Fire Department is rated on a regular basis and staffing changes certainly could affect those ratings.

Councilmember Bates commented that the City of Farmington Hills is a first class city and there is a need to continue to invest in the community. City Council is asking for residents to reinvest some of the money they are saving in property taxes due to declining property values. She stated that Farmington Hills has an excellent Police and Fire Department and they want to maintain those levels of service. The City tries so hard to not raise taxes, but she feels there is a need at this point. She complimented City Manager Brock and staff on this reasonable approach to balance the city's budget.

Mayor Pro-Tem Bridges agreed that service levels for the Police and Fire Department should be maintained, but he pointed out that the community survey indicated that residents would consider a reduction in other services.

City Manager Brock responded that certainly in difficult times, residents would choose public safety first over other services, but the city has to be careful to also maintain services that bring people into the community and make Farmington Hills a place where people choose to move and stay.

Mayor Ellis invited the public to speak at this time.

Joseph Gromala, Tina Drive, stated that he has been a resident for over 20 years and is retired and finds it hard to believe that there will be a 3% increase in expenditures after the expenditure history showed a decrease over the past 4-5 years.

Mr. Brock responded that initially the city assumed a 2% increase in expenditures and it was felt that might be too low. He cautioned that there would be capital investments that would have to be made, which have not been made over the past several years in order to balance budgets. Mr. Brock also reiterated that general fund money was used to supplement the existing millage.

Mr. Gromala stated that he is all for quality of life and public safety; but he expressed concern that the city was taking the easy way out before exhausting all efforts, including defined contribution plans and negotiating wage reductions with the unions.

Mr. Brock stated that Mr. Gromala had all good points. He responded that the City's retirement benefits are less than regular employees and new hires fall under a defined contribution plan. He added that the City has negotiated wage and health care concessions and will continue to do so.

Mayor Ellis pointed out that the City has been making cuts in staffing, wages, health care, etc., over the last 5 years and he feels there is no more room to cut further, with the exception of employees; and that would reduce service levels. He pointed out that the City Council is only asking to put this millage before the voters.

Councilmember Brickner pointed out that the City is not a business or corporation that makes a product and can increase costs for the product to make money. The City's value is in the property and property values have decreased significantly and the City is trying to stabilize its budget without continuing to rely on the general fund. He added that the City can always reduce the millage rate during the annual budget process. Mr. Brickner pointed out that the City Council cannot raise taxes, but they are seeking to take this issue to the voters.

Councilmember Bates stated that the fund balance also affects the city's ability to obtain bonds. She added that Farmington Hills operates 14% below other communities of its size, which further shows that this is a well run city.

Richard Marinucci, Raphael, stated that he has been a resident for 37 years and while he also does not like paying taxes, he feels public safety is vital to the community. He added that the number of public safety employees is not what it should be for a city of this size, and to keep property values up you have to keep investing in the community. He thanked the City Council and staff for providing the information and he hoped to have the opportunity to vote on the millage this November.

Mayor Ellis added that Farmington Hills is one of the safest communities and that is a credit to the employees and the job they do.

Jim Etzin, resident and Farmington Hills firefighter, commended City Manager Brock for his thorough presentation. He stated that he is a resident of Farmington Hills, his children attend the Farmington Public Schools and his family frequents local businesses and restaurants and takes part in the activities provided for in the community. He has been a firefighter for 17 years for Farmington Hills and works with extraordinary people both on the Police and Fire Departments. He stated that both departments are spread as thin as they can be. He explained that he received a late run today to which he had to respond and at that time all 5 districts were on other runs and one district had received 3 calls within a 5 minute time frame. He also believed as a resident who has used 911 services, that there should not be further reductions in staffing. As paramedics, the firefighters are exposed to more patients than ever before. He appreciated the difficult decision that City Council had to make and applauded their efforts and encouraged City Council to put a millage proposal before the voters.

Councilmember Bruce inquired if Mr. Etzin felt it was an aging community and that is one reason for increased calls. Mr. Etzin agreed that most of the patients seen by firefighters were elderly. He added that the Fire Department is in the process of implementing programs that encourage the elderly to maintain their health.

Discussion was held on the number of runs per year for the Fire Department, response times and the many hours of training involved for firefighters.

Councilmember Bruce questioned the equivalent of public safety officers to be lost over time if the budget remained as unchanged.

Mr. Brock noted that a 5% wage reduction across the board would total approximately \$1 million dollars. He stated that if the budget remained unchanged, by FY 14/15 the equivalent of the entire Fire Department staffing would be lost and by FY 16/17 the equivalent of both Police and Fire Departments, with the exception of possibly the Chiefs and another administrative staff person.

Councilmember Bruce pointed out that expenditure reductions alone will not solve the budget issues.

Councilmember Oliverio stated that the 3% expenditure increase is an "anticipated" increase as the city has to maintain equipment, etc. She stated that the City has always looked to the future and made cuts when necessary and that is why Farmington Hills is in better shape today than most other communities. She added that 2.5 mills was another option that was discussed at a study session and that was something that she could not support to take to the voters. Ms. Oliverio stated that the City wants to maintain the budget, not make money; and provide quality services for the residents. She commented on the extraordinary Police and Fire Departments and the fact that she has had to use their services and was very pleased with their response and efforts. She stated that she would support putting 2.0 mills before the voters.

Mayor Ellis inquired the term of the new millage. Mr. Brock suggested 10 years, but that is at the discretion of City Council.

MOTION by Oliverio, support by Bates, to approve the Resolution regarding a Charter Amendment for a public safety millage for 2.0 mills for a period of 10 years to appear on the November 8, 2011 ballot.

Mayor Pro-Tem Bridges stated that he certainly supports the fact that people have a right to vote on this issue. He does not believe that the issue with declining revenue will get any better over the next several years and wondered if the city is chasing revenue that isn't there. He feels the city needs to continue to review wages and reducing expenditures in areas other than public safety. He pointed out that if the millage passes but no further cuts are made, the city would still be at a minimum undesignated fund balance of 10 percent.

Councilmember Brickner reiterated that there has been a major decrease in revenue due to the declining property values and although this is a tax increase for residents, most will still be paying less than they did several years ago. He also mentioned that that the city can control the millage rate should property values increase faster than anticipated. Mr. Brickner stated he would support placing this issue before the voters.

Councilmember Massey stated that he is still undecided on this issue. He did not agree with the interpretation that if the budget remained as is that the Police and Fire Departments would be eliminated as of FY 16/17. The City would never let that happen and expressed concern with that interpretation. He agreed that the city could not continue to use general funds to subsidize the millage and not maintain or purchase new vehicles and equipment and cut capital improvements. Mr. Massey pointed out that every budget is reviewed and is cut where it can be and that will continue regardless of whether a millage passes in November or not. He added that the City Council is asking whether the residents want to pay for continued services, and the city needs resources to respond to services. He commented that he has heard a lot of concern from residents that the city has not done enough to reduce expenditures, but Council is only considering tonight options to put before the voters.

Councilmember Bruce stated that he feels the numbers presented this evening are credible and that if the city does nothing, it will have no fund balance left. He stated that having an appropriate fund balance is important for both maintaining good credit ratings as well as having an emergency fund. He commented that the City has a great Police and Fire Department and they want to maintain those services. Those employees have not had a raise in a couple of years and have had to pay more in health care. Mr. Bruce feels the 1.7 mills option is a fair compromise and would support putting that option before the voters.

Mayor Ellis stated that he has been working for the city for 15 years and many years the city was able to reduce the millage rate. He stated that excess funds were put away in anticipation of the need for a new city hall building and the city is realizing savings in utility costs today because of the new building design. He stated that the city increased the millage rate by .5 mills one year and still has the option of increasing it another .4 mills without going to the voters. Mayor Ellis stated that the city is not planning to increase taxes by another .4 mills but would like to place a proposal before the voters. He stated that he has talked to many people who have wondered why the city hasn't had to do this before now, and it is because the City did everything it could before asking for a tax increase from the voters. Mayor Ellis said he would support the motion.

Councilmember Bruce questioned if 1.7 mills was approved to be placed before the voters, would that be in addition to the .4 mills available, essentially providing the city with the possibility of levying 2.1 mills. Mr. Brock responded that it would be in addition to the current .4 mills, but he cautioned levying that portion also serves as emergency funds.

Councilmember Brickner commented that it is easier to reduce the millage rating than it would be to ask for more funding, so he would support the motion for asking the voters for 2.0 mills.

Mayor Ellis stated that 5 affirmative votes is required to pass the motion and he called for a roll call vote.

Roll Call Vote:

Yeas:	BATES, BRICKNER, ELLIS AND OLIVERIO
Nays:	BRIDGES, BRUCE AND MASSEY
Absent:	NONE
Abstentions:	NONE

MOTION FAILED 4-3.

MOTION by Bridges, support by Massey, to approve the Resolution regarding a Charter Amendment for a public safety millage for 1.7 mills for a period of 10 years to appear on the November 8, 2011 ballot.

Mayor Ellis called for a roll call vote.

Roll Call Vote:

Yeas:	BRICKNER, BRIDGES, BRUCE, ELLIS, MASSEY AND OLIVERIO
Nays:	BATES
Absent:	NONE
Abstentions:	NONE

MOTION CARRIED 6-1

City Council took a five minute recess.

CONSIDERATION OF APPROVAL OF PURCHASE OF A ROBOTIC SEWER CAMERA JOINTLY WITH THE CITY OF FARMINGTON FROM JACK DOHENY COMPANIES OF NORTHVILLE IN THE AMOUNT OF \$21,500.00 CMR 8-11-60.

Kevin McCarthy, DPW Supervisor, stated that as the city's infrastructure ages, there is the increasing need to make improvements and repairs and the department tries to do this in the most economical way. He stated that there are many old storm sewer pipes and if they need repair, there are currently two options: to dig up the pip, which is very labor intensive and destructive to the roads; or the city has borrowed a sewer camera from the City of Farmington. He noted that Farmington's camera is very old and uses VHS tapes for recording, which are increasingly harder to find.

He stated that the Department had requested funding in the budget, through the Capitol Improvement Fund, for a robotic sewer camera. He noted that the City of Farmington had indicated their desire for a new camera as well and had found a demo model that they could purchase that was less expensive than a new camera. The cities are requesting approval on the joint purchase of the demo model camera to be used by both communities. Farmington Hills' portion of the purchase totals \$21,500.

Councilmember Bridges commented on the uniqueness of the item and asked if the camera actually takes pictures of the critical areas.

Mr. McCarthy explained how the camera functions and how the camera they had borrowed from Farmington was used to identify a small hole in a pipe that they were able to target and repair without having to dig up the entire pipe.

MOTION by Brickner, support by Bates, to authorize the City Manager to approve a purchase order in the amount of \$21,500.00 to Jack Doheny Companies of Northville, Michigan, for the purchase of the demo model self-propelled sewer camera, jointly with the City of Farmington.

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF A NON-PROFIT RESOLUTION FOR THE HOLOCAUST MUSEUM LOCATED AT 28123 ORCHARD LAKE ROAD FOR FUND-RAISING ACTIVITIES.

MOTION by Oliverio, support by Bates, that the City Council of Farmington Hills hereby approves the Local Governing Body Resolution for Charitable Gaming Licenses, recognizing the Holocaust Memorial Center located at 28123 Orchard Lake Road, Farmington Hills, Michigan, as a non-profit organization operating in the community for the purpose of obtaining a charitable gaming license.

Roll Call Vote:

Yeas:	BATES, BRICKNER, BRIDGES, BRUCE, ELLIS, MASSEY AND OLIVERIO
Nays:	NONE
Absent:	NONE
Abstentions:	NONE

MOTION CARRIED 7-0

RECOMMENDED APPROVAL OF SUBMISSION OF A DEPARTMENT OF NATURAL RESOURCES (DNR) URBAN AND COMMUNITY FORESTRY GRANT APPLICATION FOR TREE PLANTING.

MOTION by Oliverio, support by Bates, that the City Council of Farmington Hills hereby authorizes City staff to submit an application to the Michigan Department of Natural Resources (DNR) to obtain a Community Forestry Grant for tree purchase and planting within the public right-of-way and at selected park lands

Roll Call Vote:

Yeas:	BATES, BRICKNER, BRIDGES, BRUCE, ELLIS, MASSEY AND OLIVERIO
Nays:	NONE
Absent:	NONE
Abstentions:	NONE

MOTION CARRIED 7-0

RECOMMENDED APPROVAL OF SUBMISSION OF AN ASSISTANCE TO FIREFIGHTERS GRANT (AFG) APPLICATION FOR POSITIVE PRESSURE ATTACH PROJECT.

MOTION by Oliverio, support by Bates, that the City Council of Farmington Hills hereby authorizes the Fire Chief to apply for an Assistance to Firefighters Grant (AFG) for the Positive Pressure Attack Project; and further approves the City's matching funds portion of the grant request in the amount of \$7,560.00.

Roll Call Vote:

Yeas: BATES, BRICKNER, BRIDGES, BRUCE, ELLIS, MASSEY AND OLIVERIO
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF AUGUST 8, 2011.

MOTION by Oliverio, support by Bates, to approve the regular city council meeting minutes of August 8, 2011, as published.

Roll Call Vote:

Yeas: BATES, BRICKNER, BRIDGES, BRUCE, ELLIS, MASSEY AND OLIVERIO
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF AUGUST 8, 2011.

MOTION by Oliverio, support by Bates, to approve the city council study session meeting minutes of August 8, 2011, as published.

Roll Call Vote:

Yeas: BATES, BRICKNER, BRIDGES, BRUCE, ELLIS, MASSEY AND OLIVERIO
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0

RECOMMENDED APPROVAL OF ENTERING INTO AN EXECUTIVE SESSION IMMEDIATELY

MOTION by Oliverio, support by Bates, to approve entering into an Executive Session immediately following the regular meeting in order to discuss city manager review and to discuss collective bargaining.

Roll Call Vote:

Yeas: BATES, BRICKNER, BRIDGES, BRUCE, ELLIS, MASSEY and OLIVERIO
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0

CONSENT AGENDA ITEMS FOR DISCUSSION:

There were no consent agenda items for discussion.

ADDITIONS TO AGENDA:

There were no additions to the agenda.

CONSENT AGENDA ITEMS FOR DISCUSSION:

There were no consent agenda items for discussion.

ADJOURNMENT:

Mayor Ellis adjourned the regular City Council meeting at 10:18 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'P. Smith', with a stylized flourish at the end.

Pamela B. Smith, City Clerk



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: April 14, 2025

DEPT: City Manager's Office

RE: Use of City Facilities Policy - Signature Gathering

ADMINISTRATIVE SUMMARY

- City Council has discussed this item several times over the last 6 months. Attached are several documents that include the most current version of the Use of City Facilities Policy, City Attorney memo, meeting minutes, policies from other communities, etc. to assist City Council in its discussion on this topic.

Prepared by: Gary Mekjian, City Manager

Reviewed by: Carly Lindahl, City Clerk

Approved by: Gary Mekjian, City Manager

City of Farmington Hills

Use of City Facilities Policy

As amended through March 3, 2025

City of Farmington Hills
Use of City Facilities Policy

(As amended through March 3, 2025)

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I. Purpose and Objective.

The City of Farmington Hills' facilities include community rooms, parks, parking lots, recreation areas, banquet facilities and other government buildings and facilities. The intent of this Policy is to establish uniform procedures for the use of City facilities, to provide sufficient forums for gathering and expression of speech, to identify the purposes of City facilities, to ensure the efficient uninterrupted administration of the City government and City facilities and their premises, and to ensure the enjoyment of City facilities by all users. To the extent that this Policy regulates First Amendment activity, it is not the intent of this Policy to allow uniformity of expressive conduct at all locations, or within all areas of a specific location. Any attempt to limit the use of a forum is not intended to silence speech or engage in prohibiting expressive conduct based upon its content.

II. Definitions. As used in this Policy, the following terms are intended to have the following specified meanings:

- A. Facility Manager. The Facility Manager shall be the department responsible for processing applications and enforcing this Policy in relation to any City facility, as identified in Section VII of this Policy. The term shall include any specific individual(s), including but not limited to an on-site facility manager, designated by the department as the City's or facility's contact person for matters relating to the facility rental including but not limited to cancellations and special requests identified in this Policy as requiring the Facility Manager's permission.
- B. Limited Public Forum. Any City facility, City-owned property, or portion thereof that is not within the definition of a Traditional Public Forum, but which has been expressly designated in this Policy as a Limited Public Forum for specific purposes identified in this Policy. It is the intent of this Policy that, where a portion of a facility or property is designated as a Limited Public Forum, that designation shall be narrowly-construed as applying only to the identified portion of the facility or property, and is not intended to transform the property as a whole or any other portion of the facility or its premises (e.g. common hallways, lobbies, and sidewalks and parking lots that are not part of the City's general transportation network) into either a limited or Traditional Public Forum.
- C. Non-Public Forum. Any City facility, City-owned property, or portion thereof that is not within the definition of a Traditional Public Forum, and which has not expressly been designated in this Policy as a Limited Public Forum. It is the intent of this Policy that Non-Public Forums are not to be the site of any activity or use by non-City individuals or entities for purposes unrelated to the purpose for which the facility or property exists. To the extent that this Policy and/or City Ordinances regulate First Amendment activity in Non-Public Forums, such regulations are intended as reasonable regulations to promote the efficient and undisturbed use of the forum for its intended purpose.

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- D. User Representative. The person who is identified in a facility's usage application, arranges the reservation of a facility, and/or who is otherwise the primary contact for a User.
- E. User. Any individual, group, organization or other entity that has arranged for the use of a City facility, whether through reservation, usage agreement, or other means, and regardless of whether the facility is a fee-based or non-fee-based facility.
- F. Traditional Public Forum. City parks (to the extent that they are open-air and not designated for specific uses such as sports fields and reservation-based picnic shelters), and public streets and public sidewalks that are part of the City's general transportation network are recognized as Traditional Public Forums. These properties are open to a broad range of expressive purposes consistent with applicable state and federal law. To the extent that this Policy and/or City Ordinances regulate activities within Traditional Public Forums, such regulations are intended only to reasonably regulate the time, place, and manner of activities within the forums as permitted under relevant law.

III. General Application Procedures and Disclosures and Reservation of Rights for all City Facilities. Unless otherwise stated in this Policy, these General Procedures shall apply to all City of Farmington Hills facilities. Where a procedure for a specific facility elsewhere in this Policy conflicts with or expands upon a General Procedure, the facility-specific procedure shall control.

- A. Application Required. No User may use a City facility without requesting and scheduling said facility through the appropriate Facility Manager for the facility as designated in Part VII, at least 24 hours in advance of the date of use, with a signed and completed application form delivered in person, by e-mail, online, or by fax.
- B. Discretion to Deny Application. The City, at its sole discretion, reserves the right to limit and/or deny requests for meetings, parties, or other events. In reviewing a request, the City shall consider factors including, but not limited to: (a) the applicant's history of compliance with facility use policies; (b) the conformity of the application to this Policy and all other applicable policies, ordinances, laws, and regulations; (c) whether using the facility as proposed would threaten public health, safety, or welfare, based on factors including but not limited to the ability to manage crowds at the facility, expected public interest, need to maintain order due to expected protests at the event; (d) the consistency of the proposed use with the purposes for which the room is designed and intended, such as but not limited to the size, dimensions and existing furniture, fixtures and equipment in the room; (e) the availability of the room or facility; (e) whether the proposed use would conflict with the administration or needs of, or uses by, the City government; and (g) any other factor deemed relevant by the Facility Manager of the facility involved.
- C. Events of Minors. The City reserves the right to limit and/or deny requests for meetings, parties, or other events of minors. If an application is approved for such

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an event, the application must be signed by a responsible party who is over 21 years of age, and one chaperone over 21 years of age must be provided for every 8 minors.

- D. Insurance. The City of Farmington Hills does not provide individual accident and health insurance for use of its facilities. Groups or individuals using facilities may be required to procure and maintain a general liability insurance policy, at its sole cost and expense, for any death or injuries to persons or loss or damage to property that may arise from or in connection with its use of the facility and the activities associated with it, to supply a certificate of such insurance to the City, and to name on such policy the City of Farmington Hills as an additional insured. Minimum acceptable limits of such insurance will be \$1 million each occurrence and \$1 million aggregate. The City of Farmington Hills must receive policy verification including dates of coverage and financial limits for the event at least 30 days prior to the first rental date.
- E. First Aid. No on-site medical treatment is available at City facilities. First aid is the direct responsibility of any User of City facilities.
- F. Gratuities. City facility personnel are not allowed to accept gratuities.
- G. Assignment/Transfer. No usage, usage agreement, permit, or facility reservation shall be assigned or transferred without the City's consent.
- H. Right of Inspection and Control. The City reserves the right to inspect and control all events, private parties, meetings and receptions held on its premise. The User shall be responsible for paying the City the costs of replacement for any and all destroyed, damaged or missing facility property caused by User's guests, independent contractors, User, User's agent or any person on User's behalf. The User is responsible to reimburse the City for all fees and costs incurred by the City should additional City staff be required to control the User's event.
- I. Damage to Facility. Any damages to the building and/or grounds will be charged to the User or User Representative that signed the agreement. The User or User Representative is responsible for checking the room for damages and cleanup in a manner that is acceptable to the City.
- J. Personal Property. The City shall not be responsible and assumes no liability for lost or stolen equipment, personal property, merchandise, money, personal effects, and goods at a City facility. The safekeeping and protection from theft or damage of all equipment, personal property, merchandise, money, personal effects, and goods brought onto the premises of a City facility shall be solely the responsibility of the User of the facility and the owner of the personal money, effects and goods. The City will assume no liability for any equipment, personal property, merchandise, money, personal effects, and goods left in a City facility or for any damages to such items if they are moved, cleaned or stored by City employees in the performance of their duties.

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- K. Hold Harmless and Indemnification Agreement. The User Representative and the User they represent shall pay on behalf of, indemnify, and hold harmless the City of Farmington Hills, its elected and appointed officials employees, and volunteers and others working on behalf of the City of Farmington Hills, against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City of Farmington Hills, its elected and appointed officials, employees and volunteers and others working on behalf of the City of Farmington Hills, by reason of personal injury, including bodily injury or death and/or property damages, including loss of use thereof, which arises out of or is in any way connected or associated with the use of a City of Farmington Hills facility. Where a facility requires a written agreement, a hold harmless and indemnification provision that consists of language substantially similar to that of this paragraph shall be included in the signed agreement.
- L. Cancellation. The City of Farmington Hills reserves the right to accept, reject, or cancel any event, use, usage agreement, or reservation for any reason and in its sole discretion. If a facility is mistakenly scheduled for more than one event, use, or reservation of a City facility at the same time, the Facility Manager or their designated representative shall contact each party involved to identify the mistake and ascertain whether any party will voluntarily agree to reschedule, and if not then the Facility Manager shall, in their discretion, decide which party's event, use, usage agreement, or reservation is cancelled. If an event, use, usage agreement, or reservation must be cancelled due to a scheduling mistake as described above or circumstances beyond the control of the City of Farmington Hills, including but not limited to weather, loss of utilities, civil unrest, or other uncontrollable happenstance, the event will be rescheduled at the earliest convenience of all parties. If a usage fee has been paid in connection with an event use, or reservation must be cancelled due to a scheduling mistake by the City as described above or cancellation by the City for any reason (other than circumstances beyond the City's control) and the event, use, or reservation cannot be rescheduled for any reason, the City shall refund such usage fees to the User, which shall be the full extent of any obligation or liability of the City in connection with such cancellation. The City shall not be obligated, liable or responsible for payment of any amounts or damages for losses due, directly or indirectly, to a cancellation incurred by a User (other than a refund, if applicable), User Representative, any person, guest, vendor or contractor associated with the event, use, reservation, rental, or usage agreement, or any other third party. If a User or User's Representative cancels an event or use, the City will not refund any fees, except as may be otherwise specifically allowed in this Policy. Where a facility requires a written usage agreement, a cancellation provision that consists of language substantially similar to that of this paragraph shall be included in the signed agreement.
- M. Policy Enforcement / Penalties. Failure to comply with this Policy may result in all or any of the following: forfeiture of some or all of the security deposit;

cancellation of the event, meeting or other use; immediate termination of the event, meeting or other use without notice or warning; immediate removal of individuals from the premises by City staff or the Farmington Hills Police Department without notice or warning; payment of the City the costs of replacement for any and all destroyed, damaged or missing City property caused by User's guests, independent contractors, User, User's Representative or any person on User's behalf; rejection of any or all future requests to use the City's facilities; criminal prosecution for any violations of law or ordinance; and any other civil remedies to which the City may be entitled by law or in equity.

- N. City Sponsored Events. The City and City sponsored uses and events are specifically excluded from compliance with this Policy.
 - O. Fees. The Facility Manager, in coordination with the City Manager or City Manager's designee, is authorized to establish usage fees and other fees relating to the use of City facilities for which this Policy contemplates a fee.
 - P. Exceptions to Policy. The City Council may allow exceptions to this Policy to accommodate and enable events of regional, state-wide or national significance to be held at City facilities, such as but not limited to, visits by the President of the United States or Michigan Governor, or candidates for such positions.
- IV. General Regulations for All City Facilities. Unless otherwise stated in this Policy, these General Regulations shall apply to all City facilities. Where a regulation for a specific facility elsewhere in this Policy conflicts with or expands upon a General Regulation, the facility-specific procedure shall control.
- A. Compliance with Laws and Policies. All persons using the City of Farmington Hills' facilities shall observe and comply with the regulations of this Policy, all applicable ordinances, rules, and regulations of the City of Farmington Hills, and all federal and state laws.
 - B. Prohibited Uses. City facilities and equipment shall not be used for: a) activities which are in conflict with City policies, rules or ordinances, state laws, or federal laws; b) activities which are discriminatory in the legal sense; c) illegal gambling; d) the primary purpose of petition signature gathering except as allowed by Section V of this Policy; e) political campaign events or fundraisers except in reserved rooms of the Costick Center, Grant Center, Longacre House, The Hawk, or Ice Arena as provided by Section V of this Policy; or f) religious services or regular worship activities except in reserved rooms of the Costick Center, Grant Center, The Hawk, or Longacre House as provided by Section VI of this Policy.
 - C. Notice/Control of Renter's Invitees. The User Representative is responsible for insuring that all policies, rules and regulations are strictly adhered to by all persons participating in the activity for which they are the User Representative. To the extent that rooms or areas of City facilities are reserved, the User, the User's Representative and the User's invitees shall contain their activities to the area reserved or interior of the reserved room, and shall not use hallways or other common areas of the facility in connection with their event

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- D. Non-Interference with Facility. No User's activities shall interfere with the administration of the City of Farmington Hills, the primary purpose of the facility being used, or the enjoyment of the facility by other users of the facility.
- E. Room Capacities. Room capacities must be adhered to. User and User's invitees may not overflow into the hallways and/or disturb City staff, City business, other activities or events at the facility.
- F. Maintenance and Clean-Up. Routine maintenance will be done by City staff. However, trash pickup and other cleanup duties are to be performed by the User, and it is expected that the User will clear and clean any areas of the facility used by the User or the User's invitees. Furniture, fixtures and equipment may not be moved from room to room or removed from the building without permission. At the conclusion of a User's use, the room must be returned to and left in the condition in which it was found. Any decorations used must be removed and disposed of properly, immediately following the function.
- G. Prohibited Items. No sparkle, glitter, confetti, etc. is permitted. Tape, pins, nails, staples and adhesives are not allowed on the walls, tables, chairs, etc. Except for lighters and cake candles (for birthdays, anniversaries, etc.) or unless otherwise provided in a facility-specific policy, candles or other sources of flame and fire are not allowed in City facilities.
- H. Control of Children. All children in attendance must remain in the reserved room(s). Children are not allowed to roam unsupervised in other areas of a City building, such as hallways, rooms or lounges.
- I. Alcoholic Beverages. With the exception of the Costick Center, Longacre House, the Farmington Hills Golf Club, and The Hawk, no alcoholic beverages are allowed in or at City facilities unless the User has obtained written permission from the City Manager or Facility Manager and obtained proper licensing from the State of Michigan for the service of alcoholic beverages.
- J. Paper Goods. Paper goods are the responsibility of the User and are not provided by the City of Farmington Hills.
- K. Equipment. Equipment provided to or used by the User must be utilized for its intended purpose.
- L. Non-Smoking Policy. City facilities are smoke-free and vape-free facilities; guests may only smoke and vape in designated outside areas where ash containers are provided. Smoking and vaping includes tobacco and non-tobacco products or substances including, but not limited to, cigarettes, cigars, non-cigarette smoking tobacco, smokeless tobacco, herbal or clover cigarettes, e-cigarettes, electronic and herbal hookah, steam stones and smoking gels. Smoking marijuana is not permitted in or at City facilities.
- M. Animals. No animals or pets are allowed in or at City facilities except the following: (a) police dogs; (b) service animals, as defined by Title II and Title III of the

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Americans with Disabilities Act, subject to applicable City Code requirements unless excepted from such requirements by law; (c) other animals that have been allowed as part of an approved or City sponsored program or event; (d) dogs in the City's dog park, subject to compliance with all established rules and regulations applicable to the dog park; and (e) dogs in Founders Sports Park and Pioneer Park, provided they are on a leash and maintained in compliance with all applicable ordinances and park rules.

- N. Signs. The display, posting, or placement of any sign, poster, or flag is not allowed within or on the grounds of City facilities, except (1) City-owned signs; and (2) holding a sign, poster, or flag on the grounds of a Traditional Public Forum. Special permission may be granted by the City Manager or Facility Manager for signs relating to User events at the facility for which there is a User Representative. The City reserves the right to request and require the User or User Representative to provide a copy of promotional materials (including social networks) and/or invitations that User creates for the event/meeting.
 - O. Food and Beverage Sales. Food and beverage sales within or at a public facility are prohibited, unless authorized to do so by the Facility Manager or this Policy.
 - P. Merchandise Sales. The sale of any merchandise or goods within or at a public facility is prohibited, unless authorized by the Facility Manager or this Policy.
 - Q. Reservation of City's Rights. The City reserves the right to act in the best interest of the City on matters not specifically covered in these rules.
- V. Political and Fundraising Activities in City-Owned Buildings and on City-Owned Properties.
- A. General Policy. Except as and where specifically allowed under this Policy, City facilities shall not be used for political activities, events, fundraisers or assemblies. Where specified political activities, events, fundraisers, or assemblies are permitted, they must be open to the public subject to occupancy limits and security concerns.
 - B. Political Campaign Events and Fundraisers. Political campaign events and fundraisers advocating a political candidate, ballot proposal, or other political cause may occur only in the fee-based rooms of the Costick Center, Grant Center, Longacre House, The Hawk, and Ice Arena. In these facilities, the activity must be confined to the reserved room and be carried out consistent with all other applicable provisions of this Policy.
 - C. Campaign Finance Law. No City facility shall be used in a manner that would cause the City to be in violation of the Michigan Campaign Finance Act, Act 388 of 1976, as amended, or any other applicable state or federal law.
 - D. Government Officials in their Official Capacities. This Policy shall not be construed to limit the ability of elected or appointed government officials from using either fee-based or non-fee based facilities in furtherance of performing the public duties associated with their office.

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- E. After-Hours Meetings with Government Officials. It is recognized that, from time to time, elected or appointed officials desire opportunities to schedule after-hours meetings with citizens on their personal time that are not required as part of their public duties (e.g. office hours, coffee socials, town hall meetings). For purposes of this Policy, such meetings shall be considered to be in furtherance of the public duties associated with the officials' office, provided that they are open to all, and do not include campaigning or fundraising. City facilities designated in Section VII as Limited Public Forums for specified political activities may be used by elected and appointed officials for such meetings with citizens subject to the Michigan Campaign Finance Act and all other applicable law, and subject to all rules, regulations, and fees in the same manner as any other applicant. No such event shall occur that requires the expenditure of public funds or the provision of in-kind services by the City (e.g. coffee service, refreshments, photocopies, labor costs) that could be construed as making a public expenditure or providing a contribution of volunteer public services in violation of the Michigan Campaign Finance Act. In no case shall such an event be held in such a manner as to constitute a violation of the Michigan Open Meetings Act.

 - F. Signature Gathering. No portion of a City facility (including but not limited to meeting rooms, hallways, corridors, and internal sidewalks, parking lots, and drives) other than a Traditional Public Forum shall be used by any person or group having the primary purpose of soliciting signatures for candidate nominating petitions, ballot proposal petitions, or similar documents. This Policy, however, is not intended to prohibit an invitee of a User of a room from incidentally asking other invitees attending the same event within the same room to sign a petition.

 - G. Political Fundraisers. Except for the reserved rooms of the Costick Center, Grant Center, Longacre House, The Hawk, and Ice Arena, City facilities shall not be used for the primary purpose of conducting a political fundraising event for any candidate, ballot question, political party or campaign committee. This Policy, however, is not intended to prohibit invitees of a User from incidentally asking other invitees attending the same event in the same room to support a fundraising effort of an individual attendee or the User of the room (e.g., selling tickets for a future event; circulating a fundraising brochure; selling products such as cookies; or holding a 50/50, door prize or similar raffle solely among attendees of the event), or to engage in activities within the scope of the meeting for which the room was reserved related to the administration of an off-site fundraiser (e.g., collecting monies owed from an off-site fundraiser, distributing fundraiser materials such as brochures or raffle tickets; replenishing supplies for a product-based fundraiser; or distributing goods ordered through a prior fundraiser).

 - H. Elections and Election Laws. Various City facilities are used as polling locations for elections and for other election related purposes. During the period of time that a City facility is being used as a polling location, no part of that facility shall be used for a political activity, of any kind. No person shall use a City facility for any purpose that is not allowed under state election laws, rules, and regulations.
- VI. Religious or Faith-Based Uses of City Facilities.

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- A. Religious Services / Regular Worship. In recognition of the City's interest in complying with the Establishment Clause of the First Amendment of the U.S. Constitution, no City facility other than rooms at the Costick Activities Center, Jon Grant Community Center, The Hawk, and Longacre House shall be used for the purpose of conducting religious services or made available as a venue for the regularly-scheduled worship activities of any religious organization. Where facilities are allowed to be used for religious services, they shall be made available on a first-come, first-served basis, subject to all applicable usage regulations in the same manner as any other user of the facility.
 - B. Faith-Based Groups and Incidental Faith-Based Activities. For City facilities that have not been opened for religious services, the limitation shall be narrowly construed so as not to prohibit the use of a Traditional or Limited Public Forum by an applicant because the applicant is faith-based, offers a religious perspective on matters relevant to subjects for which the forum has been opened, and/or engages in faith-based activity (including but not limited to prayer, singing, and reciting religious texts) that is incidental to a permissible use of the forum and does not amount to conducting a religious service. For purposes of this Policy, weddings or other ceremonies and events that could be carried out in a purely secular manner, but which the room User chooses to have conducted by a minister of any religion shall be considered an event with an incidental faith-based component as opposed to a religious service or worship event.
- VII. Facility-Specific Regulations. The following facility-specific regulations are intended to be supplemental and additional to the General Application Procedures and Disclosures and General Regulations for all facilities, except where a facility-specific regulation conflicts with a general procedure or regulation, in which case the facility-specific regulation shall control.
- A. No-Fee Rental Facilities.
 - 1. Room Numbers 382 and 384 on the Third Floor of The Hawk (the "Third Floor Rooms").
 - a. Forum Designation and Permitted Uses. The Third Floor Rooms are available for use without charge to civic, community, and non-profit organizations, solely for the purpose of providing meeting space for routine meetings only (not including, for example and without limitation, training, workshops, social gatherings, parties, or other events) attended by an organization's membership and members of the public interested in the organization and/or items on the meeting agenda, subject to the requirements and restrictions in this Subsection VII.A.1. When used under this subsection, the Third Floor Rooms are Limited Public Forums.
 - b. Facility Manager. Applications shall be made to the City's Special Services Department.

- c. Priority. Priority for use of the Third Floor Rooms shall be given to the City government (including its officers, administrators, and employees acting in their official capacities), public bodies that use the Council Chambers for their meetings, and meetings of organizations or pertaining to events that are City-sponsored. All other users shall be considered non-priority users. No proposed use of a Third Floor Room by non-priority users shall be scheduled so as to conflict with these priority uses. If a public body requires use of a Third Floor Room for a meeting or other purpose not anticipated at the time that the use of the Third Floor Room was approved for a non-priority user (e.g. for a special meeting of a public body), the City reserves the right to cancel the non-priority user's reservation of the Third Floor Room and may relocate the non-priority user's event to an alternate room at a City facility if available. In this circumstance, if the only available suitable alternate location is a fee-based facility, the usage fee shall be waived administratively.
 - d. Open to Public. All meetings occurring within the Third Floor Rooms shall be open to the public.
 - e. Political Uses. Political party organizations and similar political or Policy-oriented organizations may reserve the Third Floor Rooms solely for meetings in the same manner as any other civic or community organization referenced in a. above, subject to Section V and all other applicable rules and regulations of this Policy.
2. Fire Department Headquarters (Station #5) Community Rooms.
- a. Forum Designation and Permitted Uses. Fire Department Headquarters meeting rooms are open as Limited Public Forums to civic, community, and nonprofit organizations, solely for the purpose of providing meeting space for routine meetings attended by an organization's membership and members of the public interested in the organization and/or items on the meeting agenda, subject to the requirements and restrictions in this Subsection VII.1.
 - b. Facility Manager. Applications shall be made to Fire Department Headquarters (Station #5).
 - c. Priority. Priority for use of the Fire Department Headquarters meeting rooms shall be given to the City government, public bodies that use the Council Chambers for their meetings, and meetings of organizations or pertaining to events that are City-sponsored. All other users shall be considered non-priority users.
 - d. Availability. Fire Department Headquarters meeting rooms shall not be reserved so as to conflict with priority uses by the Fire

Department, other City government departments, public bodies, and City-sponsored uses.

- e. Open to Public. All meetings occurring within Fire Department Headquarters shall be open to the public.
 - f. Political Uses. Political party organizations and similar political or policy-oriented organizations may reserve Fire Department Headquarters meeting rooms solely for meetings in the same manner as any other civic or community organization, subject to Section V and all other applicable rules and regulations of this Policy.
 - g. Prohibited Uses. Fire Department meeting rooms are not to be used for private parties or events (e.g. birthday parties, showers, etc.), meetings or events of for-profit business entities, fundraisers of any kind, campaign events, religious worship or services as defined in Section VI of this Policy, or any other purpose not expressly authorized by this Policy.
 - h. Food and Beverage. No food or beverages may be served in the Fire Department meeting rooms without the authorization of the Facility Manager.
3. Spicer House. Spicer House is a historic home within Heritage Park, which serves as the park's visitor center and houses several rooms used for classes, meetings, gatherings, and displays. The Spicer House premises was acquired by the City in 1985 with funds obtained through a grant awarded to the City under the Michigan Recreation Land Trust Fund Act, 1976 PA 204, 1984 PA 429, and 1972 PA 227, as amended, which requires that the premises be maintained for recreational purposes in perpetuity. In addition, the Spicer House was designated by City Council in 1988 as a Historic District (Council Resolution R-51-88), as recorded in Liber 11290 Page 330 of the records of the Oakland County Register of Deeds, and its use restricted to purposes identified by the Parks and Recreation Commission, Historic District Commission, and City Council as consistent with its recreational purpose and historic designation.
- a. Forum Designation and Permitted Uses. Consistent with R-51-88, the Farmington Hills Historic District Commission Spicer House Use Feasibility Review dated March 3, 1988 reviewed by Parks and Recreation Commission and City Council, and the Spicer House's recreational and historic purposes, Spicer House is open as a Limited Public Forum for the following uses, subject to the requirements and restrictions in this Subsection VII.4: recreational classes sponsored by government or non-government organizations, complementing the activities of the City of Farmington Hills (including but not limited to nature study, astronomy, day camping, safety clinics, cross-country skiing, fishing

instruction); meetings of the Beautification Commission, Historical Commission, Historic District Commission, Park and Recreation Commission, Arts Commission, and Commission on Aging; Civic Awards/Presentations and functions (including but not limited to Officer of the month, outstanding citizen, Mayor's Exchange Day, City press announcements); interpretive exhibits (including but not limited to history of the Spicer Property, City history, early settlement history, land/water natural history interpretations, museum-type articles, pictures, and artifacts); service club meetings; scouting activities, 4-H activities, youth athletic groups, civic club activities, and as a part of community activities (including but not limited to Halloween walks, hayrides, landscape painting and drawing programs, bird and plant identification, woodworking, nature and day camps, and fall festival).

- b. Facility Manager. Applications shall be made to the Special Services Department
- c. Open to Public. Meetings and events occurring at the Spicer House shall be open to the public and shall not interfere with the public's enjoyment of the Spicer House and premises as a recreational and historic venue.
- d. Prohibited Uses. Consistent with its recreational and historic purposes, the Spicer House is not to be used for private parties or events (e.g. birthday parties, showers, etc.), meetings or events of for-profit business entities, meetings or events for political party organizations or other organizations whose mission is not consistent with the recreational/historic, civic, or service-oriented purposes identified in subsection (a), fundraisers of any kind, campaign events, religious worship or services as defined in Section V of this Policy, or any other purpose not expressly authorized by this Policy.
- e. Food and Beverage. No food or beverages may be served in the Spicer House without the authorization of the Facility Manager.

B. Fee-Based Rental Facilities.

- 1. Costick Activities Center. The Costick Center is a multi-purpose facility that houses the Department of Special Services' administrative offices, indoor and outdoor recreational facilities, designated space for the Farmington Hills Senior Adult program, a teen center, and meeting and banquet rooms.
 - a. Forum Designation and Permitted Activities.
 - i. The Costick Center, as a whole, shall be regulated as a Non-Public Forum. No activities unrelated to the purpose of the forum or the purpose for which a room has been reserved, shall take place in the facility.

- ii. The Costick Center's rooms available for reservation shall be regulated as Limited Public Forums for the purpose of providing space for meetings, lectures, seminars, banquets, political events, religious activities, and similar gatherings or events to the public, civic and community groups, charitable organizations, and the business community.
- b. Facility Manager. Applications shall be made to the Department of Special Services.
- c. Political Uses. Political activities, including campaign events, fundraisers, and partisan events, are allowed at the Costick Center, provided that the applicant pays all fees and charges for use of the facility, subject to Section V and all other applicable rules and regulations of this Policy.
- d. Religious Uses. Rooms at the Costick Center may be reserved for the purpose of conducting worship services on a first-come, first-served basis, subject to all applicable rules and regulations of this Policy, including Section VI, payment of the usage fee, and the availability of a room suited to the applicant's needs.
- e. Fees. Usage fees are based on the entire time a group/party is in the room, including set-up and clean-up.
- f. Food and Beverage. All Users with 50 guests or more that require food service are required to use the City's contracted food vendor. Users with 49 or less guests may bring in food from a vendor, but the vendor must be properly licensed by Oakland County.
- g. Payment Terms. The User shall pay an initial payment of 50% of the total fees and charges at the time of applying, and the remaining 50% at least 30 days before the beginning of the event. The User shall pay any additional charges for technical services upon presentation of a bill by the City. The City reserves the right to charge a deposit in anticipation of additional charges that may be incurred. The User shall be responsible and liable for payment of any music clearances or royalty fees and shall hold the City harmless and indemnify the City for same. No exceptions will be permitted unless satisfactory credit arrangements are made in advance. Deposits and payments are subject to charges of 1% per month if not paid within 30 days of notice of amount owed whether in writing, verbally, or by invoice.
- h. Cancellation and Refund. Users who cancel shall forfeit 50% percent of initial payment if cancellation is made up to 30 days in advance of the scheduled event. Users who cancel within 30 days of the first contracted usage date will automatically forfeit all payments they have paid to the City. In addition, User shall be

responsible for any out of pocket expenses incurred by the City. Rescheduling of events and additional deposit requirements are entirely at the discretion of the Facility Manager.

2. Jon Grant Community Center. The Grant Community center was constructed in conjunction with Fire Station #3. It offers classes, programs, and rental opportunities to residents of Farmington Hills as well as surrounding communities.
 - a. Forum Designation and Permitted Uses.
 - i. The Grant Center, as a whole, shall be regulated as a Non-Public Forum. No activities unrelated to the purpose of the forum or the purpose for which a room has been reserved, shall take place in the forum.
 - ii. The Grant Center's rooms available for reservation shall be regulated as Limited Public Forums for the purpose of providing space for meetings, lectures, seminars, banquets, political events, religious activities, and similar gatherings or events to the public, civic and community groups, charitable organizations, and the business community.
 - b. Facility Manager. Applications shall be made to the Department of Special Services.
 - c. Political Uses. Political activities, including campaign events, fundraisers, and partisan events, are allowed at the Grant Center, provided that the applicant pays all fees and charges for use of the facility, subject to Section V and all other applicable rules and regulations of this Policy.
 - d. Religious Uses. Grant Center rooms may be reserved for the purpose of conducting worship services on a first-come, first-served basis, subject to all applicable rules and regulations of this Policy, including Section VI, payment of the usage fee, and the availability of a room suited to the applicant's needs.
 - e. Food and Beverage. All Users with 50 guests or more that require food service are required to use the City's contracted food vendor. Users with 49 or less guests may bring in food from a vendor, but the vendor must be properly licensed by Oakland County.
 - f. Fees. Usage fees are based on the entire time a group/party is in the room, including set-up and clean-up.
 - g. Payment Terms. The User shall pay an initial payment of 50% of the total fees and charges at the time of applying, and the remaining 50% at least 10 days before the beginning of the event.

- ii. The User shall pay an initial payment of 50% of the total fees and charges at the time of applying, and the remaining 50% at least 10 days before the beginning of the event. The User shall pay any additional charges for technical services upon presentation of a bill by the City. The City reserves the right to charge a deposit in anticipation of additional charges that may be incurred. The User shall be responsible and liable for payment of any music clearances or royalty fees and shall hold the City harmless and indemnify the City for same. No exceptions will be permitted unless satisfactory credit arrangements are made in advance. Deposits and payments are subject to charges of 1% per month if not paid within 30 days of notice of amount owed whether in writing, verbally, or by invoice.
 - g. Cancellation and Refund. Users who cancel shall forfeit 50% of initial payment if cancellation is made up to 30 days in advance of the scheduled event. Users who cancel within 30 days of first contracted usage date will automatically forfeit all payments they have paid to the City. In addition, Use shall be responsible for any out of pocket expenses incurred by the City. Rescheduling of events and additional deposit requirements are entirely at the discretion of the Facility Manager.
- 4. Farmington Hills Ice Arena. The first floor of Farmington Hills Ice Arena consists of the ice surface and related facilities. The second floor, known as the "Ice Arena Club" contains space available for reservation that includes a soda shop-style seating area, a dance floor area, and a meeting room.
 - a. Forum Designation and Permitted Uses.
 - i. The Ice Arena, as a whole, shall be regulated as a Non-Public Forum. No activities unrelated to the purpose of the forum or the purpose for which a room or other portion of the facility has been reserved, shall take place in the forum.
 - ii. The first floor of the Ice Area is intended to be regulated as a Non-Public Forum, within which the ice surface and accessory facilities (e.g. locker rooms) is available for rental only for Ice Area-related purposes (e.g. hockey and other ice-based events, practices, etc.) on a fee-based, first-come first-served basis, subject to the following regulations.
 - iii. The Ice Arena Club's second-floor rooms available for reservation shall be regulated as Limited Public Forums for the purpose of providing space for meetings, lectures, seminars, banquets, political events, religious activities, and similar gatherings or events to the public, civic and

community groups, charitable organizations, and the business community.

- b. Facility Manager. Applications shall be made to the Department of Special Services.
- c. Political Uses. Political activities, including campaign events, fundraisers, and partisan events, are allowed at reserved rooms of the second-floor Ice Arena Club, provided that the applicant pays all fees and charges for use of the facility, subject to Section V and all other applicable rules and regulations of this Policy.
- d. Cancellation and Refund. Users who cancel shall forfeit 50% percent of initial payment if cancellation is made up to 30 days in advance of the scheduled event. Users who cancel within 30 days of the first contracted usage date will automatically forfeit all payments they have paid to the City. In addition, User shall be responsible for any out of pocket expenses incurred by the City. Rescheduling of events and additional deposit requirements are entirely at the discretion of the Facility Manager.
- e. Ice Surface Rental Rules and Regulations. Users of the ice surface are subject to the following facility-specific rules and regulations:
 - i. Each hour is equivalent to 50 minutes of ice time. The remaining ten (10) minutes of the hour is reserved for resurfacing.
 - ii. All ice usage fees are to be paid in full at least one half hour in advance of the use of the ice facility, and are non-refundable. In the event that the advance payment is not maintained, the contract will be considered cancelled by the User.
 - iii. Nobody is allowed on the ice during resurfacing except two people to move goal nets. Zamboni drivers are instructed to cease resurfacing immediately if anybody places an object on the ice or if people are skating before the two Zamboni doors are closed. Once the Zamboni leaves the ice because of a violation of this rule, resurfacing will not re-commence during the time reserved by the User.
 - iv. All hockey players are required to wear full protective equipment and helmets when on the ice.
 - v. No physical or verbal abuse of arena employees will be tolerated.

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- vi. Users will not be permitted use of the locker rooms until one-half hour prior to ice time. An adult representative of a group must be present in the locker rooms at all times in which it is in use.
 - vii. A User may receive key(s) to a locker room from the office in exchange for a car key. Said person is responsible for securing the room when the group is on the ice and after all persons have vacated the room. Locker room keys shall be returned to the office for return of the car key. There is a fee for lost and/or damaged key(s) established by the Facility Manager in the Facility Manager's discretion.
 - viii. No food and drinks are permitted in the locker rooms, on the ice, or on the players' and penalty benches, including the scorer's box, with the exception of non-alcoholic beverages in non-breakable containers.
 - ix. Warm-up shots may not be directed to the side dasher boards by hockey players.
 - x. Users are responsible for the conduct of the persons using the arena facilities during the ice time for which they have contacted. Ice Users will be held responsible for any vandalism, breakage, and cleanliness of locker room and all other arena property. It is strongly recommended that the User Representative be the last person to leave the locker room each time it is totally vacated.
 - xi. At the conclusion of the time for which the ice has been reserved, all persons are to leave the ice promptly so that resurfacing may begin immediately. Ice Users will be charged for whatever time is used beyond that for which they have contracted at rates established by the Facility Manager in the Facility Manager's discretion.
 - xii. Only food and beverage items purchased within and from the arena are allowed.
5. The Hawk. The Hawk is a multi-purpose facility that houses City administrative offices, a community center (with indoor and outdoor recreational facilities, activities, programming, and other services for and on behalf of the community), and other uses that have been or may be programmed or determined by the City from time to time. The Hawk also offers space for "private events" (not open to the public) such as, but not limited to, birthday parties, wedding or baby showers, theme parties, receptions, reunions, business meetings, banquets, conferences, and other private events and social gatherings.

- a. Forum Designation and Permitted Activities.
 - i. The Hawk, as a whole, shall be regulated as a Non-Public Forum, except as provided under subsection ii below and under Section VII.A.1 of this Policy. No activities unrelated to the purpose of the forum or the purpose for which a room or area is designated or has been reserved, shall take place in or at The Hawk facility.
 - ii. The Hawk's useable space available for private events, as described above, and uses under d. or e. below shall be regulated as Limited Public Forums.
- b. Facility Manager. Applications shall be made to the Department of Special Services.
- c. Political Uses. Political activities, including campaign events, fundraisers, and partisan events, are allowed at the Hawk, provided that the applicant pays all fees and charges for use of the facility, subject to Section V and all other applicable rules and regulations of this Policy.
- d. Religious Uses. Rooms in the Hawk may be reserved for the purpose of conducting worship services on a first-come, first-served basis, subject to all applicable rules and regulations of this Policy, including Section VI, payment of the usage fee, and the availability of a room suited to the applicant's needs
- e. Fees. Usage fees are based on the entire time a group/party is in the room, including set-up and clean-up.
- f. Food and Beverage. All Users shall utilize the Hawk's in-house caterer and bartender for food and beverage service. In the event the Hawk's in-house caterer is unavailable, the User may bring in food from a vendor, but the vendor must be properly licensed by Oakland County.
- g. Payment Terms. The User shall pay an initial payment of 50% of the total fees and charges at the time of applying, and the remaining 50% at least 30 days before the beginning of the event. The User shall pay any additional charges for technical services upon presentation of a bill by the City. The City reserves the right to charge a deposit in anticipation of additional charges that may be incurred. User shall be responsible and liable for payment of any music clearances or royalty fees and shall hold the City harmless and indemnify the City for same. No exceptions will be permitted unless satisfactory credit arrangements are made in advance. Deposits and payments are subject to charges of 1% per month if

not paid within 30 days of notice of amount owed whether in writing, verbally, or by invoice.

- h. Cancellation and Refund. Users who cancel shall forfeit 50% percent of initial payment if cancellation is made up to 30 days in advance of the scheduled event. Users who cancel within 30 days of the first contracted usage date will automatically forfeit all payments they have paid to the City. In addition, User shall be responsible for any out of pocket expenses incurred by the City. Rescheduling of events and additional deposit requirements are entirely at the discretion of the Facility Manager.

C. Parks.

1. Forum Designation and Permitted Uses. City Parks are open as a Traditional Public Forum (to the extent that they are open-air and not designated for specific uses such as sports facilities/fields and reservation-based picnic shelters), subject to the Rules and Regulations established in Chapter 19 of the Farmington Hills Code of Ordinances, all other applicable ordinances, statutes, and regulations, including but not limited to those pertaining to disturbing the peace, noise, and nuisance, and to the requirements and restrictions set forth in this Subsection VII.C.
2. Facility Manager. Applications for reservation-based park facilities are to be made to the Department of Special Services.
3. Scope of Use. Users of City Parks shall conduct their activities so as to not disrupt the operations of portions of parks designated for specific purposes, including but not limited to: baseball, soccer, and other athletic fields; skate park; archery range; nature center; and golf course.
4. Fee-Based Reservation Park Facilities. The following park facilities are available on a first-come first-served fee-based basis, subject to the terms of this Policy and the following rules and regulations:
 - a. Heritage Park Shelter-Specific Rules and Regulations:
 - i. Shelters are reserved in one-hour intervals. Shelters shall not be reserved or used earlier than 9am or later than sunset.
 - ii. Reservations are for the shelter and/or fire pit only. Park equipment, volleyball courts, and other park facilities are not available for use, and are open to the general public on a first-come-first-served basis.
 - iii. Outside equipment such as inflatables, mechanical rides, amplified sound systems, etc., are not permitted.

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- iv. Portable propane grills are prohibited. Users may use the City-provided charcoal grills on-site, but Users are responsible for providing their own charcoal.
 - v. If the reservation includes electricity, it includes 2 circuits, 15 amps each. The User must provide heavy-duty extension cords.
 - vi. On-site water faucet is not drinkable water and is for park staff use only.
 - vii. Receipt must be retained during reservation by the User and presented to park personnel upon request. Trash pickup and other cleanup duties are to be performed by the User. Therefore, the shelter must be left in the condition in which it was found. The site will be inspected by park personnel at the end of the rental period.
 - viii. The Splash Pad is a Memorial Day through Labor Day operation. Its operating hours are 10am to 8pm, weather dependent.
 - ix. Users are required to obtain permission from the Facility Manager or the Facility Manager's designee to have catering, but the caterer must be properly licensed by Oakland County.
 - x. Balloons are not permitted, as they pose a choking hazard to wildlife and clog the Splash Pad drain.
 - xi. A full refund (less administrative fee) will be issued if the reservation is canceled more than 30 days from the reservation date. A 50% refund will be issued if the reservation is canceled 30 days or less from the reservation date. Refunds will only be issued in the event of severe weather as determined in the discretion of the Facility Manager.
- b. Stables Art Studio, Caretakers Farmhouse, Day Camp/Nature Center/Riley Archery Range and Skate Park:
- i. These facilities shall not be reserved or used earlier than 9am or later than sunset.
 - ii. Reservations are only for the specific facility that has been applied for. Equipment, volleyball courts, playground areas, and other areas in the park are not available for use (except as provided in this Policy) and are open to the general public on a first-come-first-served basis.

- iii. Outside equipment such as inflatables, mechanical rides, amplified sound systems, etc., are not permitted.
 - iv. Receipt must be retained during reservation by the User and presented to park personnel upon request.
 - v. Trash pickup and other cleanup duties are to be performed by the User. Therefore, the facility must be left in the condition in which it was found. The site will be inspected by park personnel at the end of the use. Users are required to obtain permission from the Facility Manager or the Facility Manager's designee to have catering, but the caterer must be properly licensed by Oakland County.
 - vi. Balloons are not permitted outside.
 - vii. A full refund (less administrative fee) will be issued if a reservation is canceled more than 30 days from the reservation date. A 50% refund will be issued if a reservation is canceled 30 days or less from reservation date. Refunds will only be issued in the event of severe weather as determined in the discretion of the Facility Manager.
- c. Fields (Games and Practices). The following requirements and regulations shall apply to reservations of park fields for games and practices:
- i. All field users are required to submit a Field Guideline Application prior to reserving a field.
 - ii. Field hours are from 8:00 a.m. to sunset.
 - iii. Prospective field Users are classified into two groups: Group I (non-profit organizations including YMCA, Civic Organizations, and homeowner associations; and private groups or teams consisting of at least 60% Farmington Hills residents); and Group II (for-profit organizations, non-community groups, and non-residents).
 - iv. Group I non-profit organizations must supply their tax exempt number.
 - v. Groups I and II may be offered block scheduling (i.e. reserving fields for the entire season as opposed to a weekly basis) by completing a Field Use Reservation Form and submitting for review to the Facility Manager.

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- vi. Group I block scheduling occurs May 15th for Spring/Summer and July 15th for Fall.
 - vii. Group I and II can reserve fields by May 15th.
 - viii. All reservations that require dragging and lining of fields must be made 3 days prior to field use.
 - ix. Field use is permitted May 15th through October 15th, weather permitting.
 - x. During the period of the reservation and field use, the individual or organization shall procure and maintain a General Liability insurance policy in accordance with this Policy.
 - xi. Inclement weather may result in the cancellation of field use.
 - xii. Field Use Permits will be issued upon approval of a requested reservation for the use of any athletic facility.
 - xiii. The Field Use Permit must be carried with the permit holder at all times during the event.
 - xiv. The Field Use Permit only assures use of the field permitted and not exclusive use of the park or other fields.
 - xv. Permit holders are responsible for those attending the outing. Permit holders and their participants and those attending their outing shall abide by all City and park ordinances and rules.
 - xvi. No refunds will be given after fields have been reserved.
- d. Fields (Tournaments). The following requirements and regulations shall apply to reservations of park fields for tournaments:
- i. During the period of the reservation and field use, the User shall procure and maintain a General Liability insurance policy in accordance with this Policy.
 - ii. The User will not charge a parking fee, however it may charge an entrance fee.
 - iii. Outside concessions and vendors are not permitted unless the User has obtained approval from the Facility Manager or the Facility Manager's designee. Any food vendor approved

by the Facility Manager or the Facility Manager's designee must be properly licensed by Oakland County.

- iv. The User shall provide tournament game schedule and field set up information a minimum of one week prior to the event to the Department of Special Services.
 - v. The amounts of a non-refundable deposit and all fees and charges for field reservations shall be established by the Facility Manager. The deposit is due at the time of reservation. Full payment of all fees for the reserved fields must be made a minimum of 10 working days after the event, check payable to Farmington Hills Recreation and sent to: Costick Center, Attn: Field Reservations, 28600 Eleven Mile Road, Farmington Hills, MI 48336.
 - vi. Baseball tournament teams are not permitted to use soccer fields.
 - vii. User and its participants and guests shall abide by all City and park ordinances and rules.
 - viii. The User shall provide the name and daytime phone number of the event's on-site contact person.
 - ix. Users may rake a baseball field but shall not use any mechanical devices or vehicles for said purpose.
 - x. Inclement weather may result in the cancellation of field use.
- D. Facilities Not Available for Use by Outside Groups/Individuals. The following City facilities and properties, or portions thereof, are Non-Public Forums. No space within these facilities is available for fee-based or non-fee-based use, and no portion of these facilities nor any portion of their premises that is not entitled to regulation as a Traditional Public Forum is intended to be opened as forums for activities unrelated or disruptive to the purpose of the facility.
1. Fire Stations 1, 2, and 4
 2. Fire Station 3 (to the extent that it is separated from the Jon Grant Community Center).
 3. Police Department Building
 4. 47th District Court
 5. Department of Public Works Facility (including outbuildings)

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6. Farmington Hills Golf Club, except for golf outing fundraisers.
 - a. Note: The restaurant within the Farmington Hills Golf Club is operated by a private entity pursuant to a concession agreement with the City. Any decisions made by that entity pursuant to its independent operating procedures and in compliance with applicable public accommodations law in furtherance of its business purpose shall not be construed as manifesting an intent of the City to confer public forum status on any portion of the Farmington Hills Golf Club property.
7. Park and Golf Maintenance Facility.
8. Interior areas of the Amphitheater at Heritage Park depicted on the attached map.
9. City Hall, except City Hall meeting rooms, Council Chambers, and the hallway outside Chambers are Limited Public Forums during public meetings held by City Council and other City government public bodies subject to rules established by City Council or such other public bodies applicable to those areas.
10. Any other facility not identified in this Policy as a Traditional Public Forum or Limited Public Forum.

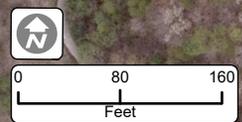
VIII. Repealer, Conflicts, and Severability.

- A. Prior Facility Use Policies Repealed. This Policy amends, restates and supersedes any and all prior facility use and political activities policies adopted by the City Council. Any prior facility use and political activities policies are hereby repealed.
- B. Conflicts. If any provision of this Policy is inconsistent or conflicts with the City Code of the City of Farmington Hills, or any other binding state or federal statutes, regulations, or law, this Policy shall be superseded to the extent that it conflicts with those statutes, laws, ordinances, regulations, or other laws.
- C. Severability. In the event that any of the terms or provisions of this Policy are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify, or impair any of the other terms, provisions or covenants of this Policy or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

Heritage Park Amphitheater (Interior)



Farmington Rd



SOURCE: City of Farmington Hills GIS, 2025
Oakland County GIS, 2025

Saline

They are allowed to petition outside on public property. Sidewalks, parks, and City properties would be allowed. Inside city buildings is prohibited. They cannot disrupt city services. Private property is allowed with the owner's permission.

Dearborn

We're consistent with the markings established for polling/voting locations. People can solicit signatures if posted outside this line outside the Community Center.

Royal Oak

No official policy in place but they do not allow collection of signatures at polling locations.

Farmington (Farmer's Market)

This is draft language for the policy and has not yet been incorporated but should be added in the policy for this upcoming market year.

NOTE: Due to space limitations within the Market during open hours, the Market's generally enclosed area itself is not intended to be a public forum for non-commercial speech or other non-commercial activities unrelated to the purpose of the Market as primarily a retail market for farm and related products (for example, political candidates or organizations). Distribution of handbills or flyers or canvassing is not permitted in the enclosed area of the Market. However, persons wishing to engage in any such activities are free to do so in areas of Riley Park and/or other City of Farmington public property located immediately adjacent to but outside of the enclosed Market area in a manner that complies with the rules and regulations of the City and does not obstruct ingress and egress from the Market area or interfere with the orderly operation of the Market.

Canton Twp

We currently allow individuals to gather petitions on public property with no restrictions. The Canton Public Library (a separate entity) has a rule that they must be a certain distance from the door and must sign in when doing it.

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CITY OF LIVONIA

JACK E. KIRKSEY RECREATION CENTER

HOUSE RULES

I. VISION STATEMENT

The Jack E. Kirksey Recreation Center serves as a focal point of community activity and pride of Livonia. The Center, through its programs and services, will enhance the quality of life for all Livonia residents and reinforce "Families Come First".

II. RULES and REGULATIONS

Rules and Regulations have been established for the use and operation of the Jack E. Kirksey Recreation Center building, facilities, and grounds. Knowledge of such rules is the responsibility of the guest. Failure to follow the established policies may be cause for suspension or termination of all privileges. The City of Livonia reserves the right to change Rules and Regulations in the best interest of the Recreation Center operations. Changes will be indicated by revised posting dates. Rules and Regulations are available upon request.

III. GENERAL INFORMATION

A. HOURS of OPERATION

Regular Hours: Monday thru Friday, 5 a.m. to 10 p.m., Saturday 6 a.m. to 7 p.m., Sunday 7 a.m. to 7 p.m.

Holiday Hours:

New Year's Day:	7 a.m. to 2 p.m.
Easter	CLOSED
Memorial Day	7 a.m. to 2 p.m.
Independence Day	7 a.m. to 2 p.m.
Labor Day	7 a.m. to 2 p.m.
Thanksgiving Day	7 a.m. to 2 p.m.
Christmas Eve	7 a.m. to 2 p.m.
Christmas Day	CLOSED
New Year's Eve	7 a.m. to 2 p.m.

All hours are subject to change.

Maintenance shut down: The facility will be closed for needed maintenance and repairs, or a portion of the facility will be closed from time to time, as needed, for the comfort and safety of all.

Schedules shall be published detailing drop-in use and scheduled classes and programs. Facility use will be available beyond normal hours for special programs and rentals. The hours or facilities of the center may be cancelled or closed in the event of emergency or special conditions.

B. USER DEFINITIONS

The Recreation Center is owned and operated by the City of Livonia. Use of the building may in some ways be determined by resident, non-resident, property, business and corporate tax payer, and Member status. The following definitions are detailed for reference regarding other rules and regulations.

1. **City of Livonia Residents** are defined as those persons living within the city limits.
2. **Non-Residents** are defined as those persons not meeting any of the City of Livonia Resident criteria.
3. **Members** are defined as those persons who regardless of residency have purchased a membership, which is current and valid at the intended time of use.
4. **Daily Use Pass** entitles you to all open recreation facilities such as, open gym, open swimming, climbing wall, tree fort, fitness hub, and lounge, during designated times.
5. **Open Use** includes activities that do not require an instructor or direct group leader. Open use will be designated by hours of use as posted. All activity area hours of operation are subject to change due to class activities, maintenance, staffing, or rentals.

C. MEMBERSHIP CLASSIFICATIONS

Memberships are annual in time period, unless otherwise noted. Exceptions may be granted by the

Superintendent of Parks and Recreation or their designee for extenuating circumstances with written request.

1. **Youth** – Any person 4-13 years of age *.
***Age 3 or younger is free with paying adult.**
2. **Teen** – Any person 14-17 years old.
3. **Adult** - Any person 18-61 years of age.
4. **Senior** - Any person 62 years of age or older.
5. **Family** - Any combination up to six people all residing at the same address. At least one member must be 19 years of age or older. Families of seven or more will pay an additional fee per person.
6. **Adult + 1** – Two people residing at the same address.
7. **EFT** - Membership automatically paid from your credit/debit card, checking or saving account in monthly installments. There is a two-month minimum required. Bring your valid driver's license and your first monthly payment to start your EFT Membership. We will continue to draft monthly. Must complete a 30-day notice cancellation form to stop EFT payment.
8. **Business** – Any individual who works for a minimum of 30 hours per week for a business located within the City of Livonia and works out of the Livonia office. Company ID or confirmation of employment on company letterhead required.
9. **Corporate** - Any business within the City of Livonia who wishes to purchase memberships for their employees. Ten pass minimum. Passes would be generic for use by all employees. Employee must have card to enter the facility. Business rate will apply.
10. **Matinee Member** - Member will have access to all member benefits during the limited days and times of Monday-Friday, 8 a.m. to 3 p.m.
11. **Insurance-based Matinee Membership (ex. SilverSneakers)** – Eligibility is determined by Silversneakers.com or other partners. Member will have access to all member benefits during the limited days and times of Monday-Friday, 8 a.m. to 3 p.m.
12. **Summer Members** – Any person who regardless of residency, have purchased a Summer Only Membership which is valid May 15-Labor Day regardless of date of purchase. Membership discounts apply to summer classes only.
13. **Military Personnel** – Individuals in the following classifications and military branches will pay the following rates. Military branches include Air Force, Army, Coast Guard, Marines and Navy.

a. **Active-Duty Classification** – Resident youth rate for Livonia residents (must prove Livonia residency and active-duty military ID). Non-resident youth rate for non-Livonia residents (must present active-duty military ID).

b. **Training Classification** – Resident youth rate. An individual, who has signed a letter of intent (Induction Contract or Induction Agreement) to join the military, may train under the supervision of an authorized representative from a military branch.

i. Authorized training representative must notify the facility manager of their training status with a verification letter from the designated military branch or contractor.

ii. Individuals should not only be under the supervision of the authorized representative, but also, in that person's presence.

iii. This is not available for recruiting purposes.

c. **On-Leave Classification** – No charge. Individuals who are on-leave and show their leave papers will be a guest of the facility, not to exceed 30 days per year.

D. FEATURES

A general description of the Recreation Center features includes:

1. **Leisure/Competition Pool** – Zero depth entry, 250-foot water slide, lazy river, spa, water sprays, geysers, eight 25-yard lap lanes, diving board, 13-foot deep end, in water stairs/benches, spectator seating area, and sound system.
2. **Gymnasium** – Two Gymnasiums with hard wood floor and two gymnasiums with pulastic floor. Gym areas have baskets, volleyball courts, floor hockey, indoor soccer, pickleball, and other sports available.
3. **Weight/Fitness Equipment** – Cardiovascular equipment (bikes, treadmills, ellipticals, etc.) selectorized machines, free weights, barbells, dumbbells and more than 2,000 pounds of weight plates.
4. **Running/Walking Track** – Three lanes, cushion track surface, 11 laps per mile.
5. **Aerobics** – Wood-floor, mirrors with ballet bars.
6. **Multipurpose Room** – Used for classes, training and available to rent for meetings. Seating for up to 60 people.
7. **Kid-Quarters** – Staffed childcare with activities such as toys, board games, play structure. Drop-in during scheduled times. Two hour/ per day maximum.
8. **Men's, Women's, Family Locker Rooms** – Available for daily use only. Opposite sex use is prohibited,

exception the family locker room.

9. **Outdoor Facilities** – Two sand volleyball courts, Skate Park, inline skate rink and splash pad.
10. **Administrative Offices** – City of Livonia Parks and Recreation Offices will service the Recreation Center and Park and Recreation programs.
11. **Climbing Wall** – 42-feet high with 13 stations.
12. **Indoor Play Structure** – Tree Fort with climbing tubes, slides and mini climbing wall.
13. **Lounge** – TV and quiet room.
14. **Party and Activity Rooms** – All-purpose rooms.

E. EXERCISE PRECAUTIONS

Because exercise may place a stress on the body, certain precautions should be considered.

1. Participants are encouraged to consult a physician prior to engaging in exercise. Individuals should safely limit their activities, taking into account their physical condition, limitations, and skill levels.
2. Use all selectorized machines according to the instruction placards. Observe all rules.
3. Request assistance if there are any questions or problems with equipment.
4. The City of Livonia is not responsible for any injuries or damages, which may occur on or about the premises.
5. It is highly recommended that all users of the fitness hub go through an orientation session with an instructor. Free equipment orientations are included with your membership.
6. **EXERCISE AT YOUR OWN RISK.**

F. FIRE/OTHER EMERGENCY EVACUATION

In case of fire, sound alarm, use the nearest available exit and **DO NOT** use the elevator. For other emergency evacuations, use available exits and follow staff instructions. Signs for emergency evacuation are posted.

IV. FACILITY ADMITTANCE POLICY

A. GENERAL INFORMATION

The general public will be admitted to the facility upon satisfying one of the following:

1. Present a valid Membership card or scan in using a finger.
2. Present a valid Ten Visit Pass.
3. Purchase a Daily Visit Pass
4. Check-in as a registered class/program participant.
5. Check-in as part of a group rental.
6. Present a special promotional guest pass or other document authorizing admittance.
7. Check-in as a Caregiver for no cost. Caregivers are classified as someone assisting a paid physically or mentally disabled person. There shall be no activity use by Caregiver other than aiding.
8. Youth who are non-members 13 and younger must be supervised by a person 16 years or older. Youth ages 12 and older who are members may be in the facility without direct supervision.
9. Climbing wall requires supervision by a person 18 years or older.
10. Dropping off children is strictly prohibited.
11. Children 3 years and younger will be admitted free when accompanied by a paying person 16 years or older.
12. Use of the facilities and/or participation in programs is at your own risk.
13. Use of the facilities for commercial activities is not allowed unless approved by the Superintendent or the Parks and Recreation Commission.
14. Service Animals are welcome. Management has the right to exclude a service animal from the premises if the animal is out of control and the handler does not take effective action to control it, or if the animal is not housebroken.

B. MEMBERSHIP

Memberships are available to provide regular users with an option to purchase discounted activities and other privileges.

1. Membership will allow use of the facilities, including outdoor pools during "open use" times.
2. Members are eligible for "*Member Rates*" on all Recreation Center classes and programs. (See Fees and Charges Policy.)
3. Special registration privileges are available to Members. (See Registration and Kid-Quarters Policies.)
4. Membership renewals or new members will have a choice of two complimentary passes or two drop-in wristbands.
5. Members will be able to bring in a maximum per visit of two visitors into the Recreation Center and be charged the appropriate resident rate day pass.
6. Members who refer a new member will receive a \$15.00 credit to their account. This credit would have no cash value. Insurance-based members (ex. **SilverSneakers**) are not eligible for the referral program.
7. Memberships which have been expired for one complete year will be considered "New Memberships".

8. Memberships will be valid for a designated time period.
9. Members will have photograph on file, which will be required for admittance. ID cards are the property of the City of Livonia and may be revoked for just cause. ID cards will be phased out for use of Rec Tag (fingerprint image).
10. ID cards are not transferable. Misused cards may be confiscated and member may be suspended.
11. There will be no refunds, prorating, or other transfers of Membership fees. (See Refund Policy.)

C. TEN VISIT PASS

1. A Ten Visit Pass allows unlimited use, of the facilities during "open use" times.
2. A visit is counted each time you enter the facility.
3. A Ten Visit Pass is to be used by a person of the appropriate age group.
4. Fees are non-refundable.
5. A Ten Visit Pass does not give you Member rates for programs and activities.
6. Ten Visit Passes do not expire.

D. DAILY VISIT PASS

Daily Visit Passes are available for:

1. A Daily Visit Pass allows unlimited use of the facilities during "open use" times that do not require any direct staff. Does not include free wall climbing, Kid Quarter visits, climbing wall classes or outdoor pools.
2. Daily Visit Passes are valid for one visit and fees are non-refundable. Guests should check availability of activity areas, before purchasing a pass.
3. Guests ages 3 years old and younger are free with a paying adult.
4. Guests must keep wristband on at all times as proof of a paid entry.
5. Photos will be taken of all Daily pass individuals, for their safety they shall provide name, address and emergency contact information. A photo ID or parental verification is also required at each visit.
 - a. Information is updated at each visit.
 - b. Photo validation will take place at each visit.
 - c. Day pass party guests and school groups are exempt.
6. Day passes purchased for youth 13 years or younger must be accompanied by a responsible person 16 years old or older and remain in the building.

E. SPECTATOR VIEWING

1. Spectators may be admitted to supervise, chaperone, or assist a person (caretaker) in a scheduled activity/program.
2. Spectators must check-in at the front desk with photo ID and provide the information on the sign-in sheet. If a spectator does not have photo ID, they may not be admitted to the facility. Spectators must remain in the proper spectator area.
3. There will be no use of activity areas or equipment for spectators.

V. FEES and CHARGES

A. GENERAL INFORMATION

The City of Livonia recognizes that there are costs involved in providing facilities and services. Fees and charges are intended to recover such costs from individual and group participants. Fees and charges vary based upon Resident, Non-Resident, and Member status. Fees and charges are subject to change and will be reflected in current brochures and printed materials.

1. **City of Livonia Residents**
 - a. Receive "Resident Rates" on the purchase of Memberships, Ten Visit Pass, daily visit pass, classes, programs and special events.
 - b. Residency is determined at the time of application.
 - c. Proof of residency will be required by a valid driver's license, State I.D., or current utility bill (Electric, Gas, or Cable only).
2. **Non-Residents of the City of Livonia**
 - a. Receive "Non-Resident Rates" on the purchase of Memberships, Ten Visit Pass, daily visit pass, classes, programs, and special events.

3. Members

- a. Receive "Member rates" on all Recreation Center classes and programs regardless of residency.
 - i. Individual Members – "Member Rates" are extended to the Member and their children three years and younger.
 - ii. Family Members – "Member Rates" are extended to all family members eligible under the family membership plan.
 - iii. Summer Memberships – "Member Rates" are only available on summer classes and programs.
 - iv. Corporate Memberships – Do not receive member rates on classes and programs. Membership cards are not assigned to a specific person.
- b. Proof of current and valid Membership status required.

B. REFUND POLICY

The following refund policy including refunds, transfers, and pro-rations is in effect:

- 1. Refunding of a Membership can be completed with the authorization of the superintendent for the following reasons:
 - a. Within two weeks of purchase or 10 business days. The current administrative refund fee will be charged. If individual used the facility within the ten business days, the daily admission fee would be deducted for each visit.
 - b. Severe medical conditions with doctor documentation. Prorated from the date the request was made or in less severe conditions the Facility Manager can make adjustments to the expiration date.
- 2. There shall be no transfers for Membership purchases.
- 3. There shall be no refunds for daily visit or ten visit pass purchases.
- 4. Refunds will be issued for all classes and programs based on the following.

Cancelled by Department	Full Refund Amount
Customer Cancels:	
1. By 5 p.m. one week prior to class start date	Less \$10 processing fee
2. Prior to the second class	50% of class fee
3. After second class	No refund

NO refunds on material fees, all sports teams and leagues.

5. Refund Policy for Camps

- | | |
|---|--------------------------|
| Cancelled by Department | Full Refund Amount |
| Customer Cancels: | |
| 1. By 5 p.m. one week prior to start date | Less \$30 processing fee |
| 2. Prior to the second day | 50% of fee |
| 3. After second day | No refund |

6. Refund Policy for Special Events

- | | |
|---|---|
| Cancelled by Department | Full Refund Amount |
| Customer Cancels: | |
| 1. Prior to the start time of the event | Credit applied to CivicRec, less any material cost. |
| 2. After event | No refund |

- 7. Refunds for all rentals will be subject to a "rental cancellation charge". (See Facility Reservation Policy.)

C. SATISFACTION GUARANTEE POLICY

The City of Livonia Department of Parks and Recreation guarantees that you will be satisfied with the recreation classes, programs and services in which you participate. If you are not completely satisfied, simply fill out a Refund Request Form and we will arrange for one of the following:

- 1. Repeat the activity at no charge.
- 2. Receive credit that can be applied to any other activity, not subject to administrative processing charge.
- 3. Receive a refund. Requests for refunds for departmental programs may be subject to an administrative processing charge.

Valid for athletic and recreational program/classes which:

1. Are four weeks in length or longer.
2. The participant attends the first two classes.
3. Refund Request Form is submitted prior to the third-class meeting.

Does not apply to:

1. Sport league, special events or entry fees.
2. All Memberships, 10 Visit Pass or daily visits.

Not valid for departmentally sponsored ticket sales involving theater productions, trips (including transportation), theme parks, season passes, golf green fees or permits (athletic field and picnic).

D. INSUFFICIENT FUNDS

A fee of \$25 will be charged for all failed payments.

VI. PARTICIPANT CODE OF CONDUCT

We strive to provide premier facilities, programs and services so that community members have the opportunity to participate in the highest quality of diversified fitness, recreation, social and educational opportunities. Guests and participants are entitled to responsive service in a welcoming, safe and enjoyable atmosphere. At the same time, we expect reasonable and appropriate behavior from those who visit the facilities and attend programs. A zero tolerance stance will be taken as it relates to criminal behavior. Failure to follow House Rules may be cause for suspension or termination of all privileges. (Refer to House Rules Violations Page 18.)

A. PARTICIPANT BEHAVIOR

Participants are expected to be courteous to other facility users and to follow rules. The following actions will NOT be tolerated and may be cause for suspension or termination of all privileges and/or legal prosecution.

1. Harassment, intimidation, or similar actions towards patrons or staff.
2. Vulgar, obscene, abusive, derogatory, taunting, or demeaning comments and/or gestures.
3. Destructive, dangerous or hazardous behavior to people, equipment or facilities.
4. Staff reserves the right to confiscate membership cards/daily passes or program registration of anyone whose behavior creates a disturbance for others or for repeated behavioral offenses. Any prepaid money for passes or memberships and programs will be forfeited if asked to leave, suspended or permanently banned from the facility.
5. If the offending individual is a minor (age 17 or younger), the parent/guardian will be contacted for removal from the facility or program and notified of the disciplinary procedure.
6. Smoking and/or use of the tobacco and other products are prohibited, including the use of e-cigarettes, vapor cigarettes or alternate smoking devices.

B. DRESS/HYGIENE

Appropriate participant dress is required while using the facilities.

1. Gym clothing is preferred for all activity areas and programs other than the aquatic area.
2. Swimming attire shall include a lined bathing suit suitable for public use.
3. Attire worn in other activity areas will not be allowed in the aquatic area.
4. No wet clothing outside the aquatic area or locker rooms.
5. Shirts must be worn in all activity areas except the aquatic area. This includes the fitness hub, track, gymnasium, climbing wall, multipurpose room, aerobic room, and all common areas.
6. Marring dark soled street or gym shoes of any kind will not be allowed in the gym or aerobic room.
7. Shoes shall be clean of all dirt and grit before entering. Separate gym shoes are encouraged.
8. Proper workout attire is required.
9. Members/Guests must exhibit good taste and have nothing offensive or obscene in view. Staff shall be the judge.
10. Personal hygiene shall not be offensive. Please refrain from using strong smelling scents in commonly used spaces due to other guest sensitivities.
11. Shoes must be worn in all areas except pool and tree fort.
12. Socks must be worn in the tree fort.

C. FOOD/BEVERAGE

The following policies pertain to food and beverages:

1. Items purchased from the vending area will be limited to the atrium area, lounge and pool gallery.
2. Spill-proof, unbreakable water bottles containing **water only** will be allowed in activity areas.
3. There shall be no food or beverages allowed in any activity area.
4. Patrons are expected to use waste receptacles for disposal.
5. Accidental spills and stains should be reported immediately to arrange for clean-up.
6. Lost money or concerns associated with the vending machines should be reported to the front desk.

D. RECORDING DEVICES

No cameras, cell phones or any other recording devices capable of taking still and/or video pictures shall be allowed in any locker room, family changing room or restroom.

E. REFUSAL OF ADMISSION

Management reserves the right to deny admission or service to anyone who appears to be under the influence of alcohol or a legal/controlled substance or in violation of any facility/program rules or regulations.

VII. SAFETY ISSUES

A. ACCIDENTS/INJURY

Accidents and/or injuries should be reported to the front desk, or staff member.

1. First-Aid supplies (ice, band-aids, gauze, rubber gloves) will be available. These items shall be self-administered.
2. The swimming pool staff shall be trained in American Red Cross Lifeguard Training or another nationally recognized program, CPR, AED, and First Aid.
3. Building Supervisors shall be trained in CPR, AED and First Aid.
4. The staff will not provide transportation.
5. Staff is available to call for medical assistance, ambulance upon request. If the person is unconscious or unable to respond, 911 may be called at the discretion of the staff.
6. Accidents/injuries requiring assistance will require completion of an "Accident/Incident Report." Cooperation is requested.
7. The City of Livonia is not responsible for accidents/injuries, which are incidental to the activities and/or use of facilities or equipment. **PARTICIPATE AT YOUR OWN RISK.**

B. BAD WEATHER

Severe weather conditions may require actions necessary to ensure guest safety.

1. During a tornado "watch," the staff will monitor local radio stations and/or maintain communications with the Livonia Police Department. All activities will continue as usual during a "watch."
2. During a tornado "warning," the staff will suspend or cancel all activities and monitor local radio stations and/or maintain communications with the Livonia Police Department until an "all clear" is issued. People will be instructed to go to the locker room areas. Avoid upper level and glass areas. Guests 18 years and older may leave at their own risk. Guests age 17 years and younger will be required to remain unless accompanied by their parent or adult guardian. Children in the Kid Quarters area will be taken to the family locker room.

C. SNOW DAYS

Every attempt will be made to maintain normal operations during extreme snowfalls.

1. Drop-in activities will continue as scheduled provided staff is available.
2. Scheduled classes and programs may be cancelled.

The decision will be made by 8 p.m. for classes the following morning up to noon.

The decision will be made by 8 a.m. for classes from noon to 4 p.m.

The decision will be made by noon for classes from 4 p.m. to close.

3. Check LivoniaParks.org, social media or call the Recreation Center at (734) 466-2900 or the weather line at (734) 466-2299.

D. EMERGENCY SHELTER

In specific situations, the Recreation Center will serve as an emergency shelter. Once declared by the Mayor's office, operations of the Recreation Center may be altered or halted according to the City of Livonia's Emergency Operation Plan.

E. WEAPONS

Weapons will be checked in at desk. Locking safes are provided.

VIII. CLASSES, PROGRAMS and, ACTIVITIES

A. GENERAL INFORMATION

While drop-in use of the facilities is a high priority, specific activity areas will also be scheduled for classes, programs, and special activities.

1. Scheduled activity areas will have priority over "drop-in" use.
2. Every effort will be made to develop and publish schedules quarterly, however, cancellations, rescheduling and other changes may be necessary.
3. All classes, programs, and activities are open to the public based on fee schedule.
4. There are three different rate schedules for classes, programs, and "special events." (See Fees & Charges Policy.)
5. Registrations for classes with limited enrollment shall be available in the following order:
 - a. Members.
 - b. City of Livonia Residents.
 - c. Non-Residents. (See Registration Policy.)
6. All "Fee" classes and programs are open to fully paid and registered participants only.
7. Non-Members registered for a class or program will be required to check-in as a registered class/program participant upon entering for that activity. A registration receipt may be required. (See General Admittance Policy.)
8. Non-Members registered for an activity will be admitted up to 20 minutes prior to the scheduled start time of their class or program. Participants are limited to the space where the activity, class or program takes place and the locker rooms. They are not allowed to use any other activity areas.
9. Youth who are non-members 13 and younger must be supervised by a person 16 years or older. Youth ages 12 and older who are members may be in the facility without direct supervision.
10. Spectators may be permitted to view a class or program, at the discretion of the instructor, and in designated areas only. (See Spectator Viewing Policy.)
11. Minimum and maximum attendance limits shall be established, for all classes and programs.
12. Unless otherwise stated, there shall be no make-ups.
13. Refunds, pro-rations, etc. shall be according to the established policy (See Refund Policy.)
14. Participants must follow all **House Rules**.

B. REGISTRATION POLICY

The following registration policy is established for classes and programs with limited enrollment:

1. **Members** shall have first priority.
2. **City of Livonia Residents** shall have second priority.
3. **Non-Resident** shall have third priority.
4. Specific registrations will be scheduled accordingly.
5. Proof of residency and/or Member status will be required and determined at the time of registration.
6. Classes and programs without enrollment limits will not have separate registrations.
7. Registrations are taken on a "first come" basis.
8. Fees must accompany the registration.
9. Attend the first class as scheduled - confirmations will not always be sent.
10. Present your class receipt or check-in with a membership scan, at the front desk, for admittance into the building.
11. Tots 3 and younger may register for classes based on their parent/guardian status.
12. Parent/Tot (3 and younger) classes may register based on either of the participants taking the class or by tot's parent/guardian status.

C. CLASS MAKE-UP POLICY

1. Classes canceled by the Department will be rescheduled or a refund issued to the customer's account.
2. There will be no make-ups for participants missing a scheduled class.

D. GROUP FITNESS CLASS DROP-IN POLICY

Space in Water Aerobic and Fitness and Wellness classes not filled by registered participants will be available for drop-in, based on enrollment.

1. Participants must pay a drop-in fee. The fee is only good for attending that specific class, other activity areas are not included.
2. The drop-in wristband shall be presented to the instructor upon entering the class.
3. Certain classes will not be available for drop-in.

E. BUSINESS BOOTH

Livonia based businesses have the opportunity to participate in the business booth program. The booth is for informational purposes only. No selling can be done onsite. The booth consists of one 8-foot table. See current flyer for rates and guidelines.

IX. FACILITY RENTAL

All or specific areas will be available for rental provided the activities are compatible with the facilities and hours of operation, according to our Facility Usage Policy.

A. FACILITY AVAILABILITY

1. Facilities may be available for rent when they are not in use during "regular hours" or during "after hour" times.
2. Facilities are not available for commercial gain. Any on site sales must have pre-approval.
3. Facilities will not be rented for any programs similar to City offered programs.
4. Facilities are available under a "private party" use arrangement. The applicant/sponsor of the activity is responsible for their groups' actions including any damages or losses caused to the facility.

B. RESERVATIONS

1. Reservations should be made at least two weeks in advance and will be handled on a "first come" basis.
2. All application information must be filed and appropriate fees paid. Special needs, such as furniture, equipment, etc. shall not be included unless specifically stated in the application.
3. The reservation time period shall include all set-up, activities and clean up
4. Specific guidelines are established for general rentals and after hour rentals.
5. Reservations will be confirmed upon approval by the Recreation Center.
6. Reservations may be considered up to one year in advance.
7. Organizations requesting a rental and additional contract services may be required to provide proof of liability insurance naming the City of Livonia as "Additional Insured" for the event.

C. FEES

1. Fees will be according to current policy.
2. Rentals totaling less than \$750 require full payment at time of application.
3. No business/personal checks will be accepted for rental fees of \$300 or more.
4. No business/personal checks will be accepted 21 days prior to a rental.
5. Rentals over \$750 will require a deposit of 50% of rental fee or \$500, whichever is greater.
6. Damage/Clean-up deposits shall be required for rentals.

D. CANCELTION FEE

The following options are available should your plans change:

1. General Rentals:

Within a minimum of a 14-calendar day notice, you are given the option to reschedule for another date, if the date is available. You will be charged a processing fee of \$25.

A refund will be issued under the following terms:

1. With 30-100 days or more notification you will be charged 25% of the payment.
2. With 14-29 days notification you will be charged 50% of the payment.
3. With 0-13 days notification you will have no refund of payment.

2. After Hour Rentals

A refund will be issued under the following terms:

1. With 180 days or more notification you will be charged 25% of the rental fee.
2. With 30-179 days notification you will be charged 50% of the rental fee.
3. With 0-29 days notification you will have no refund of required deposit.

Note: A refund check will take 4-6 weeks to process. Payments made by credit/debit card will be credited back to that card.

E. SET-UP

1. All furniture, equipment, decorations, and other needs shall be detailed in the application and approved in advance. Decorations shall not be attached to the walls, ceilings, or sprinkler systems. Decorations shall not alter or damage any surfaces.
2. All guests shall check-in at the front desk.
3. Events may be catered. Caterers will only be allowed use of the facilities during the approved time period. (See Catering Policy.)
4. Caterers must be approved by the Recreation Department and have a current Health Department license.
5. Security may be required at the discretion of the City. All costs are the responsibility of the renter.

F. CLEAN UP

1. Clean-up shall be performed during the approved rental time period.
2. Clean-up shall include, but not be limited to:
 - a. Removal of all food, beverages, decorations, displays, equipment, or other materials.
 - b. Wipe tables, chairs, countertops, and appliances.
 - c. Clean-up spills and sweep floors.
 - d. Dumpsters are available, deposit trash in proper receptacles.
 - e. Any other clean-up necessary. Report special needs to the Supervisor.
3. Damage/clean-up deposits will be forfeited if the facility is not completely clean.
4. Supervisors shall inspect the room when cleanup is complete

G. GENERAL INFORMATION

1. Guests must follow the established House Rules. Violations of such rules or misrepresentation of use may be cause for immediate cancellation of the rental, without refund. Future rentals may not be allowed.
2. Use will be restricted to the terms of the application including area reserved, time of entry and departure, intended activity, etc.
3. Conduct shall not violate local, state, or federal laws and shall at all times be conducted in a mature and responsible manner.
4. Rentals shall not infringe on or restrict the use of other facilities in the Recreation Center.
5. Staff will perform their regular assigned duties; they are not available for group supervision.
6. Supervision shall be required for all youth groups including male chaperons for male participants and female chaperons for female participants. Minimum chaperons requirements are as follows:
 - a. **Ages 12 and Younger: Chaperones, 21 years minimum; ratio 1:10 minimum.**
 - b. **Ages 13 and Older: Chaperones, 21 years minimum; ratio 1:15 minimum.**
 - c. **In water Chaperone is required for non-swimmers; ratio 1:3 maximum.**
7. Entertainment, catering, or other agents of the group are the responsibility of the applicant.
8. Accidents occurring on the property must be reported immediately to the building supervisor on duty.
9. Smoking and/or use of the tobacco and other products are prohibited, including the use of e-cigarettes, vapor cigarettes or alternate smoking devices.
10. Selling merchandise, food, or other items requires prior approval.
11. No alcoholic beverages are allowed in the facility.
12. Only music suitable for a public facility will be allowable. The volume is subject to control by staff.

H. CATERING POLICY

Use of the Service Pantry by individuals or commercial caterers will be subject to the following:

1. Use of the Service Pantry shall be the responsibility of the applicant renting the Service Pantry.
2. The Service Pantry shall only be available for use during the time period approved on the application.
3. Appliances shall only be used for their intended purpose.
4. Report any damages, malfunctions, or problems immediately to the building supervisor.

5. Do not overload outlets.
6. Completely clean up all surfaces, appliances and equipment affected by such use.
7. The City of Livonia is not responsible for lost, stolen, or damaged personal property.
8. All items shall be removed or disposed of in proper receptacles. There shall be no food or garbage or other supplies left in the building (dumpsters are available).
9. Caterers must be approved by the Recreation Department and have a current Health Department License and insurance

X. AQUATICS POLICIES

A. GENERAL RULES

1. Always soap shower before swimming.
2. Youth who are non-members 13 and younger must be supervised by a person 16 years or older. Youth ages 12 and older who are members may be in the facility without direct supervision.
3. Non-swimmers must have a parent/guardian within arm's reach at all times.
4. River Run and Water Slide riders less than 48 inches tall must be accompanied by a parent or responsible person at least 16 years of age.
5. Avoid water activities if you have had diarrhea or a contagious disease in the past two weeks.
6. Children who are not toilet trained must wear swim diaper.
7. An appropriate lined bathing suit is required for swimming, no street clothes in the water.
8. Street shoes are prohibited on the pool deck.
9. Only Coast Guard approved lifejackets and floatation devices built into the bathing suit are allowed. The use of these items requires parent/guardian to be within arm's reach of the youth at all times
10. **In water Chaperone is required for non-swimmers; ratio 1:3 maximum.**
11. Toys and air filled devices may not be brought into or used in the pools.
12. Food/Drink not permitted in the pool area. **Plastic water bottles only.**
13. No running, rough play, climbing on or hanging from the features, foul language, hypoxic training, holding of breath, spitting, pollution of the water, hanging on pool dividers/ropes and jumping or diving from deck into inner tubes.
14. Diving is only allowed in designated areas of the Lap Pool.
15. No handstands, flips, or somersaults in Leisure Pool.
16. Keep off the island except for emergency use.
17. Patrons are responsible for recognizing their own limitations and acting in the best interest of their own safety.
18. Please report all injuries to the pool office.
19. The Recreation Center is not responsible for personal belongings lost, stolen or damaged.
20. Personal belongings, gym bags, backpacks, etc. are not permitted in the aquatic area. Please utilize lockers.
21. Lifeguards are responsible for enforcing these and any additional rules, which are necessary for safety and control of the aquatic area.

B. SLIDE

1. **People with heart conditions, pregnancy or back problems are advised not to use the slide.**
2. Riders must be 48 inches or taller and be able to reach the handles at the same time, unassisted. .
3. Riders wearing a coast guard approved lifejacket, must ride in a double tube with a person that is 16 years or older. Rider must be able to reach both handles at the same time, unassisted.
4. Riders must stay on the inner tube the entire ride.
5. Slide feet first only, on back in a sitting position.
6. Keep hands inside the slide and refrain from turning, stopping or falling off of tube.
7. Rapid succession of sliding is not permitted.
8. Do not throw any items from the stairs or slide at any time.
9. Goggles, eyeglasses, watches and metal objects are not allowed on the slide.

10. Please exit the plunge pool immediately.
11. All other Aquatic Area rules must be observed.
12. Guards may restrict use of the slide as needed.

C. RIDER SAFETY RESPONSIBILITIES

TO ASSURE YOUR SAFE ENJOYMENT RIDERS MUST COMPLY WITH THE FOLLOWING STATE LAW REQUIREMENTS.

1. Obey the posted safety rules and oral instructions from ride operators.
2. Avoid any action that may injure you or others.
3. Stay within the limits of your ability.
4. Use safety devices.
5. Do not interfere with safety devices or disconnect/disable safety devices.
6. Do not alter the intended speed, course, or direction of the ride.
7. Do not touch the operator's control.
8. Do not extend your arms or legs beyond the carrier or seating area.
9. Do not throw or drop any objects from or toward a ride.
10. Get off ride properly at the designated time and place.
11. Control the speed or direction of the ride or your body as instructed.
12. Do not interfere with safe operation.
13. Do not swing or bounce on rides unless instructed.

YOU MAY NOT GET ON A RIDE UNLESS YOU:

1. Know how to get on, use and get off the ride.
2. Have read, understand and meet each ride's posted signs and requirements.
3. Know the limits of your ability and that the ride will not exceed your limits.
4. Are not under the influence of alcohol or drugs.
5. Are authorized by the operator to get on the ride.

REPORT ALL INJURIES TO THE POOL OFFICE.

“STATE LAW REQUIRES RIDERS TO OBEY ALL WARNINGS AND DIRECTIONS FOR CARNIVAL OR AMUSEMENT RIDES, AND BEHAVE IN A MANNER THAT WILL NOT CAUSE OR CONTRIBUTE TO THE INJURY OF THEMSELVES OR OTHERS. RIDERS MUST REPORT INJURIES PRIOR TO LEAVING THE PREMISES.”

D. SPRAY GROUND

1. Food/Drink not permitted in spray ground area. **Non glass water bottles only.**
2. No rough play, climbing on, hanging from the features, spitting, pollution of the water, foul language and glass objects.
3. All other Aquatic Area rules must be observed.
4. No Lifeguard on duty in Spray Ground area.

E. DIVING

1. One person on board at a time and no one on the ladder until the diving board is cleared.
2. Do not dive until the previous diver has cleared the area below the board and has reached the side.
3. Dive in a forward direction only. No flips, twists, or summersaults.
4. No horseplay on the diving board.
5. Only one bounce on the diving board.
6. Swimmers must stay out of the diving area while board is in use.
7. The diving board may be closed at the guard's discretion.
8. Please do not dive from racing blocks without direct supervision and the training of a qualified person.

F. LAP POOL

1. Diving is allowed in designated areas, please watch for the movable floor depth markers.
2. During lap swim please observe lane speeds and swim in a circle pattern. Stay to the right side and swim in a counter clockwise direction.

3. When passing others please gently tap the foot of the swimmer ahead of you and then pass to the center of the lane. Watch for on-coming swimmers.
4. Swimmers who need to rest should sit on the side of the pool and avoid hanging on lane lines.
5. No swimming under the bulkhead.
6. All other Aquatic Area rules must be observed.

G. HOT TUB/SPA

Always soap shower before entering.

1. You must be at least 14 years old to enter unsupervised.
2. Youth 11-13 years are permitted with direct parental/guardian supervision, depending on bathing load.
3. Youth 10 and younger are prohibited for health reasons.
4. Avoid putting your head underwater.
5. Pregnant women, the elderly, and those with heart conditions should consult a physician before using the spa.
6. **Do not exceed 10 minutes. Long exposure may result in nausea, dizziness, or faintness.**
7. **CAUTION WARM WATER:** May not be suitable for those with certain health issues or young children.
8. All other Aquatic Area rules must be observed.

H. SAUNA

1. You must be at least 18 years old to enter unsupervised.
2. Youth 17 years or younger are permitted with direct parental/guardian supervision.
3. Avoid sitting or lying directly on benches. Be in a bathing suit or sit on a towel.
4. **Do not exceed 10 minutes. Long exposure may result in nausea, dizziness, or faintness.**
5. May not be suitable for those with certain health conditions, please consult your physician before use.
6. No personal grooming/shaving.
7. No water or other material may be placed on heater, rocks or sensors.

XI. INDIVIDUAL ROOM RULES

A. LOCKER ROOMS and LOCKERS

1. Lockers are for day-use only. Locks remaining on lockers overnight will be cut, and items will be removed and placed in the lost and found.
2. Guests must bring their own locks or purchase a lock at the Front Desk. Lockers are available on a "first come" basis.
3. No glass, food, gum, or beverages are permitted in the locker rooms.
4. Personal soap and shampoo shall not be left in the shower area.
5. Individuals must completely dry off in the shower area before returning to the locker area.
6. Plugged in hair styling items may not be left unattended.
7. You must bring your own towel.
8. No opposite sex individuals in men's or women's locker rooms. Please use family locker room.
9. Transgender or transitioning individuals, can use family locker room cabanas. Transgender or transitioning individuals identify with or express a gender identity that differs from the one which corresponds to the person's sex at birth.
10. The City of Livonia is not responsible for lost, stolen, or damaged items. It is recommended that valuables not be brought into the Center. Lock your locker.

B. FAMILY LOCKER ROOM

1. Children 9 years and older should use appropriate locker rooms.
2. Parent/Guardian must accompany children.
3. Transitioning or transgender individuals can use the cabanas.
4. Please use cabanas quickly, as others may be waiting.
5. The Recreation Center is not responsible for personal belongings lost, stolen, or damaged.
6. Please do not leave any personal items in cabanas. Please utilize lockers.
7. Locks left on lockers overnight will be cut off daily.

- Hallway is under video surveillance.

C. FITNESS HUB RULES

- Children aged 12 and younger are not permitted in the Fitness Hub. This includes strollers, baby carriers, and children sitting inside the fitness hub area while a parent/guardian is exercising.
- Teens between the ages of 13-15 may use the Fitness Hub equipment when accompanied by a paying adult who is responsible for direct supervision. An adult needs to be immediately adjacent to the machine that the child is using. The adult may be using an adjacent machine or standing next to the machine that the child is on.
- Teens 13-15 years of age may use the fitness room equipment without parent supervision by completing the Teens in Training class. Once completed, teens between 13-15 may exercise without direct adult supervision.
- Non-marking rubber soled athletic shoes covering entire foot required. Sandals, spiked shoes, work boots, and flip-flop types of shoes are not permitted.
- Shirts or appropriate attire must be worn at all times. Bathing suits are not permitted in the Fitness Hub.
- Food/Drink not permitted in the Fitness Hub. **Non glass water bottles only.**
- Please be considerate of others, wipe down equipment after each use.
- Return weight plates and dumbbells to the racks provided.
- Please allow others to "work in" (share) the circuit equipment in between sets.
- Please be patient with other users when cardio equipment is full.
- Staff reserves the right to inform patrons how to use equipment properly.
- Report maintenance problems or other facility problems to staff.
- The Recreation Center is not responsible for personal belongings lost, stolen, or damaged.
- Please store personal belongings, gym bags, backpacks, etc. in the Fitness Hub cubbies or lockers.
- Observe instruction placards on the equipment.
- Observe caution around weight machines with weight stacks, cardio machines, and free weights.
- Do not add external weights to individual selectorized machine weights.
- Do not drop or bang weights.
- Headphones or ear buds are required for all personal music devices.
- Television channels can be changed on an individual basis. Remote controls are located within the Fitness Hub and Cardio Room. Please return remote controls, after use. When changing channels, please be considerate of others viewing.
- EXERCISE/LIFT AT YOUR OWN RISK.**

D. TRACK RULES

The track is designed for fitness use only. Participants should be courteous of other users.

- Personal belongings, gym bags, backpacks, etc. not permitted on Track or Track area. Please utilize lockers.
- Non-marking rubber soled athletic shoes covering entire foot required.
- Stretching allowed in designated area only.
- Slower traffic/ walkers please stay to inside. Pass on outside only.
- In-line skates and scooters not permitted on Track.
- Food/ Drink not permitted on Track. **Non glass water bottles only.**
- The Recreation Center is not responsible for personal belongings lost, stolen, or damaged.
- Eleven laps to the mile.
- Youth who are non-members ages 13 and younger must be supervised by a person 16 years or older. Youth members ages 12 and older may utilize the track without direct supervision.
- Proper attire is required including a shirt and clean shoes.
- Headphones or ear buds are required for all personal music devices.
- Stopping to observe activities in the gymnasium below is prohibited.
Strollers are only allowed on the walking lane.

E. GYMNASIUM RULES

The following gymnasium rules are in effect:

- Personal belongings, gym bags, backpacks, etc., not permitted in hallways, lobbies, or activity areas in or

around the gyms. Please utilize lockers.

2. Non-marking rubber soled athletic shoes covering entire foot required. Separate gym shoes are encouraged.
3. Shirts required at all times.
4. The following are prohibited:
 - a. Dunking or hanging on rims.
 - b. Spitting.
 - c. Fighting, abusive language, or disorderly conduct.
 - d. Shooting on baskets being used during full court games.
5. Sportsmanship is the golden rule. Treat others as you wish to be treated.
6. Food/ Drink not permitted in GYM. **Non glass water bottles only.**
7. The Recreation Center is not responsible for personal belongings lost, stolen, or damaged.
8. Open wounds/bleeding must be covered to participate. Clothing soiled with bodily fluids must be changed.

F. VOLLEYBALL RULES

1. Games will be played to 15 points using rally scoring.
2. Teams who win two games in a row must sit out. Two new teams play the next game.
3. If players have lost in the previous game, they must sit out at least the next game unless the number of players prohibits this.
4. When player numbers and different skill levels exist, courts will be divided up into beginner/intermediate and intermediate/advanced.

G. OPEN BASKETBALL RULES

1. All games, full court and half court, end at nine points; one basket equals one point. Winning is by one point.
2. Spectators are not permitted to interfere in the game in progress in any way, such as shooting at the opposite basket during a game.
3. No dunking or hanging on rims.
4. The next game is determined by time of arrival and writing team name or representative on board provided in gym. If board is not available, next in line must call "next" or "winners". No one may sign up any other person.
5. Players on the losing team may not play in the following game if there are five or more people waiting in the gym to play.
6. If the number of players in the gym amounts to ten people per basket, the staff reserves the right to stop full court play in favor of half court games.
7. Inappropriate behavior or abusive language may result in teams or individuals being asked to leave the court or the building.
8. Any player who is cut or bleeding must stop playing. Please contact a building manager or a gym supervisor for any injury.
9. Winning team stays on the court until they lose a game.
10. These rules will be enforced upon request. If you need assistance, please contact a building manager or gym supervisor.

H. KID QUARTERS RULES

1. Maximum time limit of two hours.
2. The parent/guardian may not leave the building at any time.
3. Parent/Legal Guardian must sign children in and out of the Kid Quarters. Once a child is in the Kid-Quarters, the child will not be allowed to leave until a Parent/Legal Guardian signs them out. Parent/Legal Guardian must let Kid Quarters staff know if someone other than themselves will be picking up their child.
4. Picture I.D. will be required at time of check out.
5. Children are not to be brought to the Kid Quarters if they are ill. Children cannot be brought to the Kid Quarters if they are kept home from school, because of illness or not feeling well. If we notice any signs of illness, we will not accept your child in the Kid Quarters. Child must be clear of illness, for a minimum of 24 hours, before returning to the Kid Quarters.
6. The Recreation Center is not responsible for personal belongings lost, stolen, or damaged. Any items brought from home should be labeled and kept to a minimum.
7. Kid Quarters fees shall be published. All fees are paid at the front desk. Receipts shall be presented to the

Kid Quarters staff upon arrival.

8. Children must be at least 6 months of age, and not older than 12 years of age.
9. The ratio of attendants to children will be 1:10. Of those 10 no more than two children can be younger than 14 months old.
10. No food and/or drinks will be allowed in the Kid Quarters. **Non-glass water bottle or personal sippy cups only.**
11. Upon arrival, please attend to your child's bathroom and/or diaper needs. Kid Quarters staff **DOES NOT** change diapers and children who are toilet trained need to wear loose fitting clothes to use the bathroom themselves. Parents will be summoned to take care of their child if needed. This policy is in effect to assure both child and staff safety in Kid Quarters.
12. Parents will be responsible to take their child's coat, boots, hat, etc. with them to the locker room.
13. Excessive and/or uncontrollable crying is disturbing to your child as well as others. If this should happen, we may summon you and ask you to take your child from Kid Quarters.
14. The staff will make every effort to correct a disruptive child, in a positive manner. The staff reserves the right to suspend childcare services to that child. The youth behavior guidelines will be followed.
15. In the event of a "Tornado Warning," all Kid Quarters children will be taken to the Family Locker room area.
16. In the event of a fire or emergency evacuation, all Kid Quarters children will be taken to the soccer field area directly outside Kid Quarters play area.
17. These rules are intended to provide your child with a safe and fun time with us. If you have any questions, please ask.

I. ACTIVITY ROOM

1. Food/Drink not permitted in Activity Room. **Non-glass water bottles only.**
2. Personal belongings, gym bags, backpacks, etc., not permitted in hallways or Activity Room. Please utilize lockers.
3. Non-marking, rubber soled athletic shoes covering entire foot required.
4. The Recreation Center is not responsible for personal belongings lost, stolen, or damaged.

J. LOUNGE

1. It is designed to be a quiet lounge. Please be respectful of those around you.
2. Volume on TV or radios must remain low.

K. SPECTATOR GALLERY RULES

1. No throwing of objects
2. Youth ages 13 and younger must be supervised by a person 16 years or older, unless the 12-13-year-old is a member.
3. Sportsmanship starts here, be respectful to coaches, instructors, officials, and each other.
4. Profanity, abusive language, or other distracting activity is not accepted.
5. Keep ramp access clear at all times.
6. No leaning over the glass wall.

L. AEROBICS ROOM

1. Food/Drink not permitted in Aerobics Room. **Non glass water bottles only.**
2. Personal belongings, gym bags, backpacks, etc., not permitted in hallways or on Aerobics Room floor. Please utilize lockers or cubbies to store personal belongings.
3. Non-marking, rubber soled athletic shoes covering entire foot required.
4. The Recreation Center is not responsible for personal belongings lost, stolen, or damaged.

M. CLIMBING WALL

1. Climbers must pass a Belay and Safety Test, prior to climbing the wall for the first time.
2. Non-marking rubber soled athletic shoes covering the entire foot, climbing shoes, or hiking shoes permitted. No sandals or flip-flops.
3. Climbers must "sign in" prior to climbing.
4. Climbers ages 18 and older may boulder (climb un-roped) provided their feet are not higher than 60 inches off the floor. Climbing above these heights require use of harness, rope and belayer.

5. Minimum age to climb is 6 years old. Youth ages 13 and younger must be supervised by a person 16 years or older, unless the 12-13-year-old is a member.
6. BEFORE participating or accessing the climbing wall, you must sign a Waiver and Release of Liability Form. Youths, ages 17 and younger, require a parent or guardian signature.
7. Report all loose holds to staff immediately.
8. Climbers are required to have their and their belayer's setup and equipment inspected by a Wall Supervisor prior to climbing.
9. The Recreation Center is not responsible for personal belongings lost, stolen, or damaged.
10. Personal belongings, gym bags, backpacks, etc. not permitted in climbing area. Please utilize lockers.
11. Do not enter the climbing area when it is closed.
12. Do not belay a climber that is more than double your weight. Tie-ins are available.

N. TREE FORT

1. Socks must be worn at all times. Socks may be purchased at the front desk.
2. Please remove loose jewelry, strings, and tie cords.
3. The following are prohibited in any area of the Tree Fort.
 - A. Running.
 - B. Rough Play/ Abusive language
 - C. Party/gift opening.
 - D. Food/ Drink not permitted in Tree Fort. **Non glass water bottles only.**
 - E. Climbing on OUTSIDE of Tree Fort.
 1. The toddler area is restricted for children 3 and younger only.
 2. Wash hands before and after playing in the Tree Fort.
 3. Children are not to play in the Tree-Fort if they are ill.
 4. Personal belongings, toys, gym bags, backpacks, etc., not permitted in the Tree Fort area. Please utilize lockers or shoe cubbies.
 5. Please notify staff of any damage to the Tree Fort.
 6. The Recreation Center is not responsible for personal belongings lost, stolen, or damaged.
 7. The Tree Fort is not designed for "childcare" substitution.
4. Maximum age in the Tree Fort is 10 years old. Must be accompanied by a responsible person 16 years or older.

O. MEETING/PARTY/ACTIVITY/MULTI PURPOSE ROOM

1. Room must be left in same condition you found it.
2. No items can be attached to walls. Utilize wall hangers only.
3. No furniture can be moved from one room to another.
4. See facility Rental Policy.

XII. OUTDOOR FACILITY RULES

A. SKATE PARK

The Skate Park is used by both experienced and inexperienced riders. In order to maintain a safe and enjoyable environment for all, Livonia Parks and Recreation respectfully asks everyone be aware and adhere to the following policies.

1. The Skate Park is a mixed-use facility intended for skateboards, inline skates, bikes or scooters.
2. Helmets are required by all participants at all times while on the skating surface. Elbow pads, knee pads and additional safety equipment are strongly recommended.
3. Livonia Parks and Recreation reserves the right to change the hours of operation as necessary and close the park in the event of inclement weather, special events and other reasons deemed necessary.
4. Smoking, drug use/possession, and alcohol consumption are strictly prohibited.
5. Unlawful entry into the facility will result in a trespassing citation and possible suspension from the Recreation Center and surrounding property.
6. Food/drink are prohibited within the skate park. Non glass water bottles only.
7. No horseplay, fighting, or profanity permitted in the park.

8. One person at a time on a ramp. Observe flow patterns, and proceed down ramps when clear of other riders.
9. Children ages 10 and younger must be supervised by a parent/guardian.
10. Please report any damage to ramps, skating surface, or other maintenance issues to Livonia Parks' Administrative Staff. All equipment must be in proper working order.
11. Proper attire required. Shirt and shoes are mandatory. No loose jewelry allowed.
12. No headphones. Music may be played at a low volume. Livonia Parks and Recreation reserves the right to eliminate music at any time.
13. We are not responsible for lost, stolen or damaged personal property.
14. Livonia Parks and Recreation reserves the right to restrict entry to the facility or ask individuals to leave the park if these guidelines are not followed or if unsafe behavior is observed.
15. Skate boarding/rollerblading can be dangerous. **Skate at your own Risk.** In choosing to participate in this activity, you assume all risk.

B. INLINE SKATE RINK

Inline skating can be dangerous. **Skate at your own Risk.** In choosing to participate in this activity, you assume all risk.

1. Protective equipment is recommended.
2. Youth 11 years and younger must be supervised by a parent.
3. Limit game time to 45 minutes when another group is waiting.
4. Food/Drink not permitted on the in-line rink. **Non glass water bottles only.**
5. Personal belongings, gym bags, backpacks, etc. are not permitted on the in-line rink.
6. No headphones, ear buds or amplified devices are allowed.
7. No smoking, tobacco products, or foul language.
8. The Recreation Center is not responsible for personal property lost, stolen, or damaged.
9. Report vandalism to the staff.
10. Please remove loose fitting jewelry or tuck inside clothing.
11. Use of this rink is free of charge. Recreation Department programs or permits have priority.

C. SAND VOLLEYBALL

1. The Recreation Center is not responsible for personal belongings lost, stolen, or damaged.
2. Report all damage to the front office.
3. Recreation Department league play has precedence over recreational play.
4. Respect and good sportsmanship are encouraged.
5. Court hours are dawn to dusk.

D. JOG/WALK PATH

1. No motorized vehicles allowed on path
2. Stay to the right of path.
3. Announce yourself when passing on the left.
4. No sitting or standing on path.
5. Pets must be on a leash no longer than six feet.
6. No sledding allowed.

XIII. GENERAL POLICIES

A. TELEVISIONS, RADIOS, SOUND SYSTEM

The staff shall control all televisions, radios and other sound systems.

1. The staff shall have final say in determining the type and volume of all television programs and music approved for use in the facility.
2. Requests and/or problems may be reported to the front desk.
3. Personal listening devices will be allowed provided headphones are used. The sound shall be kept reasonable not to disturb others.

B. LOST AND FOUND

The City of Livonia is not responsible for lost, stolen, or damaged personal property of any kind.

1. Lost and found items will be kept for up to 14 days, after which they may be disposed of according to City Policy, turned over to charity, or discarded.
2. Valuables may be turned over to the City of Livonia Police Department immediately.
3. Personal care items and underwear may be discarded immediately.
4. Items left in lockers overnight will be considered "lost and found" property.

C. PHONE USE AND PAGING

1. Paging requests will be limited to emergencies only.
2. Office phones are not for public use.

D. BULLETIN BOARDS

Only approved flyers or literature will be allowed to be posted anywhere in the building or placed on the grounds.

E. PETITION GATHERING AND LITERATURE HANDOUTS

It is prohibited to gather petition signatures or distribute literature inside any recreation facility unless previously authorized by the Department. The Department will allow reasonable signature gathering outside the facilities as long as areas of entrance and exit are not blocked, no harassment, intimidation of people or general disruption of a person's normal conduct to utilize the facility is done.

XIV. VIOLATIONS

House Rules have been established to provide consistent guidelines for the use and operation of the building, facilities, and grounds. Knowledge of such rules is the responsibility of the patron. Failure to follow the established policies may be cause for suspension or termination of all privileges. While the actions listed on B. Violations are not intended to be exclusive, they illustrate the kinds of offenses encompassed within this rule, but it must be remembered that any conduct, which is intentionally done for the purpose of disruption, or is likely to result in disruption is forbidden. Appeals for suspensions or terminations may be made based on the Appeal Process.

A. NOTIFICATION

Violation of the House Rules may result in a suspension. The suspended individual shall receive a written notice of suspension citing the reason for suspension and appeal process. If the individual enters the property/program in violation of the notice, a warrant will be issued for their arrest. The suspended individual may not visit the facility/program from which they were suspended.

B. VIOLATIONS

This list is not exclusive but intended to be used for reference purposes only and is subject to discretionary adjustments.

VIOLATION	RESULTING ACTION
House Rule Violation	Maximum of one-year suspension from the facility.
Horseplay	Maximum of one-year suspension from the facility.
Verbal Abuse, Harassment, Intimidation, Disrespectful to staff	Maximum of one-year suspension from the facility. Contact of legal authority.
Unauthorized Entry	Maximum of one-year suspension from the facility. Contact of legal authority (trespass notice issued, legal action). Second offense permanent suspension.
Punching, Hitting, Fighting, Assault and Battery	Minimum of one-year suspension from the facility. Contact of legal authority.
Vandalism	Maximum of one-year suspension from the facility. Contact of legal authority (trespass notice and tickets issued) financial restitution to repair damage to facility, equipment, or property.
Unauthorized use of recording device	Minimum of one-year suspension from the facility. Contact of Legal authority (trespass notice issued, legal action.)
Loitering	Maximum of one-year suspension from the facility. Contact of legal authority (trespass notice issued).

Discharge of Fire Extinguisher or False Fire Alarm	Maximum one-year suspension from the facility. Contact of legal authority (trespass notice and tickets issued), financial restitution to recharge or replace extinguisher and to repair any damage to facility.
Smoking in building	Immediate daily suspension from the facility. Contact of legal authority if a minor.
Stealing	Maximum of a permanent suspension from the facility. Contact of legal authority (legal action).
Possession, Sale or Distribution of a Controlled Substance Synthetic Marijuana, K2, Spice and any similar products	Maximum of a permanent suspension from the facility. Contact of legal authority (issuance of trespass notice, legal action).
Unauthorized use or inappropriate use of Computers	Maximum of a permanent suspension from the facility. Contact of legal authority

C. APPEALS

The suspended person (or their guardian) shall have the right to appeal within three business days from the date of the suspension notice. The appeal shall be made in writing to the Facility Manager. If you do not agree with the Facility manager's decision, you then may submit in writing, a request for an appeal to the Assistant Superintendent or Superintendent within five business days. Failure to request an appeal within the specified time will terminate the appeal process.

If the suspension is upheld through this appeal process, the individual may request a hearing before the Parks & Recreation Commission as a final resort as follows.

D. REVIEW BOARD PROCEDURE

1. Suspended individual (or their guardian) shall submit a written request for review within seven business days from the Assistant Superintendent or Superintendent's decision.
2. A meeting with the Parks and Recreation Commission shall be scheduled at the next scheduled monthly meeting. Meetings are held as posted at the Recreation Center conference room.
3. Parks and Recreation staff shall provide a copy of all reports, data and documents surrounding the incident and verbally present the facts in support of the suspension.
4. The suspended individual (or their guardian) shall have the right to present facts in opposition to the suspension.
5. The Commission shall review all information and announce their decision within two weeks.
6. Parks and Recreation Commission may decide to:
 - a. Uphold the original suspension
 - b. Uphold the suspension with a modification
 - c. Overturn the suspension
7. While all decisions of the Commission are final, the Commission will entertain a petition for reconsideration of a suspension given to a minor child (a child younger than 18 years old). In that instance the Parks and Recreation Commission may decide to:
 - a. Uphold the original suspension
 - b. Uphold the suspension with a modification
 - c. Overturn the suspension

XV. ADDITIONS/DELETIONS

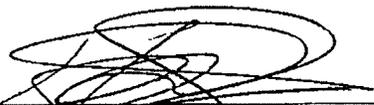
Rules may be changed by management at any time to maintain safety and best use of the facility.

CITY OF ROCHESTER HILLS
OFFICE OF THE MAYOR

Administrative Policy #036-1999

Posting, Placing or Distributing Literature
on City Property or in City Buildings

- I. It shall be contrary to Administrative Policy to post any material on any kiosk, bulletin board, wall or other place in a municipal building or on municipal property or to distribute or cause to be distributed such materials in City buildings or on City property, unless approved by the Mayor or the Mayor's designee.
- II. No item shall be so posted or distributed, or approved for posting or distribution, if the material
 - A. Advocates the purchase or sale of any goods or service.
 - B. Advocates or endorses any political candidate, ballot proposal or proposition.
 - C. Contains any material deemed to be offensive or obscene.
- III. The following items and materials shall be exempt from the provisions of this policy:
 - A. Any legal notice of a division of City, County, State or Federal Government required to be posted by law.
 - B. Any material prepared by a division of City, County, State or Federal Government for the information, edification or education of the general public.
 - C. Materials posted by union officials on union identified bulletin boards as provided for in the collective bargaining agreement.
- IV. The provisions of Administrative Policy #034-1999 are specifically included as a part of this policy.
- V. The distribution of political literature is addressed in Administrative Policy #034-1999.


KENNETH D. SNELL, Mayor
November 1, 1999

History:
March 12, 1990
November 1, 1999

*Originally issued as Administrative Policy #90-4
Reissued as Administrative Policy #036-1999*

**CITY OF ROCHESTER HILLS
OFFICE OF THE MAYOR**

Administrative Policy #034-1999

Distribution of Political Literature

- I. The distribution of political literature is prohibited on all City property (excluding City parkland) and in all City buildings during regular business hours and during meetings of the City Council and of other City boards, committees, and commissions.
- II. Posting of political literature or the leaving of such literature to be picked up by the public on City property or in City buildings is prohibited at all times (except as part of an officially authorized special event or program).
- III. Political campaigning and related activity (except as part of an officially authorized special event or program) is prohibited on all City property (excluding City parkland) and in all City buildings during regular business hours and during meetings of the City Council and of other City boards, committees, and commissions.
- IV. The circulation of petitions for or against political candidates and/or officials, for or against ballot proposals and issues, is prohibited on all City property (excluding City parkland) and in all City buildings during regular business hours and during meetings of the City Council and of other City boards, committees, and commissions.


KENNETH D. SNELL, Mayor
November 1, 1999

History:

1987

November 19, 1996

November 1, 1999

Originally issued as Administrative Policy #87-1

Amended and reissued as Administrative Policy #87-1c

Reissued as Administrative Policy #034-1999

**CITY OF ROCHESTER HILLS
OFFICE OF THE MAYOR**

Administrative Policy #041-1999

Availability of Municipal Facilities for Official & Civic Organizations

It is the policy of the City of Rochester Hills to make meeting and other activity space in various municipal facilities available for official and civic organizations of the City as space and scheduling allows, subject to certain rules and regulations and to the provisions of this policy.

I. AUTHORITY

- A. Any facilities of the City of Rochester Hills made available under this policy are under the direct authority of the Mayor, with management and scheduling responsibility placed with the Parks, Forestry & Facilities Department, with the following exceptions:
 - 1. Management and scheduling responsibility for available space in the City's Public Safety Building at 1111 Horizon Court shall be placed with Chief of the Fire Department.

II. PRIORITY OF USE

- A. The scheduling of available space will be made on a priority basis according to the following listing:
 - ▶ 1st Official bodies of the government of the City of Rochester Hills, including its Boards, Commissions & Committees.
 - ▶ 2nd Official bodies or agencies of other units of government for the purpose of conducting public hearings or other activities required by law or impacting the residents of the City of Rochester Hills.
 - ▶ 3rd Official, non-governmental, organizations of the City of Rochester Hills, including, but not limited to, Homeowner & Resident Associations, Civic Organizations, Business Organizations and Fraternal Groups.

- ▶ 4th Private groups whose membership is substantially made up of residents of the City of Rochester Hills.
- ▶ 5th Fee-paying organizations or groups.

B. It shall be made clear to anyone reserving space under this policy that, in the event of the need for a particular room or facility by a first or second priority activity, any other priority activity may be canceled or rescheduled without penalty to the City.

III. USES/ACTIVITIES

- A. The responsible Department(s) shall develop rules and regulations for the proper use of municipal facilities that will accomplish ALL OF THE FOLLOWING PURPOSES:
1. Protect and preserve the facility and related equipment from loss or damage.
 2. Provide the greatest degree of security for the facility and its users.
 3. Assure that activities within the facility are in the best interests of the community as a whole, and the government of the City of Rochester Hills in particular.
- B. A copy of such rules and regulations shall be posted in any facility made available under this policy.

IV. FEES

- A. The Department(s) may develop and implement reasonable fees for the use of facilities where deemed appropriate.
- B. Fees shall not be charged to First Priority or Second Priority users.

V. RESTRICTIONS

- A. Regularly scheduled meetings of official bodies of the City of Rochester Hills shall always take priority over any other activity.
- B. The Conference Rooms of the Rochester Hills City Hall shall not be made available under this policy from 8 a.m. to 5 p.m. Monday through Friday.
- C. The granting of access and use to a particular room or facility does not assume

the access or use of other facilities within the same building or the use of equipment and/or supplies that may be located in a facility.

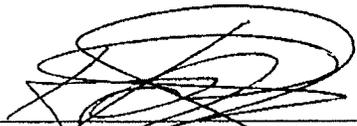
- D. All ordinances, policies, rules and regulations of the City of Rochester Hills shall apply to the use of municipal facilities unless specifically exempted by the Mayor at the time of the use approval.
- E. Recognizing that different facilities will need different rules and regulations based on size, availability and intended use, there is no requirement for uniformity of the rules and regulations for different facilities.

VI. RESERVATION OF RIGHTS

- A. The Department(s) reserve the right to reject any and all requests upon its determination that the activity is contrary to law, contrary to this policy, or contrary to the rules and regulations for that facility.
- B. Appeals from a determination by the Department(s) shall be decided solely by the Mayor.
- C. The Department(s) reserve the right to create special rules and regulations without notice when it is determined that an activity or use is contrary to the expressed purposes of Section III of this policy.
- D. The Mayor reserves the right to enforce or waive any rule or regulation developed under this policy, or any specific provision of this policy, where such enforcement or waiver is deemed to be in the public interest.

VII. NON-ENDORSEMENT

Allowing access or use of a facility under this policy shall not constitute a municipal endorsement of any individual, group or activity; nor shall denial of access or use constitute a specific condemnation of any individual, group or activity.


KENNETH D. SNELL Mayor
November 1, 1999

History:

August 30, 1991
November 1, 1999

Originally issued as Administrative Policy #91-14
Reissued as Administrative Policy #041-1999



CITY OF
**Sterling
Heights**

InnovatingLiving

ADMINISTRATIVE POLICY AND PROCEDURE ORDER

Issued by Mark D. Vanderpool, City Manager

~ Policy guidelines for the employees of the City of Sterling Heights to ensure professional conduct and behavior including a listing of the City's expectations in the provision of orderly and cost efficient services to its citizens ~

SUBJECT: EXPRESSIVE ACTIVITIES ON CITY GROUNDS

PURPOSE: *To establish rules that promote fairness and freedom of expression while balancing the public interest in minimizing harassment, disruptions, annoyance, litter, noise, and obstructions when expressive activities are undertaken on City grounds, in and around City buildings and facilities, and during City events (i.e. Memorial Day Parade, Sterlingfest, Music in the Park, Sterling Christmas, etc.).*

STATEMENT OF POLICY:

RULES AND REGULATIONS

Rationale

Sterlingfest and similar events are unique community events that have limited space, a unique theme, and significant attendance. Such events are not unlimited public fora to be used for the expression of any forms of communication, whether commercial, political, or religious. Similarly, City buildings and facilities are not public fora and have public functions that should not be disturbed by individuals without City business at such locations. Finally, outdoor locations near City buildings and facilities may be more suitable for public expression, but such expression may still be regulated in order to protect public safety and public functions.

For each location chosen for expressive activities, the prohibitions and restrictions herein are designed to prevent litter and visual blight; to ensure that guests have an enjoyable time at an event; to prevent pedestrian congestion along sidewalk and exhibitor display areas; to prevent harassment or bother of pedestrians and/or exhibitors in the walkway area and concert attendees; to ensure a safe and free flow of shuttle and pedestrian traffic at the intersection of Dodge Park and Utica Roads and the surrounding areas; and to prevent the disturbance of City functions, City employees, and guests utilizing City facilities for their intended purposes. All parties who wish to communicate with the public are subject to the rules set forth above and are treated equally regardless of the message they are conveying, so long as such messages are not disruptive to, or at odds with, the theme of City events, which is "fun and entertainment" for area families and residents at all City events held in and around City buildings, facilities, ways, and parks.

Individuals attending City events shall also comply with all local ordinances applicable to City parks and public property, as well as all state laws regarding pedestrian traffic and solicitation from vehicles.

Prohibited Activity

Unless conducted at a pre-approved location assigned in accordance with the rules and regulations in this Order, the following activities are prohibited within the boundaries of City events, within City buildings and facilities, and within the red areas designated on the attached maps:

- Solicitations involving signature gathering and/or handouts
- For-profit and not-for-profit sales of any nature
- Distribution of handbills, literature, or other tangible items
- Affixing or erecting any sign, advertisement, tent, or temporary structure on public property
- Remaining immobile or loitering within a limited area for the purpose of conveying a message

City Events

Notwithstanding the prohibitions set forth above, verbal interaction with guests at a City event is permitted for the purpose of conveying a message, but all individuals desiring to interact with guests for such purposes shall remain mobile and shall not remain in any one space or area for the purpose of interacting with persons who pass by. Stationary activities may only be undertaken by individuals at pre-approved locations. Stationary guests who are waiting in a line may be verbally addressed without the use of handouts, but such interaction shall not interrupt the guest's activity and may not disrupt any waiting lines, vendor business, transportation, or other guests, and the individual addressing such guests shall avoid remaining at any waiting line beyond brief interaction with the guest and shall not remain stationary at a line in order to greet each of the waiting guests as they move forward in line. Further, disturbance of guests who are a "captive audience" is not permitted, and to that end, guests who are in a stationary position enjoying a concert, performance, parade, or similar display shall not be approached unsolicited or otherwise disturbed, and individuals wishing to express themselves during such events may briefly mingle with such guests only when the performance or event is not underway.

Notwithstanding the preceding paragraph, and unless the Parks and Recreation Director modifies these restrictions for smaller-scale Parks and Recreation events, individuals soliciting guests during City events are prohibited from:

- Soliciting in the walkway area between the City Center Commons and Dodge Park
- Soliciting in the vendor areas in front of the City Center Commons
- Soliciting in front of the primary Dodge Park entranceway during Sterlingfest
- Soliciting attendees or passersby who are walking or mingling near the entrances or exits of the Sterlingfest event
- Soliciting attendees in any other areas designated by City police or administration as being off limits for public safety and welfare reasons

Sidewalk areas on both sides of Dodge Park Road and on the southwest side of Utica Road may be utilized for soliciting guests and other pedestrian travelers, and handouts will be permitted in such areas, but these areas must remain unobstructed and any person engaging in solicitation activities must remain mobile and may not set up any structures, signs, or seating, and must honor any

person's request not to be solicited and must honor any refusal to accept handouts. Police officers are authorized to relocate or terminate any solicitation activities if they create an actual or perceived public safety concern, cause harassment or obstruction complaints from guests, disturb the event, or result in litter.

Each year, a map will be created for Sterlingfest to depict the restricted areas for any persons requesting clarification of the restrictions set forth above. Similar maps may be created for other City events if deemed needed due to the nature of the event or anticipated solicitation activity.

Limitations on Indoor Activities

The Parks and Recreation Department may grant indoor space at the Senior Center and the Community Center for expressive activities if the activities do not present a disruption to scheduled activities, staff, visitors, or traffic flow inside the building, or present a danger to the building patrons or City staff. All requests must be submitted in writing (see attached form) to the Parks and Recreation Director or his/her designee no less than 2 business days prior to the requested date. In order to accommodate the maximum number of potential requests in the most efficient and fair manner, indoor space shall be limited as follows:

1. Each requestor may reserve 1 indoor expressive activity space.
2. A requestor who authorizes a minor age 14 through 17 to utilize an indoor expressive activity space may reserve a space for that minor (limited to 1) for the same date as the requestor's reservation. The minor may only utilize the reserved space under the supervision of the requestor.
3. A maximum of 8 spaces will be made available on any given date at the Senior Center and a maximum of 4 spaces will be made available on any given date at the Community Center.
4. Each requestor may be accompanied by up to 1 child under the age of 12 without the need for a second reserved space.
5. Each requestor is limited to a maximum of 6 dates during each of 3 reservation block periods:
 - a. September/October/November
 - b. December/January/February
 - c. March/ April/May.
6. No more spaces will be made available and no expressive activities outside of a designated space will be permitted.
7. Spaces will only be assigned by date, not by blocks of time. One reserved date is counted as the entire date, regardless of how much time the requestor actually utilizes on that date.
8. Cancellations and no-shows will be counted against the requestor's maximum of 6 dates during the reservation block period, even if another requestor reserves the space after the cancellation. However, the Parks and Recreation Director retains final discretion for purposes of determining whether any claim of emergency (bereavement, medical issues, etc.) will be sufficient to restore any date that was counted against the 6 date limit due to failure to timely cancel.
9. Reservations are not transferable. Only the requestor who reserved the indoor expressive activity space may utilize the reservation.
10. Availability on any given day or date will be dependent upon available space and operational considerations.
11. Activities will be restricted to the specific area determined by the Parks and Recreation Department, which can be changed at any time at the discretion of department staff.
12. This limited exception for indoor expressive activities will not be made available during the months of June, July, and August.

Requestors shall be advised when reserving a date that this limited indoor exception is a privilege, not a right, and any abuse of the privilege or violation of the rules herein or other reasonable restrictions established by the Parks and Recreation Director based on the nature of the activities, location, and operations on the requested date(s) will lead to loss of the privilege at that time, or for a longer duration at the discretion of the Parks and Recreation Director, and could lead to the termination of this exception for everyone if abuses become frequent.

Under this limited exception, expressive activities may be held within the following general parameters (more specific parameters remain within the discretion of the Parks and Recreation Department):

1. Activities must not harass or follow visitors or City personnel
2. Activities must not impede or obstruct visitors or City personnel
3. Activities must not present a danger to visitors, City personnel, or City property
4. Activities must not be vulgar or obscene in nature
5. Activities must not disrupt building functions, use of City buildings by visitors, or City personnel
6. Amplified and/or recorded sound is not permitted
7. All activities must comply with all federal, state, and local laws, ordinances, and regulations

Limitations on Outdoor Activities

In addition to the rules set forth in each of the sections above, the following rules shall apply to expressive activities conducted outdoors on City property:

1. Access (including ingress/egress) to and use of City buildings/facilities (including parking lots, sidewalks, steps, and similar publicly-owned areas) shall not be obstructed or impeded.
2. Vehicles shall not be used to convey messages on City property, other than being driven to, and properly parked within, a marked parking space.

Groups of individuals desiring to engage in expressive activities will be separated farther from each other and relocated farther from City buildings as the number of individuals grows larger, regardless of whether all of the individuals share the same or have opposing viewpoints or messages. Permissible locations for expressive activities conducted outdoors on City property shall be determined in the following manner:

1. The attached maps outline the specific areas designated for expressive activities and those areas where expressive activities are prohibited. "Zones" outside of City buildings, facilities, and events that may be utilized for expressive activities without disruptions have been pre-determined for the purpose of ensuring a safe space for individuals to gather, but also keeping a focus on safety and accessibility for the public doing business. For buildings and facilities, the green zone closest to the building or facility shall be limited to a pre-determined number of individuals. The first individuals to arrive shall be permitted to remain in that zone upon the arrival of others, and the later arrivals shall be relocated to the yellow zone. In the event that City officials are unable to determine which individuals arrived first, the green zone shall be cleared and all individuals shall be relocated to the yellow zone.
2. The number of individuals permitted in each zone shall be determined based on distance from the City building or facility, size of the zone, and factors relating to unimpeded patron and employee access. As a general guideline, to account for the space necessary for

comfortable interaction with visitors and guests without impeding any visitors and guests, 1 individual will be permitted for every 4 square feet of space in the zone.

3. Chairs will be counted as 1 individual when calculating the number of individuals participating in each zone.
4. Expressive activities may include tables, freestanding displays, and/or signs, but only if they are no taller than 4 feet and placed on City grounds no more than 5 feet at all times from the individual who placed, or is responsible for, the table, display, or sign.
 - a. Tables will be counted as 1 individual for any tabletop surface area measured at 2 square feet and under, and tables with a tabletop surface area measured at 4 square feet or greater shall be relocated to the next more distant zone if there are individuals who cannot be accommodated within the closer zone.
 - b. Freestanding displays/signs will be counted as 1 individual for any surface coverage measured at 2 square feet and under, and freestanding displays with surface coverage measured at 4 square feet or greater shall be relocated to the next more distant zone if there are individuals who cannot be accommodated within the closer zone. Measuring shall occur at the largest surface coverage area of the display from its base to its top, even if that area is not itself actually situated on the ground.

For all outdoor expressive activities, the first individuals to establish a position in a zone shall be deemed to have priority for that location over all others so long as the individual remains in that zone. No person may reserve, save, or hold a position in any zone, and any person who departs from a zone for any reason must take his or her chair, table, or display at the time of departure and may not return to that zone if it reaches the maximum permitted capacity during the person's absence. In the event that City officials are unable to determine which individuals have priority in any zone, that zone shall be cleared or redefined, and all involved individuals shall be relocated as determined to be appropriate in order to accommodate all of the individuals at issue.

Zones colored  indicate expressive activities are prohibited in that area.  zones are typically high-traffic areas or access points in and out of buildings. Failure to abide by these rules for expressive activities shall be met first with a request for corrective compliance action within a prompt, but reasonable amount of time, followed by a request to vacate the area if corrective compliance action is not completed within the time directed, followed by a request for police involvement to address the continuing trespass for failure to honor the request to vacate.

EFFECTIVE: July 9, 2021

APPROVAL: _____
Mark D. Vanderpool, City Manager

DATE: 4/6/2022



Office Use Only

Today's Date: _____

Time: _____

Expressive Activities Request Form

(All requests must be submitted a minimum of 48 business hours in advance of the desired date)

Requestor: _____ Name of Group/Individual: _____

Phone #: _____ Email: _____

Description of activity: _____

Requested Date(s) (up to 6 dates per reservation block period – Sept.-Nov., Dec. – Feb. or March-May):

Date: _____ Time frame requested: _____ a.m./p.m. to _____ a.m./p.m.

Location: Com. Center Senior Center Outside Com. Center Outside Senior Center

Date: _____ Time frame requested: _____ a.m./p.m. to _____ a.m./p.m.

Location: Com. Center Senior Center Outside Com. Center Outside Senior Center

Date: _____ Time frame requested: _____ a.m./p.m. to _____ a.m./p.m.

Location: Com. Center Senior Center Outside Com. Center Outside Senior Center

Date: _____ Time frame requested: _____ a.m./p.m. to _____ a.m./p.m.

Location: Com. Center Senior Center Outside Com. Center Outside Senior Center

Date: _____ Time frame requested: _____ a.m./p.m. to _____ a.m./p.m.

Location: Com. Center Senior Center Outside Com. Center Outside Senior Center

Date: _____ Time frame requested: _____ a.m./p.m. to _____ a.m./p.m.

Location: Com. Center Senior Center Outside Com. Center Outside Senior Center

Contact Signature

Date

Department Representative Signature

Date

****Requests do not guarantee approval. Outdoor locations do not count against reservation limits, but staff maintains the authority to identify appropriate locations for expressive activities.**



ADMINISTRATIVE MEMORANDUM

SUBJECT: Regulation of Political Activity – City Personnel and Resources		
DATE OF ORIGINAL ISSUE: January 14, 1976	EFFECTIVE DATE: March 27, 2024	NUMBER: 1-P-23
RE-EVALUATION DATE:	RESCINDS:	LAST REVISION DATE: July 28, 2009
DISTRIBUTION: All Employees, Contractors and Volunteers		

Purpose

The purpose of this ad memo is to establish policy and provide guidance pertaining to political activity in relation to City resources, and to all City of Troy personnel, including part-time, temporary, and volunteer personnel. The goal is to create an environment in which personnel are confident in their dealings with candidates and can avoid any perceived impropriety.

In the event that a situation arises that is ambiguous, one in which this policy cannot be readily applied, personnel are encouraged to contact the City Manager’s Office for guidance.

Policies – City Personnel

- “Personnel” is defined as any individual who is employed by, contracted to, or serves as a volunteer, for the City of Troy, including but not limited to: seasonal, temporary, volunteer, part-time, and full-time personnel; but does not include an individual whose position is a result of election or appointment to a board or committee by City Council, since they are subject to Chapter 14A - Elected and Appointed Persons’ Ethics Ordinance.
- This policy applies to all personnel during active status, inactive status, and “on leave” status for whatever reason. This policy does not apply to personnel who have retired, resigned, or have been terminated, or otherwise have separated or severed the personnel relationship with the City of Troy.
- City of Troy personnel are free from all political patronage requirements as a condition of their personnel status. Personnel are selected without regard to political considerations; are not required to contribute to any political purpose; and are not required to work for the election or re-election of any candidates for office.

- This policy prohibits all City of Troy personnel from the following:
 1. Engaging in any political activity during working hours, paid or unpaid, for any candidate, cause, or political organization (including political parties and committees.)
 2. Filing/applying as a candidate for or holding an elective City of Troy municipal office.
 3. Applying for or holding an appointed City of Troy board or committee position, not including positions held by title of employed position.
 4. Using the position, title, uniform, logo, or other symbol of position with the City of Troy for political purposes.

- Violation of this policy may be cause for disciplinary action up to and including discharge from personnel position.

- Prior to elections when City of Troy municipal offices are on the ballot, the following procedure shall be followed when providing information to candidates for municipal office, beginning the day after the candidate withdrawal deadline lapses:
 1. Candidates will receive City Council agenda packets for all City Council meetings. Candidates who are not currently members of City Council will not receive closed session information and any other confidential information.
 2. The City Manager's Office will include candidates in the weekly informational communications sent to City Council.
 3. Requests for information from candidates directed to any personnel in a department must be shared with that department's director. Department directors will then forward the information to the City Manager's Office so it can be disseminated to all candidates and members of City Council at the same time. For verbal requests for information from candidates, the department director will summarize the conversation in an email to the City Manager's Office for forwarding to the remaining candidates and members of City Council. Routine questions (ex: information provided on the City website) and Voter Information Requests are exempt from this policy. Examples of questions that require adherence to this policy are policy issues and future agenda items.
 4. Any questions of how to proceed regarding requests for information from candidates should be directed to the City Manager's Office.

Policies – City Facilities and Resources

- Campaigning, campaign-related events, canvassing, distributing campaign/political materials, circulating petitions, or posting campaign/political flyers, ads, signs or other political material is prohibited within all City facilities, including but not limited to City Hall, Troy Community Center, Troy Public Library, City parks and golf courses, Troy Fire Department fire stations, Stage Nature Center, Troy Historical Museum and Village. Political candidates or groups may be permitted to rent or obtain permits to use

certain City facilities if the department that controls those facilities permits political uses, and as long as equal access is available.

- Campaigning, canvassing, distributing campaign/political materials, and circulating petitions is permitted outside City-owned buildings, provided that pedestrian and vehicular traffic is not impeded, and building entrances and exits are not obstructed. Individuals conducting these activities outside City buildings are allowed to utilize up to 2 folding chairs and 1 card table no larger than 36-inch square, provided the table and chairs do not obstruct pedestrians traveling the sidewalk. In the event that there are complaints regarding obstructed sidewalks, City staff may require the table and chairs be removed for the duration of that political activity. All materials, including the table and chairs, must be removed by the individuals each day upon conclusion of their activity each day. Individuals conducting these activities are not permitted to place any signs of any type in the ground, or attached to any surface, at any City of Troy property.
- Campaigning, canvassing, distributing campaign/political materials, circulating petitions, or placing signs in the ground or on any City-owned surface is prohibited during City of Troy events including concerts, farmer's markets, annual City festivals, and other events or ceremonies. Political candidates or groups may be permitted if the event allows political candidates, parties, or groups to register and/or rent space, and as long as equal access is available.
- On each Election Day, all political activity described above is prohibited within 100 feet from the entrances to City Hall, Troy Community Center, and the Stage Nature Center interpretive building due to the presence of voting precincts within each building. During the 9-day early voting period prior to each Election Day, all political activity described above is prohibited within 100 feet from the entrance to the Troy Community Center due to the presence of the Early Voting Center within the building. During the 40 days prior to each Election Day, all political activity described above is prohibited within 100 feet from the entrances to Troy City Hall due to voters obtaining and voting absent voter ballots within the building. The City Clerk's Office will place signs marking 100 feet outside each of these buildings for the appropriate days.
- City facilities and resources are prohibited from being used for campaign purposes, pursuant to the Michigan Campaign Finance Act (MCL169.257.) Resources include, but are not limited to, the following items owned or paid for by the City of Troy: office supplies, postage, vehicles, computers and accessories, electronics including printers, computer software, City email accounts, City social media accounts, City website, office equipment and furniture, water obtained from City facilities including fire hydrants, electricity obtained via outlets at City facilities. This does not prevent a City elected official or candidate from using City property or facilities that are available to the general public on an equal basis, as long as due consideration is paid.

- Applicable Laws and Citations:

- Michigan Campaign Finance Act – Public Act 388 of 1976
- Incompatible Public Offices Act – Public Act 566 of 1978
- Political Activities by Public Employees Act – Public Act 169 of 1976
- Troy City Charter Section 6.1 Eligibility for Office and Employment
- Troy City Code Chapter 11 Personnel Board
- Troy City Code Chapter 14A Elected and Appointed Persons' Ethics Ordinance



M. Aileen Dickson, City Clerk



Jeanette Menig, Human Resource Director

Approved:



Mark F. Miller, City Manager

Chapter 26 - Parks - General Regulations

- 26.01 Restricted Use of Park. The use and enjoyment of the Parks that are established and maintained by the City of Troy shall be, and is hereby, restricted to the following:
- (a) Persons permanently residing within the corporate limits of the City of Troy and their families.
 - (b) Persons owning and paying taxes on real estate within the corporate limits of the City of Troy, and their families.
 - (c) Persons temporarily residing within the corporate limits of the City of Troy.
 - (d) Bona fide guests of any person referred to in paragraphs a, b, and c above, attending the parks in the company of such person.
 - (e) Special permission to use the Park may be authorized by the City Manager to Civic, Social, Cultural, Church and Club groups and the like, and to visiting dignitaries, officers of other governmental agencies, City employees, and in such other special instances where, in the judgment of the Manager, the issuance of special permission will serve the public benefit and welfare.
- 26.02 Protection of Park Property. No person shall willfully mark, deface, disfigure, tamper with, displace or remove any buildings, tables, benches, fireplaces, trees, shrubs, flowers or any other park property or appurtenances whatsoever, either real or personal. No structure, booth, tent or stall shall be erected on park property for any purpose without permission from the City Manager.
- 26.03 Traffic Regulations. Each person shall comply with all provisions of the City Code relative to equipment and operation of motor vehicles. No person shall drive or park a motor vehicle on any park area except roads or parking area, or such other areas as may on occasion be specifically designated as temporary parking areas by the City Manager or his/her designee.
- 26.04 Service and Repair of Autos. No person shall clean, wash, polish, repair, or in any manner service any motor vehicle or trailer in any public park or playground or cause the same to be done. For the purpose of this Chapter, the term "repair" means the replacement of old, worn-out parts of the vehicle with new parts, and the term "service" means the draining of oil, sludge, gasoline and water and other engine cooling fluids for the purpose of replacing same with a new supply. This prohibition shall not apply to the changing of deflated tires or the performing of necessary emergency work on a disabled car for the purpose of immediate movement.
- 26.05 Motor Cycles. Unless authorized, motor vehicles, including, motorcycles, motor scooters or motor bicycles or motor cars commonly known as "go carts" that are lawfully permitted to be driven, ridden or operated on public streets shall be

Chapter 26 - Parks - General Regulations

permitted only on the improved or paved portion of the right of way designated for vehicles in any public park, playground or any other public property.

26.06 Refuse and Trash Disposal. No person shall dump, deposit or leave any bottles, broken glass, ashes, boxes, cans, rubbish, waste, garbage or other trash of any nature in a public park, except in proper receptacles where they are provided. Where proper receptacles are not so provided, all such rubbish or waste shall be carried away from the park by the person responsible for its presence, and properly disposed of elsewhere.

26.07 Fires. No person shall kindle or build a fire in any public park or playground except in receptacles provided therein for public use, or in private receptacles or grills, provided that the allowable receptacles or grills are placed in areas designated for that purpose.

26.08 Fireworks. No person shall discharge, ignite, use, possess, activate or throw consumer fireworks or display fireworks in a public park, unless the Troy Fire Chief or his/her designee issues a permit to the person in advance and in accordance with the fire department's permit policy and the person is in compliance with the permit conditions. Fireworks are defined in the Michigan Fireworks Safety Act, 2011 Public Act No. 256 (MCL 28.451), as amended.

(Revised 04/07/2014)

26.09 Disorderly Conduct. No person shall sleep or protractedly lounge on the seats or benches or other park area, or engage in loud, boisterous, threatening, abusive, insulting or indecent language or behavior, or engage in any disorderly conduct or behavior tending to a breach of the public peace.

26.10 Merchandising and Advertising. Except for any regularly licensed concessionaire acting by and under the authority and regulation of the City Manager, or any organization that is granted a Non-Profit Organizational Permit, no person shall expose or offer for sale in a park any saleable merchandise. The City Manager can grant a Non-Profit Organizational Permit to any civic, social, cultural, church, club groups and the like, or visiting dignitaries or officers of other governmental agencies or employees, as long as the special permission will serve the public benefit and welfare. Limitations as to time, location, duration, or other restrictions may be authorized by the City Manager in the granting of a Non-Profit Organizational Permit, and a violation of these conditions may result in a revocation of the Non-Profit Organizational Permit. Persons requesting a Non-Profit Organizational Permit shall fully complete the application for the Permit, which shall be available through the Parks and Recreation Department, and submit it to the Parks and Recreation Department at least ten days prior to the requested event. No person shall paste, glue, tack or otherwise post any sign, placard, advertisement, or inscription whatsoever in any park, and no person shall erect or cause to be erected any sign whatsoever in any park (with the exception

Chapter 26 - Parks - General Regulations

of directional signs that are authorized by the City Manager or his/her designee). The exception to this prohibition is for advertising banners used during special events for non-profit community based organizations, as long as approval for the placement of said banners is granted by the City Manager and/or his designee. The banners shall be limited to 48 square feet in size, and shall not advertise tobacco, alcohol or political candidates.

- 26.11 Alcoholic Beverages. No person shall possess or consume alcoholic beverages in a public park at any time unless the Recreation Director or his/her designee has issued a written park shelter reservation permit that specifically allows for the consumption of beer or wine (as defined in the Michigan Liquor Control Code, Public Acts of 1998 No. 58, as amended; MCL 436.1101), in the park on the designated date, location and time, and the person is in compliance with the terms of the issued permit. If such a permit is issued, the possession or consumption of beer or wine is limited to the park shelter and its immediate vicinity, and does not extend to the ball diamonds, soccer fields, children's play areas, restrooms, parking lots, or other areas of the park.

(Revised 04/07/2014)

- 26.12 Bicycles, Games and Activities. No person shall take part in or abet bicycle riding, or the playing of any games involving thrown or otherwise propelled objects such as ball, arrows, or javelins, except in areas specifically set apart for such forms of recreation.

- 26.13 Radio Controlled Models. No person shall operate any radio controlled model planes, rockets, boats or wheeled model vehicles in any park, except in areas specifically designated and set apart for such forms of recreation.

- 26.14 Enclosures. No person shall take down, climb over or upon, interfere with, disturb or displace or walk upon any rails, posts, boards, fence, or other structures enclosing any park or playground or portion thereof.

- 26.15 Animals. No person shall permit any dog that is owned by him/her or under his/her control or custody to enter any park where a sign or signs are posted bearing the legend "No Dogs Allowed", or other words to that same effect. In park areas where dogs are permitted, such dogs shall at all times be kept under reasonable control by means of a leash, except in accordance with the rules for the Daisy Knight Dog Park. No person shall permit any other animal (either wild or domestic) that is owned by him/her or under his/her control or custody to enter any park, except when special permission is granted by the City Manager.

(Revised 09-11-2017; Effective 09-21-2017)

- 26.16 Loitering. No person shall loiter or remain upon any public park or playground between the hours of 10:00 P.M. and 7:00 A.M.; provided, however, that this

Chapter 26 - Parks - General Regulations

section shall not apply to employees of the City of Troy in the course of their duties or to activities being held under the auspices of the Parks and Recreation Department. The City Manager is hereby empowered to waive this section when such action will serve the public benefit and welfare.

26.17 Additional Rules. The City Manager is hereby empowered to make such rules and regulations, subject to the approval of the City Council, pertaining to the conduct and use of parks and public grounds as are necessary to administer the same and to protect public property and the safety, health, morals and welfare of the public. Each person shall comply with such rules and regulations.

(Rev. 07-18-05)

Chapter 85 - Signs

85.01.00 Administration

85.01.01 Title, Purpose and Severability

A. Short Title: This Ordinance shall be known as and may be cited as the City of Troy Sign Ordinance.

B. Findings and Purpose:

1. It is hereby determined that proliferation of signs in the City is unduly distracting to motorists and pedestrians, creates a traffic hazard, and reduces the effectiveness of signs needed to direct and warn the public. Too many signs can overwhelm the senses, impair sightlines and vistas, create feelings of anxiety and dismay, affect the tranquility of residential areas, impair aesthetics and degrade the quality of a community.
2. It is also determined that the appearance of the City is marred by proliferation of signs.
3. It is also determined that proliferation of signs restricts light and air.
4. It is also determined that proliferation of signs negatively affects property values. This Ordinance promotes safe, well-maintained, vibrant and attractive residential and business neighborhoods while accommodating the need for signs to function for the purposes for which they are intended.
5. It is also determined that the individual user's rights to convey a message must be balanced against the public's right to be free of signs which unreasonably compete with one another, distract drivers and pedestrians, and create safety concerns and confusion. This Ordinance is intended to balance the individual user's desire to attract attention with the citizens' right to be free of unreasonable distractions.
6. It is also determined that proliferation of signs results in an inappropriate use of land. The purpose of this Ordinance is to control the occurrence and size of signs in order to reduce the aforementioned negative effects.
7. It is also determined that there is a unique value to signs which provide a means of exercising constitutional freedom of expression.
8. It is also determined that the signs of least value to people within the City are those which carry commercial messages other than the advertisement of any product, service, event, person, institution or business located on the premises where the sign is located (off premise sign) or indicates the sale or rental of such premises.
9. It is further determined that off premise signs are unduly distracting to motorists and residents because of the periodic changing of the message on such signs and because such signs are generally larger and are predominantly located along busy highways where several businesses are located in close proximity to each other, thereby posing a greater risk to the City's interest in traffic safety and aesthetics. Additionally, off-premises signs can also deter the redevelopment of a parcel or limit the redevelopment potential of a site due to extended lease periods for off-premises signs.
10. It is further determined a proliferation of off premise signs creates confusion and the perception of visual clutter in conflict with one of the goals and themes of the

Chapter 85 - Signs

City of Troy Master Plan. This Ordinance supports the purposes and recommendations of various area specific plans adopted in support of orderly development and ensures that signs are located, designed, constructed, installed and maintained in a way that protects life, health, property, and the public welfare.

11. It is also determined that the regulations contained in this Ordinance are the minimum amount of regulation necessary to achieve its purposes.
12. It is also determined that restrictions in this Ordinance on the size of signs, their height and placement on real estate, are the minimum amount necessary to achieve its purposes.

(Rev. 09-24-2018; Effective 10-04-2018)

- C. Severability: If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not affect any other provisions of this Ordinance.

(Rev. 09-24-2018; Effective 10-04-2018)

85.01.02 Enforcement:

- A. This Chapter shall be administered and enforced by the Zoning Administrator as provided for in Chapter 3 of the Troy City Code.

(Rev. 06-07-2010)

- B. Responsibility of Compliance: The owner of any property on which a sign is placed, and the person maintaining said sign are equally responsible for the condition of the sign and the area in the vicinity thereof.

- C. Removal of Signs: Should any sign be found unsafe, insecure, improperly constructed or not in accordance with the requirements of this Chapter, the Sign Erector and/or Owner shall be required to make the sign safe, secure and otherwise in compliance with the requirements of this Chapter.

(Rev. 09-24-2018; Effective 10-04-2018)

- 85.01.03 Definitions: For the purpose of this chapter, certain terms, words and tenses used herein, shall be interpreted or defined as follows:

Amortization: Amortization refers to the grace period in which a sign that becomes nonconforming as a result of an amendment to this Chapter must be removed, which allows the owner of such sign to recoup their investment in the sign prior to its removal.

(Rev. 09-24-2018; Effective 10-04-2018)

Board of Appeals: Board of Appeals means the Building Code Board of Appeals.

Business Development: One or more uses within a building or buildings that share common parking facilities.

Chapter 85 - Signs

Department: The Planning Department of the City of Troy, its officers, inspectors and other employees.

(Rev. 06-07-2010)

Display Time: The amount of time a message and/or graphic is displayed on an Electronic Message Sign.

(Rev. 09-24-2018; Effective 10-04-2018)

Dissolve: A mode of messaging transition on an Electronic Message Sign accomplished by varying the light intensity or pattern, in which the first message gradually appears to dissipate and lose legibility with the gradual appearance and legibility of the second message.

(Rev. 09-24-2018; Effective 10-04-2018)

Dynamic Frame Effect: An Electronic Message Sign frame effect in which the illusion of motion and/or animation is used.

(Rev. 09-24-2018; Effective 10-04-2018)

Electronic Message Sign (EMS): A sign or portion of a sign, that displays an electronic image or video, which may or may not include text, including any sign or portion of a sign that uses changing lights or similar forms of electronic display such as LED to form a sign message with text and or images wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. This definition includes without limitation television screens, plasma screens, digital screens, flat screens, LED displays, video boards, and holographic displays.

(Rev. 09-24-2018; Effective 10-04-2018)

Fade: A mode of message transition on an Electronic Message Sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

(Rev. 09-24-2018; Effective 10-04-2018)

Frame: A complete, static display screen on an Electronic Message Sign.

(Rev. 09-24-2018; Effective 10-04-2018)

Frame Effect: A visual effect on an Electronic Message Sign applied to a single frame. See also Dynamic Frame Effect.

(Rev. 09-24-2018; Effective 10-04-2018)

Ground Sign: A freestanding sign supported by one or more uprights, braces, or pylons located in or upon the ground and not attached to any building.

Illuminance: The amount of light falling upon a real or imaginary surface, commonly called "light level" or "illumination". Measured in foot candles (lumens/square foot).

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(Rev. 09-24-2018; Effective 10-04-2018)

LED: Light emitting diode

(Rev. 09-24-2018; Effective 10-04-2018)

Major Thoroughfare: A street which is intended to serve a large volume of traffic for both the immediate area and the region beyond. Any street with a right of way existing or proposed, of one hundred twenty (120) feet or greater as designated in the City of Troy Master Plan.

(Rev. 09-24-2018; Effective 10-04-2018)

Off Premise Sign: A sign that may include a commercial message, and directs attention to any business, profession, product, activity, commodity, or service offered, sold, manufactured or furnished on property or premises other than that upon which the sign is located.

(Rev. 09-24-2018; Effective 10-04-2018)

Owner: A person, firm, partnership, association or corporation and/or their legal successors that own real property or personal property. For purposes of this Chapter, the term owner may also refer to a lessee in possession of the subject real or personal property.

(Rev. 09-24-2018; Effective 10-04-2018)

Person: Any individual firm, partnership, association or corporation and their legal successors.

Premise: A tract or parcel of land with the buildings thereon.

(Rev. 09-24-2018; Effective 10-04-2018)

Projecting Sign: A sign which is affixed to any building or part thereof, or structure, which extends beyond the building wall or parts thereof, or structure, by more than twelve (12) inches.

Public Property: All publicly-owned property, including streets, rights-of-way, and everything affixed thereto and there over.

Road Closure Construction Sign: A sign permitted when road lane(s) adjacent to a property are closed, due to road construction activity, for a period of 30 or more calendar days.

(Rev. 06-07-2010)

Roof line: The vertical distance measured from the established grade to the highest point of the roof surface for flat roofs, the deck line of mansard roofs, and the average height between eaves and ridge boards for gable, hip and gambrel roofs.

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Roof Sign: A sign that is erected, constructed or maintained upon, and projects above or beyond the roof or parapet.

Scroll: A mode of message transition on an Electronic Message Sign in which the message appears to move vertically across the display surface.

(Rev. 09-24-2018; Effective 10-04-2018)

Sign: A sign means any structure or wall or other object used for the display of any message, and includes but is not limited to any bill, poster, placard, handbill, flyer, painting, balloon, streamer or other similar object in any form whatsoever which may contain printed or written matter in words, symbols, or pictures, or in any combination thereof attached to or affixed to the ground or any structure.

(Rev. 09-24-2018; Effective 10-04-2018)

Sign Erector: Any person engaged in the business of erecting, altering, or removing signs on a contractual or hourly basis.

Temporary Sign: A sign constructed of paper, cloth, canvas, plastic, cardboard, wall board, plywood or other like material without a permanent foundation or otherwise permanently attached to the ground that appears to be intended or is determined by the Zoning Administrator to be displayed for a limited time.

(Rev. 09-24-2018; Effective 10-04-2018)

Transition: A visual effect used on an Electronic Message Sign to change from one message to another.

(Rev. 09-24-2018; Effective 10-04-2018)

Travel: A mode of message transition on an Electronic Message Sign in which the message appears to move horizontally across the display surface.

(Rev. 09-24-2018; Effective 10-04-2018)

Wall Sign: A sign attached to, painted on, or placed flat against the exterior wall or surface of any building, no portion of which projects more than 12 inches from the wall, and which may not project above the roof or parapet line.

Zoning Administrator: The City Manager or his/her designee, the person charged with the administration of this Ordinance.

85.01.04 Requirements for Permits

- A. Permit Required: It is unlawful for any person to erect, re-erect, alter or relocate any sign without obtaining a permit from the Zoning Administrator and paying the applicable permit fee, as set forth in Chapter 60 of the City Code.

(Rev. 06-07-2010)

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Exceptions:

1. Sign Permits shall not be required for street signs, which are erected by the City, State or Federal Government for street direction or traffic control.
2. Sign Permits shall not be required for signs located on the interior of buildings.
3. Sign Permits shall not be required for signs that are not visible from any adjacent right-of-way which do not exceed thirty-six square feet.
4. Sign Permits shall not be required for small ground signs for uses other than one and two family dwellings, as long as the signs are not more than two square feet in area.
5. Sign Permits shall not be required for temporary signs, as set forth in Section 85.03.02 of this Chapter.
6. Sign Permits shall not be required for flags that are allowed by Section 85.03.05.

(Rev. 09-24-2018; Effective 10-04-2018)

B. Permit Application: Applications for sign permits shall be made upon forms provided by the Department and shall contain the following information:

1. Name, address and telephone number of applicant.
2. Name and address of the Sign Erector.
3. Location of the building or structure to which the sign is to be attached or lot where the sign is to be erected.
4. Position of the sign in relation to nearby buildings, structures, property lines, and existing or proposed rights-of-way.
5. The zoning district of the real property where the sign is to be located.
6. Plans and specifications for the proposed sign and the method of construction and attachment to the building or placement in the ground.

(Rev. 09-24-2018; Effective 10-04-2018)

7. If deemed necessary by the Zoning Administrator, stress sheets and calculations, bearing the signature and seal of a registered professional engineer or architect, which show the structure as designed for dead load and wind pressure, and demonstrate that the proposed sign will satisfy the regulations adopted by the City of Troy.

(Rev. 09-24-2018; Effective 10-04-2018)

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8. Such other information as the Zoning Administrator may require to demonstrate that the proposed sign would meet full compliance with this and other applicable laws of the City of Troy and the State of Michigan.

(Rev. 06-07-2010)

- C. Permit Fees: Permit fees are as set forth in Chapter 60 of the City Code.

(Rev. 09-24-2018; Effective 10-04-2018)

85.01.05 Prohibited Signs

- A. Signs in Right-of-Way: No sign shall be located in, project into, or overhang a public right-of-way or dedicated public easement, except as provided below:

1. Signs established and maintained by the City, County, State, or Federal Governments may be located in the right of way.
2. Banners for City sponsored events may be permitted on publicly owned property, subject to the approval of the City Manager.

(Rev. 09-24-2018; Effective 10-04-2018)

3. In its discretion, City Council may approve an agreement to allow residential development identification signs in the medians of boulevard entrance streets. Any such agreement shall require continuing liability insurance and also provide satisfactory maintenance of the sign, as well as any other condition that is deemed necessary by the Troy City Council to protect the right of way. The agreement must also indicate the City Council's approval of the proposed design and materials for the sign. The residential development identification sign shall not exceed five feet in height, and shall not be more than 50 square feet in area. The height of such signs shall not exceed 30" when located in the corner clearance area depicted in Figure 85.01.05 A.

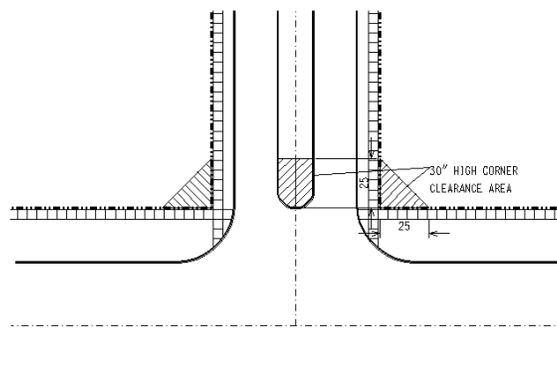


Figure 85.01.05 A

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- B. Corner Clearance: Signs higher than 30 inches shall be prohibited in the triangular area formed at the intersection of any two street right-of-way lines (existing or proposed) by a straight line drawn between said right-of-way lines at a distance along each line of 25 feet from their point of intersection. No sign shall be located in that area, or project into, or overhang into the area.
- C. Roof Projecting Signs: Roof projecting signs are prohibited.
- D. Fire Escapes: No signs of any kind shall be attached to or placed upon a building in such a manner as to obstruct any fire escape.
- E. Support Location: No pole, cable or support of any nature shall be placed on any publicly owned property, street right-of-way, or proposed street right-of-way.
- F. Traffic Interference: No advertising device shall be erected or maintained which simulates or imitates in size, color, lettering, or design any traffic sign or signal or other word, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse traffic.
- G. Flashing Signs: Flashing or intermittent illumination of signs shall be prohibited.
- H. Off Premise Signs: Off premise signs are prohibited in all zoning districts. This prohibition is applicable only to signs displaying commercial messages.
(Rev. 09-24-2018; Effective 10-04-2018)

85.01.06 Inspections

- A. Concealed Work: In cases where fastenings are to be installed and enclosed in such a manner that the Inspector cannot easily remove material to see the fastenings and material used, the Sign Erector must advise the Zoning Administrator so that the inspection may be made before concealment.
(Rev. 09-24-2018; Effective 10-04-2018)
- B. Compliance Certification: All signs shall be inspected at original installation; if found to comply with this chapter, the sign shall be issued a certificate of compliance.
- C: Inspections of Existing Signs: The Zoning Administrator can inspect existing signs to determine compliance with the provisions of this chapter.
(Rev. 06-07-2010)

85.01.07 Non-Conforming Signs:

- A. Intent: It is the intent of this Chapter to encourage eventual elimination of signs that, as a result of an amendment to this Chapter, becomes non-conforming. It is considered as much a subject of health, safety, and welfare as the prohibition of new signs in violation of this Chapter. It is the intent, therefore, to administer this

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Chapter to facilitate the removal of non-conforming signs while simultaneously avoiding any unreasonable invasion of established private property rights.

(Rev. 09-24-2018; Effective 10-04-2018)

B. Continuance: A non-conforming sign shall be maintained in good condition. A non-conforming sign may be continued, but shall not be:

1. Replaced by another non-conforming sign; or
2. Structurally altered so as to prolong the life of the sign; or
3. Expanded; or
4. Re-established after damage or destruction to the sign, if the estimated expense of reconstruction exceeds 50% of the estimated replacement cost of the sign.
5. Continued for more than eight (8) years after receiving notification that the sign does not comply with the size, height, and/or setback provisions of this Chapter as amended.

(Rev. 09-24-2018; Effective 10-04-2018)

C. Removal: A non-conforming sign shall be removed upon a showing that it is unsafe, unduly distracting to motorists or pedestrians, creates a traffic hazard, or reduces the effectiveness of signs needed to direct and warn the public.

(Rev. 09-24-2018; Effective 10-04-2018)

D. EMS Illumination Non-Conformity: Any sign existing as of the effective date of this subsection that exceeds the EMS illumination levels permitted under Section 85.03.06 shall be modified and/or adjusted and made to comply with the provisions of 85.03.06 within 30 days of the effective date of this subsection.

(Rev. 09-24-2018; Effective 10-04-2018)

E. For purposes of amortization, after the effective date of this subsection, the Zoning Administrator shall cause to be made a list of every existing sign that fails to comply with Section 85.01.05 H, and the size, height, and/or setback provisions of Chapter 85 as amended, and shall provide written notification to the permit holder of each such non-conforming sign describing the non-conformity and advising the permit holder that the sign may be continued for a period not to exceed eight (8) years from the date of such notification.

(Rev. 09-24-2018; Effective 10-04-2018)

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85.01.08 Appeals:

A. Procedure

1. Any person aggrieved by any decision, ruling or order from the Building Inspector, Zoning Administrator, or any other City official in connection with an application for a sign permit may appeal that decision to the Board of Appeals and request a variance from the requirements of this Chapter. The appeal shall be made by filing an application for a hearing with the Department. The application shall specify the grounds for the appeal. The Zoning Administrator shall transmit the application and all other documents relating to the appeal to the Board of Appeals. Upon receipt of the Appeal Application, the Building Inspector shall administratively establish a date of the Public Hearing. The public hearing shall be scheduled within 30 days of the receipt of a complete application or placed on the agenda of the next occurring agenda of the Board of Appeals, whichever is later, in order to meet the notice requirements set forth below.

(Rev. 09-24-2018; Effective 10-04-2018)

2. The Zoning Administrator shall notify all owners of real property within 300 feet of the real property that is proposed as the site of the sign subject to the appeal. The notice shall be sent by U.S. Mail to the owners at the address listed with the Troy Assessing Department, and shall be postmarked no less than 14 days before the date of the Public Hearing.

(Rev. 06-07-2010)

3. A final decision on an appeal shall be made by the Board of Appeals within 30 days of the public hearing, unless a final decision is tabled or postponed for the purpose of receiving additional information needed to make a final decision or if it is tabled or postponed at the request of the applicant.

(Rev. 09-24-2018; Effective 10-04-2018)

B. Powers of the Board of Appeals

1. Subject to the provisions of the following subsection, the Board of Appeals shall grant specific variances from the requirements of this Chapter, upon a showing of each of the following:

(Rev. 09-24-2018; Effective 10-04-2018)

- a. Exceptional characteristics of the property for which the variance is sought make compliance with the requirements of this Chapter substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation, and other similar characteristics; and

(Rev. 09-24-2018; Effective 10-04-2018)

- b. The characteristics which make compliance with the requirements of this Chapter difficult must be related to the premises for which the variance is sought, not some other location; and

(Rev. 09-24-2018; Effective 10-04-2018)

- c. The characteristics which make compliance with the requirements of this Chapter difficult shall not be of a personal nature; and

(Rev. 09-24-2018; Effective 10-04-2018)

- d. The characteristics which make compliance with the requirements of this Chapter difficult must not have been created by the owner of the premises, a previous owner, or the applicant; and

(Rev. 09-24-2018; Effective 10-04-2018)

- e. The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase congestion in public streets, or increase the danger of fire or endanger public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

(Rev. 09-24-2018; Effective 10-04-2018)

- 2. Limitation on Variances: In no case shall any variance be granted that would result in a sign that exceeds the height, size, or setback provisions of this Chapter by 25% or that would increase the number of signs permitted by this Chapter by more than 25%.

(Rev. 09-24-2018; Effective 10-04-2018)

85.01.09 Violations

- A. It shall be unlawful for any person to erect, construct, maintain, enlarge, alter, move, or convert any sign in the City of Troy, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Chapter. Any person violating any of the provisions of this Chapter shall be responsible for committing a Municipal Civil Infraction subject to the provisions of Chapter 100 of the Code of the City of Troy. Each day that a violation continues is deemed a separate Municipal Civil Infraction. Sanctions for each violation of Chapter 85 shall include a fine of not more than \$500, costs, damages and injunctive orders as authorized by Chapter 100. Any sign constituting an immediate hazard to health and safety is deemed a nuisance and may be removed by the Zoning Administrator at the expense of the owner of the sign or other responsible party, in the discretion of the Zoning Administrator.

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(Rev. 06-07-2010)

- B. Signs in Public Right-of-Way: In addition to the penalties prescribed in paragraph 85.01.09 A, any sign erected in violation of this Chapter may be removed by the Zoning Administrator or his/her authorized representative and stored in a safe location for at least 48 hours. During this period of time, the owner of the sign may obtain the sign from the Zoning Administrator upon request and payment of a fee of Fifty Dollars (\$50) for each sign to cover the costs of removal and storage. After 48 hours, the Zoning Administrator may dispose of the sign.

(Rev. 06-07-2010)

- C. Public Nuisance: Signs installed after the effective date of the adoption or subsequent amendment of this Chapter that are in violation of this Chapter are hereby declared to be public nuisances, and may be abated by the City. The City can take any legal action to abate the public nuisance. The collection of removal fees from the Owner, Sign Erector, or other responsible person shall not preclude the City from prosecuting the responsible person.

85.02.00 General Provisions

85.02.01 Construction Requirements

- A. Material Requirement: All signs shall be designed and constructed in conformity to the provisions for materials, loads, and stresses of the latest adopted edition of the Michigan Building Code and the requirements of this Chapter.
- B. Fastenings: All signs must be erected in such a manner and with such materials to remain safe and secure during the period of use and all bolts, cables, and other parts of such signs shall be kept painted and free from corrosion. Any defect due to the fault of the Sign Erector shall be repaired by the Sign Erector.
- C. Revolving Signs: Signs that revolve shall make no more than four complete revolutions per minute.
- (Rev. 09-24-2018; Effective 10-04-2018)
- D. Revolving Signs: Signs that revolve shall make no more than four complete revolutions per minute.
- E. Proximity to Electrical Conductors: No sign shall be erected so that any part, including cables, guys, etc, will be within six feet of any electrical conductor, electric light pole, street lamp, traffic light, or other public utility pole or standard.

85.02.02 Illuminated Signs:

- A. Illumination: Only listed electrical devices shall be used for the illumination of signs. These listed electrical devices shall be installed in accordance with the requirements of the regulations adopted by the City of Troy. No open spark or flame

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may be used for display purposes unless specifically approved by the Zoning Administrator.

(Rev. 06-07-2010)

B. Shielding from Residential Districts: Any lighting used to illuminate signs shall be directed away from and shall be shielded from any adjacent residential zoning districts and shall not adversely affect driver visibility on adjacent public thoroughfares.

C. Electronic message signs shall be permitted subject to the sign regulations set forth in Section 85.03.06.

(Rev. 09-24-2018; Effective 10-04-2018)

85.02.03 Identification of Sign Erector:

A. Sign Erector's Imprint: Every sign, other than temporary signs herein defined, must carry the identification of the Sign Erector, in clearly legible letters.

B. Re-hanging: In case of re-hanging or re-erection of any sign, the Sign Erector must place his/her identification and the date of the re-hanging on the sign.

85.02.04 Measurement of Signs:

A. Sign Area: For the purpose of this Chapter, the area of the sign shall include the total area within any circle, triangle, rectangle or other geometric shape enclosing the extreme limits of writing, representation, emblem or any similar figure, together with any frame, ground sign support, or other material forming an integral part of the display or used to differentiate such sign from the background against which it is placed, and is further calculated as follows:

(Rev. 09-24-2018; Effective 10-04-2018)

1. Single Face Sign: For a single face sign, the area shall be computed as the total exposed exterior surface in square feet.

2. Multi-faced Signs: When the sign has two or more faces, the area of all faces shall be included in computing the area of the sign.

Exceptions:

1. For a sign that has two or more faces placed back to back, the area shall be computed as one-half the total exposed exterior surface area in square feet.

2. For a sign that has two or more faces so arranged that the faces are greater than 24 inches from one another or such sign with any two faces that form a "V" is greater than 15 degrees, the area shall be computed as a single face sign.

3. Ground Signs: Support poles, bases, reveals, or similar components not exceeding 24 inches in thickness or depth shall not be included in the area computation.

(Rev. 09-24-2018; Effective 10-04-2018)

4. Wall Signs: When a sign consists solely of writing, representation, emblems, logos, or any other figure or similar character which is painted or mounted on the wall of a building or a self-supporting wall or fence, without distinguishing border, the area of such sign shall be computed as if it were framed by a border consisting of horizontal and vertical lines touching the outer limits of the sign and extending not more than one foot from smaller sign elements. However, in no instance shall there be any line having a dimension of less than one foot.

(Renumbered: 09-24-2018; Effective 10-04-2018)

- B. Sign Height: The height of the sign is measured from the ground to the highest point of the sign from the ground.

85.02.05 Allowable Signs:

- A. The Zoning District Regulations and Table 85.02.05 set forth the allowable signs in each zoning district. These are in addition to the signage that is exempted from permits by Section 85.01.04 A.

- B. Nothing in this Chapter shall be construed so as to prohibit ideological or non-commercial advertising on any sign on which commercial advertising is allowed.

- C. Specific Zoning District Regulations

1. R-1 One Family Residential and RT One Family Attached Residential Districts: Signs in R-1 and RT districts shall be allowed as follows:

(Rev. 09-24-2018; Effective 10-04-2018)

- a. For non-single family uses, one sign not to exceed 100 square feet in area.

(Rev. 09-24-2018; Effective 10-04-2018)

- b. For one, two, and multiple family housing development entrances, a maximum of two signs not exceeding a total of 100 square feet in area.

(Rev. 09-24-2018; Effective 10-04-2018)

- c. For one, two, and multiple family housing developments under construction, one sign not to exceed 100 square feet in area is

allowed until such time as a certificate of occupancy is issued for all units in the development.

(Rev. 09-24-2018; Effective 10-04-2018)

2. Multiple-Family, UR Urban Residential, MHP Manufactured Housing and C-F Community Facilities Districts: Signs in MF, UR, MHP and CF Districts shall be allowed as follows:

(Rev. 09-24-2018; Effective 10-04-2018)

- a. One sign not to exceed 100 square feet in area.

(Rev. 09-24-2018; Effective 10-04-2018)

- b. One additional sign not to exceed 36 square feet in area.

(Rev. 09-24-2018; Effective 10-04-2018)

- c. No sign shall be located closer than 30 feet to any property line of an adjacent R-1 or RT District.

(Rev. 09-24-2018; Effective 10-04-2018)

3. Office, OM Office Mixed Use and R-C Districts: Signs in O, OM, and RC districts shall be allowed as follows:

(Rev. 09-24-2018; Effective 10-04-2018)

- a. One ground sign for each building in accordance with Table 85.02.05.

(Rev. 09-24-2018; Effective 10-04-2018)

- b. One additional ground sign for each building, not to exceed thirty-six square feet in area, if the site fronts on a major thoroughfare.

(Rev. 09-24-2018; Effective 10-04-2018)

- c. Any number of wall signs, such that the total combined area of all wall signs for each tenant shall not exceed 10% of the front area of the structure or tenant area. Wall signs must be located on the face of the area that is occupied by the tenant.

(Rev. 09-24-2018; Effective 10-04-2018)

- d. No sign shall be located closer than 30 feet to any property line of an adjacent R-1 or RT district.

(Rev. 09-24-2018; Effective 10-04-2018)

4. CB, Community Business, GB General Business and PV Planned Vehicle Sales: Signs in CB, GB, and PV shall be allowed as follows:

(Rev. 09-24-2018; Effective 10-04-2018)

- a. One ground sign in accordance with Table 85.02.05.

(Rev. 09-24-2018; Effective 10-04-2018)

- b. The required setback for ground signs from adjacent residentially zoned property shall be the same as for buildings within the zoning district.

(Rev. 09-24-2018; Effective 10-04-2018)

- c. Any number of wall signs, such that the total combined area of all wall signs for each tenant shall not exceed 10% of the front area of the structure or tenant area. Wall signs must be located on the face of the area that is occupied by the tenant.

(Rev. 09-24-2018; Effective 10-04-2018)

- d. An automobile dealership within the PV district shall be allowed one additional ground sign not to exceed thirty-six (36) square feet in area per side.

(Rev. 09-24-2018; Effective 10-04-2018)

- 5. IB, Integrated Industrial and Business District: Signs in the IB District shall be allowed as follows:

(Rev. 09-24-2018; Effective 10-04-2018)

- a. One ground sign in accordance with Table 85.02.05.

(Rev. 09-24-2018; Effective 10-04-2018)

- b. One additional ground sign, not to exceed thirty-six square feet in area, if the site fronts on a major thoroughfare.

(Rev. 09-24-2018; Effective 10-04-2018)

- c. Any number of wall signs, such that the total combined area of all wall signs for each tenant shall not exceed 10% of the front area of the structure or tenant area. Wall signs must be located on the face of the area that is occupied by the tenant.

(Rev. 09-24-2018; Effective 10-04-2018)

- d. No sign shall be located closer than 50 feet to any property line of an adjacent R-1 or RT district.

(Rev. 09-24-2018; Effective 10-04-2018)

- 6. BB Big Beaver, MR Maple Road, and NN Neighborhood Node Districts: Signs in the BB, MR, and NN Districts shall be allowed as follows:

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(Rev. 09-24-2018; Effective 10-04-2018)

- a. One ground sign for each building in accordance with Table 85.02.06.

(Rev. 09-24-2018; Effective 10-04-2018)

- b. One additional ground sign for each building, not to exceed thirty-six square feet in area if the site fronts on a major thoroughfare.

(Rev. 09-24-2018; Effective 10-04-2018)

- c. Any number of wall signs, such that the total combined area of all wall signs for each tenant shall not exceed 10% of the front area of the structure or tenant area. Wall signs must be located on the face of the area that is occupied by the tenant.

(Rev. 09-24-2018; Effective 10-04-2018)

- d. Interior or exterior signs, including signs affixed to windows, must comply with the Transparency Requirements of the Zoning Ordinance.

(Rev. 09-24-2018; Effective 10-04-2018)

- e. One pedestrian-scaled wall sign or projecting sign per tenant, provided it does not exceed twelve square feet in area and does not project more than forty eight (48) inches from the wall.

(Rev. 09-24-2018; Effective 10-04-2018)

TABLE 85.02.05 STANDARDS FOR GROUND SIGNS			
Zoning District	Minimum Setbacks*	Maximum Height	Maximum Area
All R and C-F	10 ft.	12 ft.	See Section 85.02.05 C (1) & 85.02.05 C (2)
All CB, GB, BB, IB, MR, NN, O, R-C and-PV	0 ft.	10 ft.	50 sq. ft.
	20 ft.	20 ft.	100 sq. ft.

* Indicates setback from existing street right-of-way, or from planned right-of-way (as indicated in Master Thoroughfare Plan), whichever is greater.

(Rev. 09-24-2018; Effective 10-04-2018)

85.03.00 General Exceptions: The regulations of this Chapter shall be subject to the following exceptions.

85.03.01 Special Event Signs

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- A. Signs that will be displayed for a period of seven (7) consecutive days or less are allowed as long as a Special Event Sign permit is issued. The application for a Special Event sign permit shall be submitted to the Zoning Administrator, and shall include the following:

(Rev. 09-24-2018; Effective 10-04-2018)

1. Plans indicating the following:
 - a. Site layout (building location, parking, etc.)
 - b. Number, size and location of proposed signs, including banners, flags, cold air balloons, and other forms of signage.
2. Documentation detailing desired dates for the placement of the Special Event signs.
(Rev. 09-24-2018; Effective 10-04-2018)
3. If the applicant for the Special Event Sign permit is not the property owner of the site where the signage is proposed to be located, then the written approval of property owner must be submitted with the application.
4. The required application fee, as set forth in Chapter 60 of the Troy City Code.

Exception: All fees for a Special Event sign application shall be waived for all non-profit applicants who provide satisfactory proof of the non-profit status to the Zoning Administrator.

- B. A Special Event Sign permit shall be issued for not more than seven (7) consecutive days within any twelve (12) month period.
- C. No more than four off-site signs related to a Special Event may be permitted. Such off-site signs shall each be limited to six (6) square feet in area. Applicant must also submit written approval from the owners of properties where the off-site Special Event Signs are proposed to be located. This permission must be provided prior to the issuance of a permit.

85.03.02 Temporary Signs

- A. Temporary signs as defined in Section 85.01.03 are allowed without a permit subject to the following:
1. Size of Temporary Signs: The total aggregate sign area of all temporary signs on any one site shall not exceed fourteen (14) square feet. The maximum size of individual temporary signs shall not exceed six square feet in area. Temporary signs shall not be higher than forty-two (42) inches above average mean grade of the yard on which it is placed.

Exceptions:

- a. For uses other than one and two family dwellings, temporary signs for buildings under construction shall be a maximum size of 10% of the square foot area of the front of the structure, and not more than 10 feet in height.
- b. One temporary sign located on vacant land that is for sale or for lease, when the parcel exceeds two acres in area, shall be allowed to have a size equal to 15 square feet of sign area per acre of land or 15 square feet of sign area per 100 lineal feet of thoroughfare frontage. In no case shall the sign be allowed to exceed 100 square feet of sign area or be more than 10 feet in height.

(Rev. 09-24-2018; Effective 10-04-2018)

2. Location of Temporary Signs:

- a. Temporary signs shall not be attached to any utility pole or be located within any public right-of-way.
- b. Temporary signs shall not be located closer than twenty (20) feet to the edge of the traveled portion of the roadway and shall not be located in a dedicated right-of-way.
- c. Temporary signs shall not be erected in such a manner that they will or reasonably may be expected to interfere with, obstruct, confuse or mislead traffic.
- d. Temporary signs cannot be placed or constructed so as to create a hazard of any kind.
- e. Prior to the erection or placement of a temporary sign, the permission of the property owner where the sign is to be located must be secured.
- f. Signs shall be located so as to comply with the corner clearance requirements of Section 85.01.05 B.
- g. Temporary signs shall not be illuminated except as provided in Section 85.03.06.

(Rev. 09-24-2018; Effective 10-04-2018)

3. Time Limitations for Temporary Signs: Temporary signs shall be removed within 60 days of placement, except for temporary signs that are located on real property that is for sale or lease.

(Rev. 09-24-2018; Effective 10-04-2018)

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85.03.03 Road Closure Construction Signs

One sign, not exceeding 36 square feet in area, shall be permitted for each owner or tenant of a building located on property adjacent to a road lane that is closed due to construction activity for a period of 30 or more calendar days. Ground signs shall not exceed 10 feet in height and shall be located outside of the right-of-way. Wall signs shall be placed flat against the exterior surface of the building, shall not project more than 12 inches from the building surface, and shall not project above the roof or parapet line. Signs shall be removed upon the opening of all road lanes adjacent to the property.

(Renumbered: 09-24-2018; Effective 10-04-2018)

85.03.04 Signs on Motor Vehicles

- A. No person, corporation, partnership or other legal business entity shall attach a sign to a motor vehicle, trailer, or other mobile structure where the primary use of such structure is to provide a base for such sign or to constitute the sign itself. This provision shall not be interpreted to prohibit identification signs on vehicles used for normal business purposes, nor shall it be interpreted to prohibit bumper stickers.

(Rev. 09-24-2018; Effective 10-04-2018)

- B. No person shall place a sign on a motor vehicle offered for sale or trade except as follows:

1. Properly licensed auto dealerships and properly licensed used car lots may place signs on motor vehicles located on the dealership lot.
2. The owner of a motor vehicle may place a sign on or within the vehicle provided:
 - a. The vehicle is located only on the vehicle owner's residential property; and
 - b. Not more than one vehicle with a sign is displayed on the residential property.

(Rev. 09-24-2018; Effective 10-04-2018)

3. The owner of non-residential property may place or allow to be placed a sign on or within the vehicle provided that not more than one vehicle is displayed on the nonresidential property

(Rev. 09-24-2018; Effective 10-04-2018)

- C. Proof that the vehicle described in the citation issued for violating this Section was parked in violation of this Section, together with proof that the defendant named in

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the citation was at the time of the cited parking the registered owner of the vehicle constitutes a presumption that the registered owner is responsible for the violation.

(Renumbered; Rev. 09-24-2018; Effective 10-04-2018)

D. Signs on motor vehicles allowed under this Section do not require permits.

(Renumbered; Rev. 09-24-2018; Effective 10-04-2018)

85.03.05 Flags

(Renumbered: 06-07-2010)

A flag adopted by the federal government, a state government, or the local government may be displayed under the law that adopts its use and as provided below in the following subsections:

(Rev. 09-24-2018; Effective 10-04-2018)

A. In residentially zoned districts, two flags and one flag pole may be displayed. Each flag may not exceed 15 square feet in area and the flag pole may not exceed 25 feet in height.

(Rev. 09-24-2018; Effective 10-04-2018)

B. In nonresidential zoned districts, 4 flags and two flag poles may be displayed. Each flag may not exceed 15 square feet in area and the flag poles may not exceed 30 feet in height.

(Rev. 09-24-2018; Effective 10-04-2018)

C. One small flag of no more than one square foot in area may be attached to vehicles on display for sale or rent at vehicle sales and service establishments. Such flags must be no higher than two feet above the height of the vehicle as if it were displayed at grade level.

(Rev. 09-24-2018; Effective 10-04-2018)

D. Flags allowed under this Section do not require permits.

(Rev. 09-24-2018; Effective 10-04-2018)

85.03.06 Electronic Message Signs:

A. Where Permitted:

1. Electronic Message Signs (EMS) shall be permitted solely as a ground sign subject to the requirements of the zoning district in which it is located. However, only one (1) EMS shall be permitted per premise.

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2. EMS shall be subject to the maximum height and area requirements set forth in Section 85.02.05, provided that the EMS portion of any ground sign shall not exceed fifty (50) square feet.

(Rev. 09-24-2018; Effective 10-04-2018)

B. Illumination:

1. No such electronic changeable copy sign shall display an illuminative brightness of such intensity or brilliance that it impairs the vision or endangers the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle;
2. EMS illumination shall not exceed 0.3 foot candles above ambient light levels based upon EMS illumination measurement criteria set forth in Section 85.03.06 B (3) and Table 85.03.06.

(Rev. 09-24-2018; Effective 10-04-2018)

Area of Sign sq. ft.	Measurement (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126

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170	130
180	134
190	138
200	141

*For signs with an area in square feet other than those specifically listed in the table (i.e., 12 sq ft, 400 sq ft, etc.), the measurement distance may be calculated with the following formula: Measurement Distance = $\sqrt{\text{Area of Sign Sq. Ft.} \times 100}$

3. EMS Illumination Measurement Criteria: The illuminance of an EMS shall be measured with an illuminance meter set to measure foot candles accurate to at least two decimals. Illuminance shall be measured on all sides, at night, with the EMS off, and again with the EMS displaying a white image for a full color-capable EMS, or a solid message for a single-color EMS. Sign measurements shall be taken at night. All measurements shall be taken as close as practical to a perpendicular plane of the sign, measured at a height of 60 inches, at the distance determined by the total square footage of the EMS as set forth in the accompanying Sign Area of a Sign versus Measurement Distance table.

(Rev. 09-24-2018; Effective 10-04-2018)

C. Message Display and Communication:

1. The display time of an EMS shall not be less than one minute per message display.
2. The transition or change of message shall appear instantaneous without the use of special effects such as dissolve or fade.
3. An EMS shall not exhibit any characteristics of movement or flashing and shall not use techniques defined as dynamic frame effect, scroll, or travel.
4. No EMS message display shall resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal or light or have the brilliance or intensity that will interfere with any official traffic sign, device or signal.
5. An EMS shall not include any audio message.

(Rev. 09-24-2018; Effective 10-04-2018)

D. Miscellaneous:

1. No sign shall be permitted to operate unless it is equipped with:
 - a. A default mechanism that will cause the sign to revert immediately to a black screen if the sign or any component thereof malfunctions.

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- b. A non-glare panel covering the electronic changeable copy display or other equivalent method approved by the city to substantially reduce glare.
 - c. Dimming Capabilities: All permitted EMS shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions.
 - d. A written certification from a sign manufacturer or other approved testing agency that the light intensity has been preset to conform to the brightness and display standards established herein and that the preset levels are protected from end user manipulation by password protected software or other method.
2. The owner or controller of said electronic changeable copy sign must adjust the sign to meet these brightness standards in accordance with this chapter. The adjustment must be made immediately upon notice of non-compliance from the City.

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COMMUNITY ROOM
DECEMBER 9, 2024 – 6:00PM**

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 6:00pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl, Director Rushlow, and City Attorney Joppich

DISCUSSION ON THE USE OF CITY FACILITIES POLICY

City Hall Meeting Rooms

Referencing her December 9, 2024 memorandum, City Clerk Lindahl highlighted challenges related to community groups using the meeting rooms in City Hall, especially after recent changes in election law:

- Election law changes in recent years have required significant changes to the way that the City Clerk's office has utilized City Hall.
- The Council Chambers, City Hall corridors, City Clerk's Office, as well as other areas at City Hall may be utilized for election activities 160-200 days/year, depending on the number of elections, including 40 days prior to each election and potentially weeks after each election.
- City Hall is a polling place for absent voter ballots, and also a place for voters to register 365 days a year.
- Currently Council Chambers and City Hall meeting rooms are allowed to be used for meetings, events, and gatherings by political parties, which can lead to misperceptions of bias.
- Currently groups may be relocated so spaces can be used to follow legal election deadlines which also can lead to misconceptions of bias.
- Currently groups sometimes have unmonitored access to programming, electronics and physical equipment, including election equipment.

Clerk Lindahl asked Council to consider limiting the use of City Hall rooms to City usage and official City Boards and Commissions meetings and activities.

Assistant City Manager Mondora added that untrained users damage or alter equipment in Council Chambers and other spaces. Repairs have been required for outlets, TVs, and council chamber settings due to improper use.

Council discussion

- City group meetings include boards and commissions with staff liaisons and City sponsored meetings such as community informational meetings for infrastructure projects.
- The City Clerk attends COHA meetings representing the Committee to Increase Voter Participation and acts as city staff at those meetings.

- The Hawk and other city facilities offer rooms but often require a rental fee. City Hall does not charge a fee.
- Facilities with meeting rooms include Costick Center, The Hawk, Spicer House, Jon Grant Community Center at Fire Station 3, Fire Station 5, and also the Central Library. Free options like Spicer House and the John Grant Community Center are available but may not meet standards due to poor conditions or limited space. Library rooms are also free but are often booked a year in advance.
- Discussion focused on:
 - Concern about leaving City Hall open after hours for non-city groups who do not have city staff present, citing security and safety risks.
 - Concern that booking rooms elsewhere would not meet the needs of all community groups.
 - Taxpayer funded buildings should remain accessible for appropriate public use. Community nonprofits should have free welcoming meeting spaces to meet. If City Hall was not going to be available, alternative options should be put forward.

After discussion, there appeared to be consensus – though not unanimous in every respect – to support the Clerk’s request to reasonably limit the use of rooms at City Hall.

Signage

City Attorney Joppich explained that *The Use of City Facilities Policy* should be adjusted to read consistently with recently amended Council Meeting Rules regarding signs in and around City Hall and other facilities.

There was consensus support for the request, and the City Attorney will draft language to clarify signage rules for all city facilities.

Petitions to gather signatures

Mayor Rich raised concerns about the consistency of policies regarding petition circulation, particularly near entryways to public facilities such as The Hawk.

City Attorney Joppich provided an overview of the current policy, which aligns with First Amendment guidelines. He proposed amendments to provide clear language to establish designated areas in parks for petition circulators to ensure public safety and free speech rights.

Petition circulators in parks

- Open areas of parks are considered traditional public forums, where free speech activities are protected.
- Challenges arise during city-sponsored events at public parks, where petition circulators must be allowed nearby but not within the event itself.

Need for consistent policy application

- Policy regulations applicable to The Hawk do not mirror the provisions applicable to other City facilities. Adjustments to this part of the Policy will avoid confusion and make the Policy read more consistently.

Council discussion

Discussion focused on the importance of signature gathering for various petitions, and what restrictions are appropriate while respecting free speech protections. It was pointed out that signatures were collected at Art on the Grand and the Farmers Market, where the activity has been proactively managed. Councilmembers supported signature gathering and did not want to make the activity so difficult it became a de facto ban.

The questions were asked: What are we protecting people from? Have there been issues in the past?

After discussion, City Attorney Joppich said that the city's existing policy is comprehensive and legally sound. He agreed to research how similar issues are handled in other municipalities, particularly regarding public parks and city events. He will also prepare a legal memorandum regarding the issues involved.

INNOVATION, ENERGY, AND ENVIRONMENTAL SUSTAINABILITY (IEES) AD-HOC SUBCOMMITTEE REPORT

Background on the IEES Ad Hoc Subcommittee

Referencing her December 9, 2024 memorandum, Assistant City Manager Mondora highlighted the following points:

- At the January 2024 Goals Session, City Council discussed the reinstatement of a permanent committee related to innovation, energy and/or environmental sustainability.
- In March 2024 Council voted to establish an ad-hoc subcommittee for these purposes and appointed Mayor Rich and Councilmember Aldred to serve on the committee.
- The committee met four times. Assistant City Manager Mondora, City Attorney Joppich, and City Clerk Lindahl attended most of the meetings.
- Discussion and agenda topics included past efforts of City commissions and committees tasked with a similar focus, community needs in the areas of IEES, opportunities for collaboration, and potential engagement opportunities.
- The ad hoc committee recommended that City Council establish a permanent IEES commission, and a draft ordinance had been prepared by the City Attorney.
- Councilmember Bruce asked that language be included ensuring the commission will include a majority of City residents.
- Council supported establishing the Innovation, Energy, and Environmental Sustainability Commission, based on the subcommittee's recommendation.

PRESENTATION BY SIFI NETWORKS

Director of Public Works Rushlow introduced this agenda item.

Members of the SiFi team present this evening included:

- Jean Miller, Area Manager
- Rich Adams, Chief Operating Officer (UK)

Timeline and Investment

- Construction began in October 2023 as part of a \$70 million private investment.
- Approximately \$40 million has been spent to date, covering 1.1 million feet of construction (221 miles of the total 2.3 million feet).

- Completion is scheduled for 2026, with most mainline construction set to finish by the end of 2024.
- 12 out of 50 cabinets have been physically landed on the ground and are going through various stages of integration to be able to provide services to residents. 23 additional cabinets will be landed in 2025.
- The project is on schedule to be completed in 2026, with the bulk of the mainline construction to be finished in 2025.

Service Providers

- T-Fiber will be the residential internet service provider
- Two additional ISPs are being negotiated to serve businesses, larger multi-dwelling units, and private HOAs.
- Future plans include expanding ISP options to create an open-access network.

Challenges

- SiFi aims for 90-day completion timeline for each installation, but there have been delays due to permitting issues with the Road Commission of Oakland County and power connections through Detroit Edison.

Council discussion regarding communication issues and resident frustration

- While Council looked forward to the completion of this project and the benefits it will bring, Council has also been dealing from the beginning with very angry residents – by letter, phone call, and at formal and informal city meetings – regarding inadequate communication from SiFi, including lack of notice before construction and unclear timelines for resolving issues like exposed pipes and utility flags. Communication has been horrible from the beginning and has never improved.
- Some residents, including councilmembers, have unresolved issues more than a year after construction in their yards and neighborhoods, impacting aesthetics and maintenance of their properties. This includes flags left in the ground and pipes sticking above the ground.
- Residents reported that the contractors were rude and unprofessional. It was difficult to communicate with the contractors, as only the crew supervisor was required to speak English, and that person was often difficult to locate.
- There was a lack of communication from SiFi to residents in terms of notifying residents regarding what and when work would take place. Door hangers have not been used. HOAs have not been contacted.
- Council urged SiFi to improve communication with residents, address unresolved issues promptly, and align outcomes with community expectations for promised choice and quality service.
- Location of the cabinets has been the focus of many complaints, and again, communication has been very bad.
- There was a lack of coordination between installation phases.
- In response, the project team noted that the project website had been updated with more details around installation. Other communication efforts included signs at the entrances to subdivisions, community relations outreach at 90 events, and social media posts. Update mailers were being discussed internally.
- 1,135 complaints had been received out of 11,880 addresses passed in the City. This is unacceptable. Council reiterated the litany of complaints they had heard continually since the project started, yet there had been little response from SiFi. SiFi should be proactive in its communications.

- Council urged SiFi to track metrics on the project timelines to evaluate performance, improve transparency, and provide more positive updates to residents. SiFi needed to rebuild trust with the community.
- The City Manager raised concerns about damage to private property caused by contractors, including in one instance damaging subdivision signs and lighting. SiFi should address these concerns immediately. If they break something, they must fix it.

Expectation for ISP choice

- Councilmembers stressed the importance of having a choice of internet providers for residents. Choice was one of the important promises of this project. Having only one residential service provider raised concerns regarding the project reaching promised outcomes.

When asked how SiFi planned on addressing issues discussed this evening, Mr. Adams said he was meeting with the installation contractor tomorrow.

Council requested regular updates on project progress and further improvements to resident engagement and contractor oversight.

ADJOURNMENT

The Study Session meeting was adjourned at 7:27pm.

Respectfully submitted,

Carly Lindahl, City Clerk

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COMMUNITY ROOM
FEBRUARY 10, 2025 – 6:00PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 6:00pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Council Members Absent: None

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

DISCUSSION ON THE USE OF CITY FACILITIES POLICY AMENDMENTS REGARDING CITY HALL ROOM RENTALS AND SIGNATURE GATHERING

City Facility Policy Amendment – City Hall Room Rentals

City Clerk Lindahl provided an overview of the discussion from the December 9, 2024 study session regarding limiting the use of City Hall rooms for outside groups. At that time, it seemed like there was consensus to move forward with some restrictions, and draft revisions of *Use of City Facilities Policy* was included in tonight's packet.

- Alternative meeting spaces were identified, including the Spicer House (undergoing renovations), Fire Station 5 Headquarters (also set for renovations), and two newly available meeting rooms on the third floor of the Hawk. These rooms have an estimated capacity of 35 to 50 people.
- The John Grant Community Center was not included in the list of replacement facilities because there is no evening staff there.
- The City had also explored recommending library meeting rooms, which are now more easily accessible through the library's online scheduling system, and which are also free.
- Impacted groups, such as homeowners associations and political organizations, will be contacted to discuss scheduling options and receive assistance with finding alternative locations.
- The primary concern is that City Hall is often left open and unstaffed for extended periods while outside groups use City Hall facilities.

In response to questions, Clerk Lindahl confirmed that groups from both major political parties currently use meeting space in City Hall. Assistant City Manager Mondora also explained that while fire stations, such as Fire Station 4, can accommodate meetings, they may be unstaffed if crews are dispatched on emergency calls. Fire Station 5 is more consistently staffed and available for evening meetings.

Security Concerns for Night Meetings at City Hall

Mayor Pro Tem Dwyer raised concerns about security at City Hall during evening meetings, when the building is open to anyone for extended periods of time when a group is using City Hall to meet, often without any staff present. Even when staff is present, they are active in the meeting, and no one is patrolling the building. He strongly recommended limiting night meetings at City Hall as much as

possible and ensuring that when meetings such as Planning Commission or Zoning Board of Appeals do occur, a law enforcement presence, such as an on-duty officer or police cadet, patrols the hallways.

Council discussion focused on limiting night meetings at City Hall to those official boards and commissions appointed by Council, and who had city staff present at their meetings, versus the importance of keeping City Hall available for other community groups.

Council pointed out that while the building needs to be protected, it is a taxpayer-funded facility used by various groups, including homeowners associations. Council expressed concern about overly restricting public access to a building that was specifically designed to serve the community. Also, the Spicer House was difficult for seniors and individuals with disabilities to access, particularly in winter.

Consensus appeared to support scheduling on duty police or police cadets to patrol the halls during night meetings. Live feed City Hall camera monitoring at the police station was also noted.

City Manager and Clerk Input

City Manager Mekjian assured Council that official boards and commissions would continue to have access to City Hall. The proposed policy changes primarily affect groups that do not have staff present.

Clerk Lindahl underscored security concerns, particularly with election-related materials stored in City Hall and the new rules regarding early voting. She explained that her staff often works late hours, and the presence of unsupervised groups in the building can be unsettling. Again, the City will assist affected groups in finding alternative meeting spaces.

Mekjian and Lindahl further highlighted issues with non-City groups using City Hall's technology, noting that frequent incidents of damage and improper use lead to costly repairs.

Security and Alternative Meeting Locations

- Council Member Bridges pointed out that some commissions already meet outside City Hall, including the Council on Aging at the Costick Center and the Economic Development Corporation at the John Grant Community Center. Some of these groups do not require advanced technology.
- Council Member Aldred supported the proposed policy, stating it is reasonable given the increased number of election-related events requiring City Hall's use and that other free community spaces are available.
- Council Member Knol reiterated that she supports the proposal as long as boards and commissions continue to have access to City Hall for meetings.
- Council Member Boleware supported the proposed changes, noting that groups not affiliated with City Council would still have access to taxpayer-funded facilities such as The Hawk, Spicer House, and fire stations. She expressed concern about the overall security of City Hall, particularly regarding the artwork displayed in the hallways. While the City may have insurance coverage, stronger precautions should be considered to prevent theft or damage.
- Council Member Boleware also stressed the importance of ensuring that any alternative meeting spaces are appropriate and accessible for the groups using them. Council Chambers accommodates a significant number of attendees, particularly during political forums hosted by homeowners' associations. Her subdivision has held meetings on the third floor of The Hawk and found the third

floor rooms difficult to navigate and suggested exploring options to make lower-level spaces at The Hawk available for those who may need them.

- Council Member Bruce confirmed that there were security cameras in the halls at City Hall.
- City Manager Mekjian stated that if Council desired a police officer or cadet presence at board and commission meetings, it could be arranged, but consideration for this would need to be included in budget discussions.

Mayor Rich noted that there appeared to be general agreement to keep City Hall open for official boards and commissions while exploring additional security measures, which would be addressed during budget discussions. Other affected organizations could be notified about alternative taxpayer-funded locations available for their meetings.

Discussion on Petition Signature Gathering at Heritage Park

Designated Signature Gathering Area at the Amphitheater

Clerk Lindahl explained that the City has identified a suitable area for people gathering signatures for ballot initiatives or candidates at Heritage Park when events are going on at the amphitheater. The space set aside for signature gathering is in a high-traffic area near the amphitheater, where people frequently enter and exit. Concerns had been raised regarding signature gathering activities during marijuana establishment petition efforts, when signature gatherers would walk among people who were at the amphitheater to attend a concert or other event. Since the amphitheater is considered a “designated use” area during such events, the proposal is for signature gatherers to be directed to an appropriate accessible location to minimize event disruptions while still allowing signature gathering.

Clerk Lindahl clarified that the city does not plan to physically mark off the assigned signature gathering area. However, if a park ranger receives a complaint from a resident or community member, they will be able to direct signature gatherers to the appropriate location. The proposed guidelines, including this specified signature gathering area, are detailed on page 27 of the draft amendment to *Use of City Facilities Policy*.

Clarification on Signature Gathering Rules

Mayor Rich confirmed that the discussion was focused only on Heritage Park and the amphitheater, not citywide signature gathering rules.

In response to questions, Clerk Lindahl clarified that:

- Signature gatherers would continue to be allowed in Heritage Park but during “designated use” events would not be allowed in the area where people were sitting to enjoy the event.
- Heritage Park remains a traditional public forum where signature gathering is generally allowed, except in areas reserved for designated uses like sports fields, the splash pad, and reservation-based picnic shelters and areas for programmed events (camp-out, fry and fry, amphitheater, etc.)

Balancing Free Speech and Public Use

- Council Member Dwyer stressed that the city could maintain the status quo without violating free speech rights. The intent is to balance public privacy, ensuring families attending concerts or picnics were not disrupted while still allowing signature gatherers to do their work.
- Council Member Bruce noted that both the ACLU and City Attorney Joppich confirmed that the proposed policy does not violate First Amendment rights. However, he also expressed concern

about broader signature gathering restrictions in the city, particularly near certain city buildings where signature gatherers are forced to stand on the road rather than on private walkways closer to entrances. He suggested that if aggressive signature gathering becomes an issue, enforcement mechanisms similar to those used for panhandling in traffic could be explored. Most signature gatherers are respectful and do not wish to alienate the public by being overly aggressive. While he supported the current proposal in terms of designated use events at Heritage Park, he expressed interest in revisiting and potentially expanding signature gathering rights across the city in the future.

- Council Member Knol also expressed concern that the restrictions on signature gathering at city buildings, particularly City Hall and the Costick Center, were too strict. She supported allowing signature gatherers to stand near entrances to engage with individuals entering and exiting city buildings. She also requested a clearer definition of the amphitheater's boundaries to ensure signature gatherers could position themselves effectively between the parking lot and the hill where people walk to events.

Special Services Director Schnackel explained that the designated signature gathering area was chosen based on heavy foot traffic patterns, allowing signature gatherers to approach attendees without obstructing movement or interfering with performances.

City Manager Mekjian reiterated that the goal was to provide a clearly visible location for signature gatherers that aligned with pedestrian movement. He confirmed that while signature gatherers were free to move within permitted areas, they should not be in roadways or parking lots due to safety concerns.

- Council Member Boleware noted that collecting signatures can be challenging due to already existing restrictions, something council members have personally experienced. She emphasized the need for clearer boundaries defining where signature gatherers are permitted and suggested that the city should reassess all signature gathering restrictions, as she believed they were currently too restrictive.
- City Attorney Morita clarified that signatures could be collected in public areas, such as sidewalks, as long as the activity was not obstructing traffic or creating safety hazards. Also, nothing in the city's policy prevented signature gathering in the amphitheater area when no event was occurring.
- Council Member Aldred did not see any significant issues with the current signature gathering process. However, if the change was made, the boundaries of the amphitheater need to be more clearly defined. While he understood the intent behind establishing a designated space, he expressed skepticism about its effectiveness. He pointed out that signature gatherers tend to move naturally to high-traffic areas, and simply designating a specific spot may not necessarily enhance their ability to gather signatures. If the goal is to create a more practical signature gathering space, he suggested that the city reconsider whether the proposed approach would accomplish that objective.
- Council Member Bridges inquired whether City Attorney Joppich had reviewed the proposed restrictions and whether they aligned with state guidelines. Attorney Morita confirmed that Mr. Joppich had addressed the matter in a previous legal memo and had not identified any legal concerns.

Legal and policy considerations related to signature gathering access at City Hall

Council Member Knol noted that three council members had expressed interest in making signature gathering policies less restrictive. She proposed directing city administration and the city attorney to draft less restrictive revisions, starting with allowing signature gathering near the entrances at City Hall. Security concerns were minimal, as police were stationed nearby, cameras were already in place, and increased law enforcement presence was under discussion for certain meetings.

City Manager Mekjian emphasized that the issue of signature gathering is fundamentally a First Amendment free speech matter, not a singular policy issue. Expanding signature gathering access could open the city to broader demonstrations, relative to potentially controversial topics such as abortion rights, capital punishment, or international political causes.

City Attorney Morita supported this view, noting that the city's existing signature gathering restrictions have been in place since the 1990s for reasons related to safety, operational efficiency, and fairness. She explained that allowing signature gathering in certain areas would require the city to permit all forms of free speech in those spaces, which could lead to unintended consequences. There has to be a rule that says no to everyone, or the City has to be prepared to let everybody come in close to the building to do what they want.

Council Member Aldred acknowledged the legal complexities of expanding signature gathering rights, particularly at facilities like The Hawk, where children are frequently present. He noted that allowing signature gathering there could create enforcement challenges, as all political speech would need to be accommodated. He expressed some openness to loosening restrictions at City Hall, given its role as a government building, but remained cautious about the broader implications.

Council Member Bruce suggested reviewing how other cities regulate signature gathering at public facilities. He supported allowing signature gathering on all issues, even controversial ones, as a fundamental free speech right. While he may not always agree with each cause, he strongly believed in the right to gather signatures. He noted that most signature gatherers are respectful, with aggressive behavior being rare and manageable. He advocated for designated signature gathering areas at City Hall, the Costick Center, and possibly other facilities, allowing signature gatherers to engage with the public near entrances. Although the ACLU affirmed the city's current policies as legally sound, he found them overly restrictive. He urged expanding signature gathering opportunities, particularly at City Hall, to give residents better access to the process.

Mayor Rich reminded Council that expanding signature gathering rights at City Hall or other locations would encompass all forms of First Amendment activity, including protests and demonstrations.

Council Member Bridges also inquired whether other cities had similar policies. City Manager Mekjian responded that the city's current approach is consistent with other municipalities but if Council so directed, a broader review could be conducted.

Mayor Rich confirmed with Council that they generally supported the proposed amendment regarding gathering signatures at Heritage Park relative to "dedicated uses" such as concerts and other events at the amphitheater and she suggested that the rest of the discussion be tabled to a future study session item regarding free speech.

DISCUSSION ON PLANNED UNIT DEVELOPMENT 2, 2024 INCLUDING SITE PLAN 56-8-2024, MULBERRY PARK AND THE TABERNACLE MULTI-FAMILY HOUSING, LOCATED ON 13 MILE ROAD, WEST OF MIDDLEBELT ROAD

Director of Planning and Community Development Kettler-Schmult gave the background to this discussion item, noting that the last discussion on this item took place during the January 13, 2025 regular Council meeting, which included a public hearing, following which Council and staff provided feedback. The Schafer development team has returned with a presentation outlining proposed improvements, and they are seeking Council's reaction this evening as to whether they are moving in the right direction.

The project remains scheduled for a public hearing on March 3. After Council provides feedback during this meeting, the developers can choose to submit their revised plans for formal staff review.

Members of the development team present this evening included Aaron, Spencer, and Stephen Schafer, who presented revisions relative to the following topics:

- **Reduced Density**
 - The number of units has been reduced from 76 to 69 with room count adjustments leading to an overall decrease of 25 to 35 rooms across the project, and a density reduction from 6.3 to 5.5 units per acre (12.2% reduction), with room counts decreasing to 18–19.5 rooms per acre (9.3% reduction).
 - Schafer Development conducted an analysis of residential density along the south side of 13 Mile Road between Orchard Lake and Middlebelt:
 - Glen Oaks: 21 rooms per acre, 5.3 units per acre.
 - Cove Creek: 17 rooms per acre, 4.2 units per acre.
 - Proposed Mulberry Park Plan: Falls between Glen Oaks and Cove Creek at 18–19.5 rooms per acre.
 - The developers emphasized that the revised plan creates a balanced density transition in the area.
- **Traffic Flow/Safety**
 - Baptist Manor will remove the first duplex unit to create a new entrance at the Detroit Baptist Drive/13 Mile Road signalized intersection. There will also be a secondary entrance on 13 Mile Road east of Westgate Drive, aligning with engineering recommendations.
 - The plan maintains flexibility to comply with engineering and fire code requirements, ensuring adequate access points.
 - The curved roadway connecting to Baptist Manor will result in removing four older duplex units, with Baptist Manor committed to relocating affected residents within its campus.
 - The project maintains two access points to meet International Fire Code standards.
- **Deep Buffering**
 - Building setbacks along the southern property line have increased by 11 to 16 feet, creating a total buffer of 83 to 86 feet, exceeding the original 75-foot buffer request.
 - The revised plan approximately doubles the eastern stormwater basin and potentially completely eliminates the western stormwater basin, thereby increasing open space.

- **Visual Impact**
 - The unit configurations to the south have been modified to better match the surrounding neighborhood, shifting from four-, five-, and six-unit structures to primarily three- and four-unit buildings to reduce visual impact on adjacent residential properties.
- **Walkability**
 - The revised plan includes sidewalks on both sides of the roadway and along the south side of the main thoroughfare connecting the development to Detroit Baptist.
 - The 13 Mile Road sidewalk will be reconstructed, as the existing sidewalk is unsafe due to its close proximity to the roadway. The new design will include a buffer to accommodate future expansion and improve pedestrian safety.
 - Regarding landscaping enhancements:
 - The developers will enhance landscaping rather than request a waiver for reduced tree planting.
 - The revised plan adds significant new plantings along the PUD frontage and Baptist Manor's property, particularly along the 13 Mile corridor.
 - Placemaking enhancements include:
 - A designated space for public art along the 13 Mile Road frontage.
 - A walking trail for community wellness, with additional features such as a butterfly or pollinator garden or a rain garden for ecological sustainability. This space may expand further if the western stormwater basin is removed.
 - Eastern overlook – a passive amenity area, possibly including a pergola or seating area, overlooking the basin and the wildlife corridor/tree preservation area at the southern property line.

Council feedback

In response to questions, Director Kettler-Schmult provided the following information:

- Revisions to this plan have been ongoing since the January 13, 2025 City Council meeting. Once a final plan is submitted, updated staff and planner's reviews will be prepared. The primary items brought out in the January 13 meeting have been addressed.
- The area is zoned RA-1, a low-density residential designation. The newly adopted master plan introduces a "flex zoning" category intended to allow for varied land uses and increased development flexibility including increased density in some cases. However, the master plan has not been fully implemented, and specific definitions and guidelines for flex zoning have not yet been adopted. The proposed density aligns more closely to RC-3 or RC-1 zoning.

Aaron Schafer pointed out that the revised plan presented this evening proposes 35 to 55 fewer rooms than what RC-1 zoning permits, reflecting a reduction in density.

- Council Member Knol acknowledged the proposed connection to Baptist Manor, allowing residents access to a signalized entrance, and asked whether the eastern entrance would be gated for emergency use only, directing all traffic to the light.

Aaron Schafer responded that discussions with engineering are ongoing, and recent conversations had focused on restricting turn movements at the eastern entrance. Installing a breakaway gate

might not be feasible due to separation distances. The fire marshal has approved the current entrance designs, pending engineering approval, and options like a right-in, right-out configuration are under consideration.

In response to further questions, Aaron Schafer said that:

- They had shared the revised plan with the Westgate Homeowners Association who were receptive to the changes. The developers were hoping to schedule a meeting with the Holly Hill Farms HOA within the next week or two.
 - An updated traffic study was being prepared, and the developers would submit it as soon as possible.
 - A comprehensive stormwater management plan will address concerns about potential drainage and flooding issues affecting neighboring properties, in that all runoff from the southern units, particularly near the natural foliage, will be directed northward into designated basins, eventually connecting to the 13-mile stormwater outlet. This aligns with recommendations from the engineering department, which suggested that roof runoff be channeled into the stormwater system, while other surface runoff should infiltrate the ground at a controlled, agricultural rate. By preserving existing vegetation and minimizing land disturbance, the plan will enhance natural infiltration and reduce the need for additional infrastructure. Schafer Development has engaged with individual residents to identify specific areas of concern and is committed to addressing these issues proactively. Overall, this strategy is expected to significantly improve current drainage conditions experienced by neighboring properties.
- Council Member Boleware advocated for the inclusion of adult playgrounds in the design, particularly near the proposed pergola.
 - Several council members expressed appreciation for the detailed responses to concerns raised at the January 13 meeting and also for the continued interaction with nearby residents.

City Manager Mekjian emphasized the importance of submitting the traffic impact study as soon as possible. He noted that as a best management practice, the recommendation is always to line up driver approaches across major roads to minimize traffic impacts/accidents as much as possible. The geometrics that were shown tonight in the revised plan were not good geometrics in terms of traffic safety.

Mayor Rich reiterated that the March 3rd meeting is scheduled as planned. At that time, Council will decide whether to approve, deny, or defer the proposal based on the information and revisions presented.

ADJOURNMENT

The Study Session meeting was adjourned at 7:22pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COMMUNITY ROOM
MARCH 3, 2025 – 6:00PM**

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 6:00pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl, Director Brown, and City Attorney Joppich

CLOSED SESSION ITEM:
CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO DISCUSS COLLECTIVE BARGAINING NEGOTIATIONS WITH FIREFIGHTERS ASSOCIATION OF MICHIGAN (FAOM). (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION).

MOTION by Bridges, support by Boleware to enter into a closed session to discuss collective bargaining negotiations with Firefighters Association of Michigan (FAOM).

MOTION CARRIED 7-0.

MOTION by Boleware, support by Bridges to return to open session at 6:30pm.

MOTION CARRIED 7-0.

STUDY SESSION ITEMS:
DISCUSSION ON THE USE OF CITY FACILITIES POLICY AMENDMENTS REGARDING CITY HALL ROOM RENTALS AND IDENTIFYING INTERIOR OF AMPHITHEATER

Mayor Rich opened the discussion by noting that staff had revised the language to provide greater specificity, particularly regarding the designation of areas within Heritage Park, including the amphitheater.

City Clerk Lindahl explained that the revised policy now clearly outlines the amphitheater's interior as off-limits during events, while at other times it is considered part of the park's public space. City Attorney Joppich further clarified that:

- A map has been attached to visually define the areas of the amphitheater's interior, including a clearly defined outline of the amphitheater, distinguishing it as the only specifically identified area within the park aside from park maintenance facilities. Section D.8 of the policy is adjusted to provide greater clarity, aligning with the City Clerk's recommendation to explicitly define the interior areas of the amphitheater.
- While the amphitheater itself is delineated as a restricted area during events, the surrounding park areas remain accessible to the public. Petition gathering and other free speech activities are permitted in all open-air areas of the park, which are designated as traditional public forums. This

designation aligns with legal precedent regarding free speech rights and this terminology in the policy ensures legal clarity in the event of a review by the courts or other legal entities.

- Certain park facilities, such as the Spicer House and the pavilion, are restricted when rented for private events. During these times, petitioners and other individuals engaging in free speech activities are not permitted within these rented spaces. However, the surrounding areas, including the playground and splash pad, remain traditional public forums where free speech activities may take place.
- Parking lots and roadways are explicitly excluded from petitioning activities. This restriction is based on public safety concerns.

Council Questions and Discussion

In response to a question from Council Member Boleware on whether petitioners could collect signatures in private event spaces if invited by the host, City Attorney Joppich confirmed that while the policy does not explicitly allow it, enforcement would be based on complaints, and an invitation would likely prevent any issue from arising.

Council Member Knol expressed concern that the policy remains difficult to navigate, requiring individuals to read multiple sections to understand the rules. She suggested that the City Clerk's Office create a one-page reference document listing permitted and restricted areas for petitioning to make the information more accessible.

It was the consensus of council to bring the policy back to a regular meeting for approval of the amendment regarding the amphitheater.

Mayor Rich reiterated that revising the policy to allow for signature gathering would apply to all free speech activities. She also noted that discussions on the policy as it relates to other city facilities, such as City Hall and the Costick Center, would continue at a future time.

DISCUSSION ON POLICY REGARDING SPONSORSHIP OF EVENTS, NAMING RIGHTS, AND ADVERTISING

City Manager Mekjian introduced updates to the 2011 policy, noting that significant revisions were needed due to new city facilities and the establishment of the Communications and Community Engagement Department. The proposed changes include:

- Updating language to reflect the new Communications and Community Engagement Department.
- Enhancing promotional opportunities for sponsored events through press releases, digital platforms, newsletters, and print materials.
- Establishing new thresholds for donation approvals:
 - Donations of \$25,000 or less may be approved by the department director.
 - Donations exceeding \$25,000 require approval from both the department director and city manager.
- Maintaining City Council's authority over naming rights for city facilities.
- Aligning the policy with public art initiatives, allowing significant financial contributions for public art projects.

Council discussion

In response to questions from Council Member Bridges, City Manager Mekjian acknowledged that the revised policy removes Council from the approval process for donations and sponsorships up to \$25,000.

He explained that this change was intended to streamline the donation process, allowing donations to be made without waiting for a Council meeting or without having to schedule a special meeting. Council Member Bridges expressed his preference to restore Council's role in approving donations exceeding \$20,000, arguing that elected officials should be involved in such financial decisions. There did not seem to be a compelling reason to change this process. Council Member Dwyer agreed.

Special Services Deputy Director Farmer provided background on prior sponsorship and grant-seeking efforts for the Special Services Department, noting that a contractor had been hired to pursue grant funding at no cost to the City, where the contractor would take a percentage of what was brought in, with only limited success. Over the past five years, from 2021 to 2026, grant funding totaled approximately \$830,000 so far. \$600,000 in donations was received last year with 50% of that amount coming from in-kind contributions.

Council Member Knol highlighted the need to distinguish between different types of financial contributions. She referenced the sponsorship model used in Sterling Heights, where businesses provide funding for specific festival events in exchange for naming rights. Under that model, Council does not approve event sponsorships, as they are managed administratively through staff. She argued that Council should only be involved in approving naming rights for permanent facilities, such as parks or buildings, rather than event-related sponsorships, and did not need to approve sponsorships at all. Requiring Council approval for event sponsorships would hinder the ability to secure funding in a timely manner.

Council Member Bruce agreed with Knol's perspective. He recalled that past policy changes stemmed from concerns regarding naming decisions, which had been done outside of Council's approval.

City Attorney Joppich confirmed that the 2011 policy had been established to provide clarity on sponsorships and naming rights, ensuring that permanent naming decisions remained with Council while event sponsorships could be managed administratively.

Mayor Pro Tem Dwyer suggested breaking the policy into distinct categories to specify what decisions should be brought before Council and which can be handled administratively. The current proposal lacks sufficient detail.

City Attorney Joppich confirmed that under the 2011 policy, monetary contributions required approval based on their value:

- Donations up to \$9,999 required approval from the Special Services Director.
- Donations between \$10,000 and \$19,999 required approval from both the Special Services Director and the City Manager.
- Donations exceeding \$20,000 required City Council approval.

Council Member Bridges supported Council retaining its previous level of oversight.

Council Member Aldred expressed general support for the proposal but inquired whether a comprehensive list of facilities subject to naming rights had ever been established. City Manager Mekjian confirmed that no such list exists, and naming rights decisions continue to be addressed on a case-by-case basis, requiring Council approval.

Further discussion focused on the following:

- Clarification on Sponsorships vs. Naming Rights: Council discussed the distinction between sponsorships and naming rights. It was noted that if a company wishes to fund a permanent structure (e.g., an awning over baseball fields) and have their name associated with it, this will fall under naming rights. Conversely, sponsoring an event like a softball tournament would be considered a sponsorship.
- Regarding event sponsorship, the policy revision primarily seeks to increase revenue for the Special Services Department. However, donations could be made to any department, including police or fire services, not just Special Services.
- A process should be put in place for the Arts Commission to have input on how public art donations are handled, particularly for permanent installations.

It was suggested that the policy language be revised to ensure that Council is at least notified of donations. A recommendation was made to specify that all donations of \$25,000 or less require department director approval with notification to both the City Manager and Council, while donations exceeding \$25,000 require approval from both the Special Services Director and City Manager, with notification to Council. The City had received \$600,000 in sponsorships last year without Council being notified of the donors.

Council Member Bridges was concerned that the proposed policy changes may shift too much decision-making authority to City administration. City Council represents the public and should retain oversight, particularly in financial matters.

Council Member Knol offered a different perspective, suggesting that increasing sponsorship approval thresholds aligns with inflation and ensures the City secures value for taxpayers. Additional sponsorship revenue is necessary to address budget deficits at the Hawk Community Center and other City programs. Allowing staff to design competitive sponsorship packages without requiring frequent Council approvals was a way to make the sponsorship process more attractive to businesses. Requiring Council approval for smaller sponsorships could delay funding opportunities and create administrative inefficiencies.

City Manager Mekjian confirmed that the City does not have the staff necessary to conduct large-scale fundraising and that external firms specializing in sponsorship acquisition could be engaged on a cost-neutral basis, earning a percentage of the funds they secure.

Moving forward

- There was support – but not consensus – that temporary sponsorships, such as those for City events, could be handled administratively. Some Council Members continued to support Council approving sponsorships over a certain amount, such as \$20,000 or \$25,000
- Permanent naming rights should require Council approval, ensuring proper oversight and alignment with city policies
- Tiered sponsorship levels for events like the City's open house could be developed in coordination with the Communications Department, similar to those used by the Chamber of Commerce, where sponsors receive recognition based on contribution levels.
- Council deliberated on the frequency of reports regarding sponsorships. While annual reporting was suggested, some members pointed out that more frequent reporting would keep them informed

and allow timely acknowledgement of contributors. Consensus leaned towards quarterly reports for all monetary sponsorships exceeding \$5,000.

- City Manager Mekjian proposed that sponsorship revenues be included in the city's financial reports. This integration would provide transparency and allow for comprehensive tracking of funds.

ADJOURNMENT

The Study Session meeting was adjourned at 7:07pm.

Respectfully submitted,

Carly Lindahl, City Clerk

AGENDA
CITY COUNCIL MEETING
APRIL 14, 2025 – 7:30PM
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

REQUESTS TO SPEAK: Anyone requesting to speak before Council must complete and turn in to the City Clerk a blue Public Participation Registration Form.

REGULAR SESSION MEETING BEGINS AT 7:30PM IN THE CITY COUNCIL CHAMBER

STUDY SESSION (5:30PM Community Room – See Separate Agenda)

REGULAR SESSION MEETING

CALL REGULAR SESSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session meeting agenda
2. Proclamation recognizing [National Library Week](#)

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 7-23)

All items listed under Consent Agenda are considered routine, administrative, or non-controversial by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member or citizen so requests, in which event the items may be removed from the Consent Agenda for consideration.

CONSENT AGENDA ITEMS FOR DISCUSSION

COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

PUBLIC HEARING:

3. Public hearing and consideration of Community Development Block Grant (CDBG) 2025-2026 Projected Use of Funds. [CMR 4-25-50](#)

UNFINISHED BUSINESS:

4. Consideration of approval of ENACTMENT of Ordinances C-2-2025 and C-3-2025 to authorize the conveyance of city owned property, parcels 22-23-34-408-003 (vacant land) and 22-23-408-008 (vacant land), to Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz; and summaries for publication. [CMR 4-25-51](#)

NEW BUSINESS:

5. Transmittal and acceptance of the 2025/2026 - 2030/2031 Capital Improvements Plan. [CMR 4-25-52](#)
6. Consideration of approval of request from [AEA JR Holdings LLC](#) for a NEW Class C Quota Liquor License to be used at 28970 Orchard Lake Road.

CONSENT AGENDA:

7. Recommended acceptance of Beautification Commission 2024 Annual Report. [CMR 4-25-53](#)
8. Recommended approval of award of the Gateway Landscaping Project at Orchard Lake Road and the I-696 Interchange to Reliable Landscaping, Inc. in the amount of \$1,065,920.75, and a contingency of \$110,000 for unforeseen changes at the City's discretion. [CMR 4-25-54](#)
9. Recommended approval of award of contract for the Elmhurst Road Reconstruction Project to Florence Cement in the amount of \$707,504.55. [CMR 4-25-55](#)
10. Recommended approval of award of contract for the Gramercy Court Road Reconstruction Project to Great Lakes Contracting Solutions, LLC in the amount of \$690,731.87. [CMR 4-25-56](#)
11. Recommended approval of award of contract for the Halsted Road Reconstruction Project to Mark Anthony Contracting, Inc. in the amount of \$4,255,957.62. [CMR 4-25-57](#)
12. Recommended approval of award of bid for the Concrete Replacement, Catch Basin Rehabilitation and Sump Pump Connection Program to Olson Cement Work, Inc. in the approximate amount of \$782,962.50 for a one (1) year term with optional renewals. [CMR 4-25-58](#)
13. Recommended approval of a quit claim deed to SFO Partners LLC transferring ownership of Right-of-Way. [CMR 4-25-59](#)
14. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Concessions Attendant. [CMR 4-25-60](#)
15. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Youth Center Site Supervisor. [CMR 4-25-61](#)
16. Recommended approval of a request for employment under Section 10.01A of the City Charter for an Ice Arena Attendant. [CMR 4-25-62](#)
17. Recommended approval of a request for employment under Section 10.01A of the City Charter for two Lifeguards. [CMR 4-25-63](#) and [CMR 4-25-64](#)

18. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Camp Instructor. [CMR 4-25-65](#)
19. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Guest Services Coordinator. [CMR 4-25-66](#)
20. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Building Attendant/Zamboni Driver. [CMR 4-25-67](#)
21. Recommended approval of purchase of one E35 R2-Series Bobcat Compact Excavator for Farmington Hills Parks and Golf Maintenance from Doosan Bobcat North America in the amount of \$58,530.64. [CMR 4-25-68](#)
22. Recommended approval of City Council [study session meeting minutes](#) of March 24, 2025.
23. Recommended approval of City Council [regular session meeting minutes](#) of March 24, 2025.

ADDITIONS TO AGENDA

PUBLIC COMMENTS

Limited to three (3) minutes.

CITY ATTORNEY REPORT

ADJOURNMENT

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/ accommodations will be made.



PROCLAMATION
In Recognition of National Library Week
April 2025

- WHEREAS,** libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can explore new ideas and be drawn to new possibilities; and,
- WHEREAS,** libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and lifelong learning; and,
- WHEREAS,** libraries provide free and equitable access to books, digital tools, and programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive; and,
- WHEREAS,** libraries partner with schools, businesses, and organizations, connecting the dots to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community; and,
- WHEREAS,** libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success; and,
- WHEREAS,** libraries nurture young minds through story times, STEAM programs, and literacy initiatives, fostering a lifelong love of learning; and,
- WHEREAS,** libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression; and,
- WHEREAS,** dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all.

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 that the library is an essential part of Farmington Hills, even as National Library Week ends. I encourage all residents to visit the Farmington Community Library throughout the year to explore its resources and celebrate all the ways that the library draws us together as a community.

A handwritten signature in black ink, reading "Theresa Rich".

Theresa Rich, Mayor



**CITY MANAGER’S REPORT TO
MAYOR AND COUNCIL**

DATE: 4/14/2025

DEPT: Planning and Community Development

RE: Community Development Block Grant (CDBG) Public Hearing on the 2025-2026 Projected Use of Funds

ADMINISTRATIVE SUMMARY

- The Community Development Office is required by the U. S. Department of Housing and Urban Development (HUD) to create an Annual Action Plan to project the use of CDBG funding for the next program year (PY2025 - 2026).
- For PY2025-26, the City of Farmington Hills is anticipating \$415,398 for CDBG programming. This amount is comprised of an estimated \$365,398 in entitlement funds from HUD, and an estimated \$50,000 of program income derived from the Housing Rehabilitation activity. Any change in funding will be reflected in an adjustment to the Housing Rehabilitation activity.
- Federal regulations require a public hearing to discuss and approve the annual use of CDBG funds.
- CDBG funds must benefit low- and moderate-income persons or areas (**Eligible Areas map attached**). The eligible areas are based on the criteria made available each year from HUD.
- The following distribution of CDBG funds is recommended for PY2025-26:

<u>PROPOSED PY2025-26 BUDGET</u>	
Housing Rehabilitation	\$ 312,898
Public Services Activities	\$ 42,500
<u>Program Administration</u>	<u>\$ 60,000</u>
Total	\$415,398

RECOMMENDATION

It is recommended that the City Council approve the PY2025-26 Annual Action Plan and that Community Development Block Grant funds be allocated as follows:



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

RESOLVE that the City Council approve the Community Development Block Grant Program Year 2025-2026 budget to include: 1) \$312,898 for Housing Rehabilitation, 2) \$42,500 for Public Services activities, and 3) \$60,000 for Program Administration. Any change in funding amount will be reflected in an adjustment to the Housing Rehabilitation activity.

FURTHER RESOLVE that the City Manager be authorized to prepare and submit an application for Community Development Block Grant funds to the U.S. Department of Housing and Urban Development (HUD) within sixty days of the date allocations are announced but no later than August 16, 2025.

BUDGET BACKGROUND

Housing Rehabilitation

The Housing Rehabilitation program continues to assist low- and moderate-income homeowners with home repairs to improve and conserve the quality of their existing residential properties, in addition to maintaining housing stock in the City. Typical improvements include replacing roofs/gutters, water heaters, furnaces, windows, insulation, siding installation, and sewer connections. In the current budget, an estimated 17 homeowners will receive assistance with home improvements. This budget also includes wages and fringe benefits for the Housing Rehabilitation Specialist for administration costs directly related to the Housing Rehabilitation program. \$312,898 is budgeted for the Housing Rehabilitation program.

Public Services

CDBG funds may be used for public services activities to strengthen communities by addressing the needs of specific populations. The expenditure for this category cannot exceed 15% of the annual grant allocation as established by HUD. Several non-profit organizations are classified as Public Service Organizations by HUD. Farmington Hills has received requests for funds from CARES (Community. Action. Resources. Empowerment. Services.) to support the health needs of residents through foodbank products and services, Common Ground to provide crisis and mental health support services, HAVEN (Help Against Violent Encounters Now) to provide assistance to victims of violence and sexual assault, and South Oakland Shelter dba Lighthouse to provide a wide array of services designed to permanently remove individuals and families from the cycle of homelessness. \$42,500 is budgeted for Public Services activities.

Program Administration

The administration and planning amount of the budget reimburses the general fund for documented wages and fringe benefits of general program staff. It also covers legal notices, office supplies and other administrative costs along with support for fair housing



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

services provided by the Fair Housing Center of Metro Detroit. \$60,000 is budgeted for Program Administration.

PUBLIC PARTICIPATION

The Community Development Office has contacted and met with community organizations and the Housing Rehabilitation Loan Board in order to keep interested organizations informed. On September 6, 2024 a public meeting was held to review the previous year's activity and review the City's Consolidated Plan. On March 14, 2025 a [Notice of Public hearing and 30-Day comment period](#) regarding the April 14, 2025 City Council public hearing was published in the [Oakland Press](#), on the City website and social media accounts.

SCHEDULE

The Annual Action Plan and application for the CDBG PY2025-2026 is to be submitted to the U. S. Department of Housing and Urban Development within sixty days of the date allocations are announced but no later than August 16, 2025. The new program year begins July 1, 2025 and ends June 30, 2026.

###

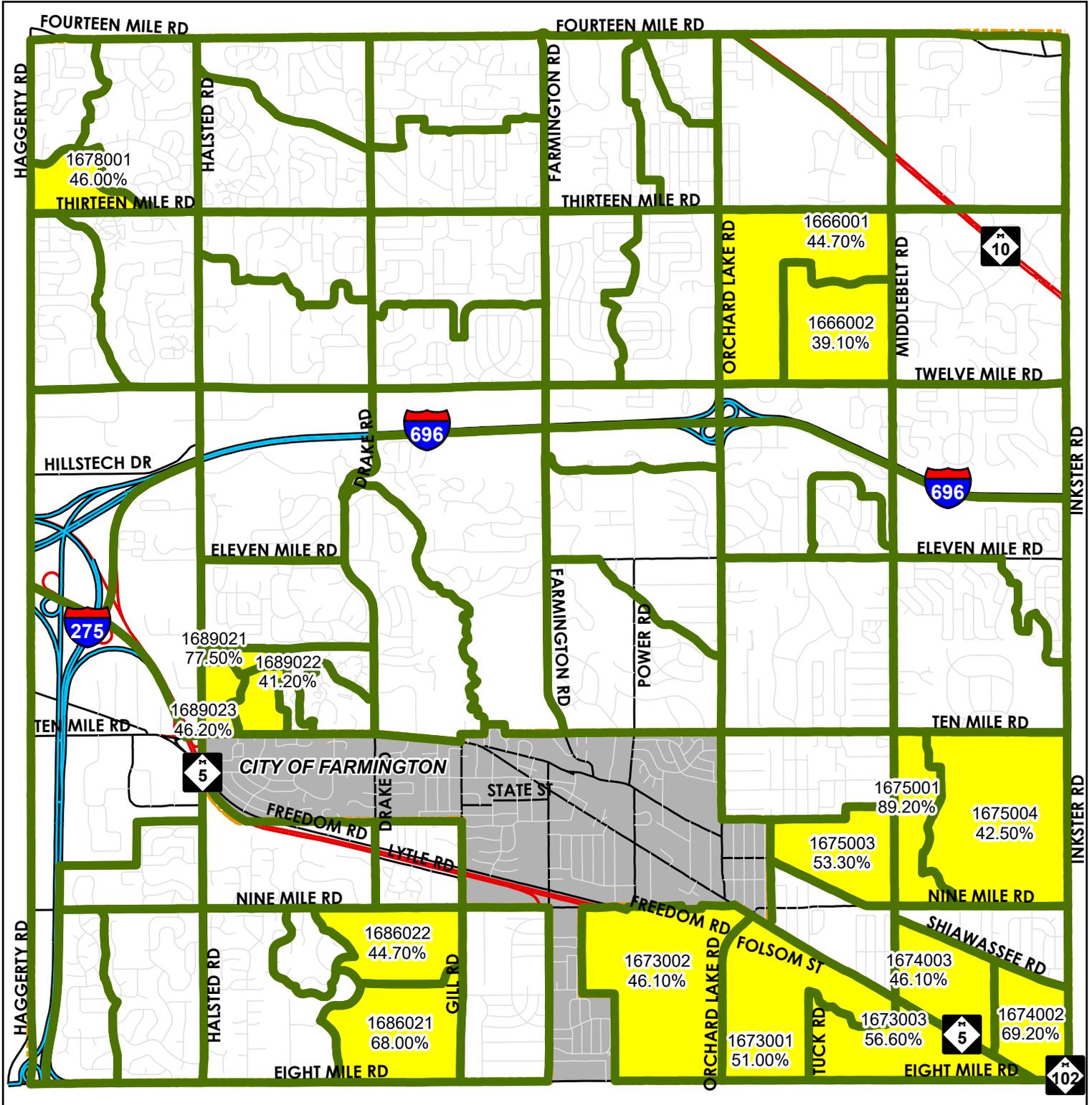
Prepared by: Tracey Emmanuel, Community Development and Special Projects Coordinator
Department Approval: Charmaine Kettler-Schmult, Planning and Community Development
Executive Approval: Gary Mekjian, City Manager, P.E.

Electronic attachment:

- [Eligible Areas Map \(2024\)](#)
- [30 Day Comment Period Notice and Notice of Public Hearing](#)



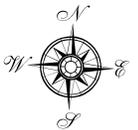
CDBG Low/Moderate Income Eligible Areas 2024



SOURCES: City of Farmington Hills GIS, 2024
 Oakland County, 2024
 US Census Bureau, 2020 Block Groups
 Map Print Date: Oct 2024



 Low/Moderate Income Area



EXCEPTION GRANTEE 39.10%

LEGAL/PUBLIC NOTICE
CITY OF FARMINGTON HILLS
Notice of Public Hearing and 30-day Comment Period
Community Development Block Grant Program
Annual Action Plan 2025-2026

Notice is hereby given that a Public Hearing will be held on Monday April 14, 2025 at 7:30 p.m. EDT, in Council Chambers of City Hall, 31555 Eleven Mile Road, Farmington Hills, at which time and place the Farmington Hills City Council will conduct a Public Hearing to receive public comments pertaining to the development of the city’s PY2025 CDBG Annual Action Plan. Individuals may present their comments at the meeting, by email at temmanuel@fhgov.com , or by mail addressed to the City of Farmington Hills – Community Development Office, 31555 W. Eleven Mile, Farmington Hills, MI 48336. A 30-day comment period remains in effect until 4:30 p.m. April 15, 2025. Draft versions of the Annual Action Plan 2025-2026 are available for review at the Community Development Office within City Hall at 31555 W. Eleven Mile, during regular business hours 8:30 a.m. to 4:30 p.m.

The City of Farmington Hills expects to receive an estimated \$365,398 from the U.S. Department of Housing and Urban Development for the 2025-2026 Community Development Block Grant (CDBG) Program Year. Any change in the funding amount will require an adjustment to the Housing Rehabilitation activity. In addition, an estimated \$50,000 in program income from Housing Rehabilitation activities is included in the proposed use of funds.

<u>Proposed Use of CDBG Funds</u>	
Housing Rehabilitation	\$312,898
Public Services	\$42,500
CDBG Administration	<u>\$60,000</u>
Total:	\$415,398

Anyone planning to attend the meeting who is non-English speaking and/or who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Community Development office (248) 871-2545 or temmanuel@fhgov.com at least two (2) business days prior to the meeting, wherein necessary arrangements/accommodations will be made.

Charmaine Kettler-Schmult, Director of
Planning and Community Development
Gary Mekjian, City Manager

Publish: March 14, 2025



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

Date: April 14, 2025

Re: **Consideration of Approval of Ordinance Nos. C-2-2025 and C-3-2025 Authorizing Conveyance of City Owned Property, parcels 22-23-34-408-008 and 22-23-34-408-003, to Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz**

ADMINISTRATIVE SUMMARY-

- The City received the referenced properties from Oakland County due to tax foreclosure in September 2011. Since late summer of 2011, the City has owned the parcels.
- Parcel 22-23-34-408-008 is zoned RA-3 one family residential, is .40 acres, and fronts Osmus Avenue which is located at the mid to south-eastern portion of the City.
- Parcel 22-23-34-408-003 is zoned RA-3 one family residential, is .43 acres, and fronts Robinson Avenue which is located at the mid to south-eastern portion of the City. There is an open drain which runs across the residential property.
- Applicants and residents, Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz, have presented their interest in purchasing parcels 23-34-408-008 and 22-23-408-003 for a total amount of \$10,000. Each property selling at \$5,000. This amount was reviewed by our City Assessor.
- The applicant will be required to combine these lots to their preexisting property.
- The applicant has also provided an earnest \$750 deposit for each separate parcel as a part of the purchase agreement.
- City staff, along with the City Attorney, have been working on the documents required to close on the sale of these properties.
- City Charter requires that City Council adopt an ordinance to convey City owned real property. As such, the City Attorney's office has reviewed this item and has drafted the Quit Claim Deeds and Ordinances.

RECOMMENDATION

IT IS RESOLVED, that the City Council of Farmington Hills hereby approves the second reading and adoption of Ordinance Nos. C-2-2025 and C-3-2025 authorizing the conveyance of Parcel Nos. 22-23-34-408-008 and 22-23-34-408-003 to Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz for the sum of \$10,000, and authorizes the City Manager to sign the quit claim deeds and any other documents necessary for closing and conveying said properties to Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz, conditioned upon and subject to compliance with the terms of the Purchase Agreement between Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz and the City.

Prepared by: Gary Mekjian, City Manager

Reviewed by: Cristia Brockway, Economic Development Director

Approved by: Gary Mekjian, City Manager

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

AGREEMENT REGARDING PURCHASE OF PROPERTY

THIS AGREEMENT REGARDING CONVEYANCE OF PROPERTY ("Agreement") is by and between CLAUDIO RODRIGO AGUILERA QUEZADA and LUISA NAYELI CRUZ, whose address is 21116 Robinson Street, Farmington Hills, Michigan 48336 ("Purchaser") and the CITY OF FARMINGTON HILLS, a Michigan municipal corporation, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan 48336 ("Seller"), and shall be dated and effective as of the date on which it has been fully executed by Purchaser and Seller (the "Effective Date"). In this Agreement, Purchaser and Seller may be referenced together as the "Parties".

IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, PURCHASER AND SELLER AGREE AS FOLLOWS:

Purchaser hereby offers and agrees to purchase from the Seller, and Seller agrees to sell to the Purchaser, the property described on the attached Exhibit "A" and any rights or easements presently existing for the benefit thereof (the "Property") subject to the terms and conditions set forth below:

1. Purchase Price. Purchaser shall pay to the Seller Five Thousand Dollars (\$5,000.00), which amount shall be referred to in this Agreement as the "purchase price." Payment of the purchase price shall be made in a bank certified check, cashier's check, or wire transfer of funds to an account designated in writing by Seller.
2. Earnest Money Deposit. With its delivery of this signed Agreement, Purchaser is depositing with Seller Seven Hundred and Fifty Dollars (\$750.00) in the form of a cashier's check made payable to Seller, which shall be deemed the "Earnest Money Deposit" to be held and applied by Seller in accordance with one of the following: (a) the terms of this Agreement; (b) a fully executed mutual release; or (c) a determination in a civil action indicating to whom or how the deposit must be paid or applied. If this Agreement is not signed by Seller within thirty (30) days of its receipt of this Agreement signed by Purchaser, the Earnest Money Deposit shall be returned to Purchaser upon written request to Seller.
3. Title Contingency. Within fourteen (14) calendar days after the Effective Date, Purchaser, at its option and expense, may, but is not required to, obtain in its possession a title insurance commitment issued by a title company of Purchaser's choosing ("Title Company") bearing a date later than the Effective Date, wherein the Title Company agrees to issue an ALTA owner's policy of title insurance with standard exceptions in the full amount of the Purchase Price, insuring title to the Property to be good and marketable and free and clear of all liens, claims, easements, restrictions, encumbrances, encroachments, leases or rights of parties in possession of every kind and nature whatsoever, except for "Permitted Encumbrances" as defined below ("Title Policy"). If Purchaser chooses not to obtain a title insurance commitment in accordance with the timing and terms of this paragraph, Purchaser is thereby choosing to accept title in its "AS-IS" condition. If Purchaser chooses to obtain a title insurance commitment in accordance with the timing and terms set forth above, within five (5) calendar days after the date on which Purchaser receives such title insurance commitment, Purchaser shall forward a copy of said commitment to the Seller. Purchaser

shall have ten (10) calendar days after the date on which Purchaser receives the title insurance commitment to review same. If Purchaser determines, in his sole discretion, that any lien, claim, easement, restriction, encumbrance, encroachment, lease or right of any party may interfere with Purchaser's contemplated use of the Property or is otherwise unacceptable to Purchaser for any reason whatsoever (hereinafter, "Title Defect"), Purchaser shall notify Seller of any such Title Defect within five (5) calendar days after said ten (10) day period. Any exception set forth in the commitment to which Purchaser does not timely object shall be a "Permitted Encumbrance." Seller shall use its best efforts to cure any Title Defect of which it is timely notified. If Seller fails to cure all such Title Defects within thirty (30) calendar days after the receipt of Purchaser's timely notice thereof, Purchaser's sole remedies are to either (i) terminate this Agreement, or (ii) waive any such Title Defect(s) and proceed to closing accepting title in its "AS IS" condition. Seller's failure to correct a title defect shall not be deemed a default under this Agreement. Purchaser shall pay for the Title Policy.

4. City Ordinance, City Easements, and Property Combination.

(a) This Agreement and any closing on Purchaser's purchase of the Property from Seller is contingent upon City Council of the City of Farmington Hills adopting, in its sole and absolute discretion, an ordinance as required under its City Charter for conveyance of the Property to Purchaser, and such ordinance becoming effective. The Parties agree that any prior indications of City Council regarding Purchaser's proposal to purchase the Property and the City's execution and terms of this Agreement shall not be considered and are not intended to represent or be relied upon as an indication or assurance of any kind as to whether the City Council will adopt such an ordinance. In the event such an ordinance is not adopted within sixty (60) days of the Effective Date, this Agreement and all of the obligations and liabilities of the Seller and Purchaser shall be terminated and of no further force and effect, unless the Parties mutually agree to an extension of time in writing. The failure of the City Council to adopt an ordinance as required under its Charter shall not be deemed a default by Seller under this Agreement, but in such event Seller shall return the Earnest Money Deposit to Purchaser.

(b) This Agreement and any closing on Purchaser's purchase of the Property from Seller is contingent upon the Property being combined with the adjoining Parcel No. 22-23-34-408-011 (which parcel is currently owned by Purchaser and has the address of 21116 Robinson Street, Farmington Hills, Michigan), such that the two properties form and become a single parcel and zoning lot for taxing, use, and zoning purposes (the "adjoining parcel combination"). Purchaser shall complete all applications and submissions necessary, and pay all fees and costs required for the processing and completion of the adjoining parcel combination within five (5) business days of the Effective Date of this Agreement. This Agreement shall not be considered and is not intended to represent or be relied upon as an indication or assurance of any kind as to whether the City will approve the adjoining parcel combination. In the event the adjoining parcel combination is not completed and finalized on or before the closing, this Agreement and all of the obligations and liabilities of the Seller and Purchaser may be terminated by Seller, in Seller's sole discretion, and shall be of no further force and effect. Denial of the adjoining parcel combination, even if by the City of Farmington Hills, shall not be deemed a default by Seller under this Agreement.

(c) The City of Farmington Hills will retain all existing easement rights and all City utilities, City roads, and any other City-owned improvements on, under, over, across, or within any and all parts of the Property, and Purchaser agrees to and shall execute easements granting and/or confirming those rights in a form required and acceptable to Seller at closing.

5. Taxes, Prorated Items, and Costs. The parties agree that the cost of completion of the required closing documents and the cost to conduct the closing shall be paid by Purchaser. Purchaser shall pay any required transfer tax, all closing fees and costs, and the costs associated with recording the required deed.

6. At Closing and Conveyance to Purchaser. At closing and prior to Seller's execution and delivery of a quit claim deed (in the form attached as Exhibit "B") conveying the Property to Purchaser, Purchaser shall have completed the following: (a) pay the purchase price less the amount of the Earnest Money Deposit to Seller with a cashier's check and verification satisfactory to Seller that such payment has cleared with funds deposited into Seller's desired bank account; (b) pay all required transfer taxes, closing fees and costs, costs associated with recording the deed from the Seller, and any other costs associated with or required for consummation of this transaction; (c) finalization of the property combination(s) required under this Agreement; and (d) execute a Property Transfer Affidavit as required by law and any and all other required documents required for the conveyance of the Property.

7. Possession. Seller shall deliver and Purchaser shall accept Seller's title and possession of the Property as of the date and time of Seller's execution and delivery of the deed conveying the Property to Purchaser at the closing.

8. Closing. The transaction contemplated under this Agreement shall be consummated at a meeting of the parties (the "closing") at 10:00 a.m., local time, at Seller's address set forth above on the date that is thirty (30) calendar days after the contingencies set forth in paragraph 4, above, have been completed, unless said date is a Saturday, Sunday or legal holiday, in which case the closing shall occur on the next immediately following business day. Notwithstanding the preceding sentence, the Parties may mutually agree in writing to an alternative place, date, and/or time for the closing, recognizing that time is of the essence in closing this transaction.

9. Seller's Disclosure Statement. Purchaser acknowledges that the Property is vacant land and a Seller Disclosure Statement was not available at the time this Agreement was written and is not required. If required or requested, Seller agrees to provide Purchaser with a Seller's Disclosure Statement at any time prior to closing pursuant to and to the extent required by Public Act 92 of 1993.

10. Defaults. In the event of material default by the Purchaser under this Agreement, Seller may, at Seller's option, declare a forfeiture hereunder, retain the Earnest Money Deposit, and pursue any legal or equitable remedies available to Seller. In the event of material default by Seller under this Agreement, Purchaser may, at Purchaser's option, elect to pursue any legal or equitable remedies available to Purchaser.

11. Notices. Any notice required to be given in accordance with the provisions of this Agreement shall be in writing and effective when delivered personally or when mailed by certified mail, return receipt requested, directed to the parties at the addresses set forth in this Agreement or at such other address as may be set forth in writing by the respective parties or attorney. It is agreed by the parties that notices required hereunder may, but are not required to, be delivered by email, provided a hard copy (originally signed copy) is mailed or delivered in a timely manner. If sent by email, the date and time of said notice shall be one day after the date and time the email was sent. If not sent by email, notice shall be

deemed given on the earlier of (a) the date of personal delivery, (b) the date when received, or (c) one day after mailing if mailed in the State of Michigan. Notices to Purchaser shall be addressed to the attention of "Claudio Rodrigo Aguilera Quezada and LUISA NAYELI CRUZ." Notices to Seller shall be addressed to the attention of "City Manager."

12. Condition of Premises. Purchaser acknowledges that it is purchasing and by closing this transaction shall be deemed to have accepted the Property "AS IS." Purchaser acknowledges that (a) it has examined the Property in person or otherwise to its satisfaction; (b) it has had the opportunity to conduct additional inspections, surveys, examinations, environmental testing, soils testing, and other due diligence for the purchase of the Property; (c) Seller acquired ownership of the Property by way of a tax foreclosure and conveyance by Oakland County pursuant to and under the State of Michigan tax foreclosure and sale laws and procedures, and Seller has not inspected the Property and has no knowledge of its condition; and (d) Seller has not made any representations or warranties of any kind concerning the Property upon which Purchaser has placed reliance except as provided in this Agreement. Further, Purchaser hereby agrees to release Seller, Seller's employees, officials, councils, consultants, and attorneys from any and all claims whatsoever related to the condition of the Property, including without limitation any encroachments and defects involving the title or possession, soil conditions, environmental or hazardous material contamination, suitability for construction or use of any kind, or other conditions. Seller makes no representations regarding the existence or non-existence of environmental contamination or hazardous materials of any nature on, under, or near the Property and Purchaser shall indemnify and hold Seller harmless from any claims of contamination and/or statutory obligations to clean up the Property. Purchaser is strictly liable for the investigation of the title to and encroachments onto the Property and inspection of the Property itself, prior to signing this Agreement.

13. Grammar and Headings. Whenever words herein are used in the neuter, they shall be read in the feminine or masculine whenever they would so apply and vice versa, and words in this Agreement that are singular shall be read as plural whenever the latter would so apply and vice versa. The headings contained herein are for the convenience of the Parties and are not to be used in construing the provisions of this Agreement.

14. Entire Agreement. Seller and Purchaser agree that this Agreement contains the entire agreement between them and that there are no agreements, representations, statements, or understandings that have been relied upon by them that are not stated in this Agreement.

15. Binding Effect. The covenants, representations, and agreements set forth in this Agreement are binding upon and inure to the benefit of the Parties hereto, their respective heirs, representatives, successors and assigns, and paragraphs 4(c) and 9 through 21 shall survive the closing and conveyance of the Property to Purchaser.

16. Governing Law. This Agreement shall be governed by and construed in accordance with the statutes and laws of the State of Michigan. In the event that any provision herein shall be held by any court of competent jurisdiction to be illegal or unenforceable, such provision shall be deemed severable and severed therefrom and the remaining provisions herein shall remain in full force and effect between the parties.

17. Non-Assignability. Purchaser shall not assign, sell, or transfer this Agreement or any of its rights, obligations, or interests arising hereunder without the prior written consent of Seller, which consent may be withheld for any reason or no reason at all, in Seller's discretion. Any purported assignment contrary to the terms hereof shall be null, void, and have no force and effect, and shall not relieve the assignor of its obligations under and pursuant to this Agreement.

18. Counterparts and Electronic Copies. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. In making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart executed by the party against whom enforcement of this Agreement is sought. Signature to this Agreement transmitted by facsimile transmission, by electronic mail in portable document format (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same force and effect as physical execution and delivery of the paper document bearing the original signature.

19. Incorporation of Exhibits. The exhibits attached at the end of this Agreement are incorporated herein and expressly agreed to and made a part of this Agreement for all purposes by this reference

20. Entire Agreement. This Agreement and the exhibits attached hereto constitute the entire understanding and agreement between the parties hereto concerning Purchaser's purchase of the Property, and all prior negotiations, discussions, understandings, and agreements concerning the same are deemed to be merged herein.

21. Amendment. This Agreement may not be amended orally, but may only be amended in writing signed by all of the parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date set forth opposite their signatures.

PURCHASER:

Dated: March 13, 2025



Claudio Rodrigo Aguilera Quezada and Luisa
Nayeli Cruz

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13 day of March, 2025, by Claudio Rodrigo Aguilera Quezada, an individual.

Ciara Jones

Ciara Jones, Notary Public
Acting in Oakland County, Michigan
My Commission Expires: December 03, 2030

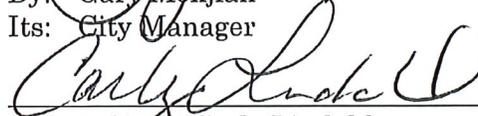
CIARA JONES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires December 03, 2030

SELLER
CITY OF FARMINGTON HILLS

Dated: March 17, 2025


By: Gary Mekjian
Its: City Manager

Dated: March 17, 2025


Attested By: Carly Lindahl
Its: City Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 17th day of March, 2025, by Gary Mekjian, City Manager, and attested to by Carly Lindahl, Clerk, on behalf of the City of Farmington Hills.

NANCY MOORE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires August 07, 2030


Nancy Moore, Notary Public
Acting in Oakland County, Michigan
My Commission Expires: August 7, 2030

EXHIBIT A

Legal Description: T1N, R9E, SEC 34 KRAVE'S GRAND RIVER HEIGHTS LOT 148

Parcel # 22-23-34-408-008 (Vacant Land)

Address: Vacant, Farmington Hills, Michigan

EXHIBIT B

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS, that CITY OF FARMINGTON HILLS, a Michigan municipal corporation, 31555 W. Eleven Mile Road, Farmington Hills, MI 48336 ("Grantor"), for and in consideration of the sum of Five Thousand Dollars 5,000.00), the receipt of which is acknowledged, conveys to CLAUDIO RODRIGO AGUILERA QUEZADA and LUISA NAYELI CRUZ, whose address is 21116 Robinson Street, Farmington Hills, Michigan 48336 ("Grantee"), the real property situated in the City of Farmington Hills, County of Oakland, State of Michigan described on the attached and incorporated Exhibit "A" (the "Property"), together with all of the tenements, hereditaments, and appurtenances thereto belonging or in otherwise appertaining, subject to (a) restrictions, conditions, reservations, covenants, and easements of record, if any, and (b) all applicable building codes and zoning and other ordinances.

Grantor grants to Grantee the right to make any and all division(s) remaining under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended. This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. Grantor covenants and represents that it has not previously conveyed or transferred the above-described property or any part thereof.

Dated _____, 2025.

Signed by:
CITY OF FARMINGTON HILLS

By: Gary Mekjian, Its City Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Gary Mekjian, City Manager, on behalf of the City of Farmington Hills.

, Notary Public
Acting in Oakland County, Michigan
My Commission Expires: _____

Drafted by:
Steven P. Joppich, Esq., Rosati Schultz Joppich Amtsbuechler, P.C., 27555 Executive Drive, #250, Farmington Hills, MI 48331

When recorded return to: Grantee	Send Subsequent Tax Bills To: Grantee	Recording Fee: _____ Transfer Tax: _____ Parcel No.: _____
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Exhibit "A" to Quit Claim Deed

Legal Description: T1N, R9E, SEC 34 KRAVE'S GRAND RIVER HEIGHTS LOT 148

Parcel # 22-23-34-408-008 (Vacant Land)

Address: Vacant, Farmington Hills, Michigan

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO. C-2-2025

AN ORDINANCE TO AUTHORIZE THE
CONVEYANCE OF CERTAIN PROPERTY TO
CLAUDIO RODRIGO AGUILERA QUEZADA AND
LUISA NAYELI CRUZ.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1. Ordinance

The City Council of the City of Farmington Hills authorizes the City Manager to, upon Purchaser's payment of \$5,000.00, execute and deliver an appropriate deed conveying the City of Farmington Hills' interest in the property described on the attached Exhibit A to Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz ("Purchasers"), conditioned upon and subject to Purchaser's compliance with the terms of the Purchase Agreement between the City and Purchaser.

Section 2. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Severability.

Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 4. Savings.

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

Section 5. Effective Date.

The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.

EXHIBIT A

Legal Description: T1N, R9E, SEC 34 KRAVE'S GRAND RIVER HEIGHTS LOT 148

Parcel # 22-23-34-408-008 (Vacant Land)

Address: None (Vacant, Farmington Hills, Michigan)

SUMMARY
ORDINANCE NO. C-2-2025
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE OF AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF LOT 148 OF KRAVE'S GRAND RIVER HEIGHTS, PARCEL # 22-23-34-408-008 (VACANT LAND), TO CLAUDIO RODRIGO AGUILERA QUEZADA AND LUISA NAYELI CRUZ

A full copy of the Ordinance is on file in the Clerk's Office for public review between the hours of 8:30am and 4:30pm Monday through Friday.

Section 1, Ordinance

Section 2, Repealer

Section 3, Severability

Section 4, Savings

Section 5, Effective Date

The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 6, Enactment

CARLY LINDAHL, City Clerk

Publish: Oakland Press 4/20/2025

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

AGREEMENT REGARDING PURCHASE OF PROPERTY

THIS AGREEMENT REGARDING CONVEYANCE OF PROPERTY ("Agreement") is by and between CLAUDIO RODRIGO AGUILERA QUEZADA and LUISA NAYELI CRUZ whose address is 21116 Robinson Street, Farmington Hills, Michigan 48336 ("Purchaser") and the CITY OF FARMINGTON HILLS, a Michigan municipal corporation, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan 48336 ("Seller"), and shall be dated and effective as of the date on which it has been fully executed by Purchaser and Seller (the "Effective Date"). In this Agreement, Purchaser and Seller may be referenced together as the "Parties".

IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, PURCHASER AND SELLER AGREE AS FOLLOWS:

Purchaser hereby offers and agrees to purchase from the Seller, and Seller agrees to sell to the Purchaser, the property described on the attached Exhibit "A" and any rights or easements presently existing for the benefit thereof (the "Property") subject to the terms and conditions set forth below:

1. Purchase Price. Purchaser shall pay to the Seller Five Thousand Dollars (\$5,000.00), which amount shall be referred to in this Agreement as the "purchase price." Payment of the purchase price shall be made in a bank certified check, cashier's check, or wire transfer of funds to an account designated in writing by Seller.
2. Earnest Money Deposit. With its delivery of this signed Agreement, Purchaser is depositing with Seller Seven Hundred and Fifty Dollars (\$750.00) in the form of a cashier's check made payable to Seller, which shall be deemed the "Earnest Money Deposit" to be held and applied by Seller in accordance with one of the following: (a) the terms of this Agreement; (b) a fully executed mutual release; or (c) a determination in a civil action indicating to whom or how the deposit must be paid or applied. If this Agreement is not signed by Seller within thirty (30) days of its receipt of this Agreement signed by Purchaser, the Earnest Money Deposit shall be returned to Purchaser upon written request to Seller.
3. Title Contingency. Within fourteen (14) calendar days after the Effective Date, Purchaser, at its option and expense, may, but is not required to, obtain in its possession a title insurance commitment issued by a title company of Purchaser's choosing ("Title Company") bearing a date later than the Effective Date, wherein the Title Company agrees to issue an ALTA owner's policy of title insurance with standard exceptions in the full amount of the Purchase Price, insuring title to the Property to be good and marketable and free and clear of all liens, claims, easements, restrictions, encumbrances, encroachments, leases or rights of parties in possession of every kind and nature whatsoever, except for "Permitted Encumbrances" as defined below ("Title Policy"). If Purchaser chooses not to obtain a title insurance commitment in accordance with the timing and terms of this paragraph, Purchaser is thereby choosing to accept title in its "AS-IS" condition. If Purchaser chooses to obtain a title insurance commitment in accordance with the timing and terms set forth above, within five (5) calendar days after the date on which Purchaser receives such title insurance commitment, Purchaser shall forward a copy of said commitment to the Seller. Purchaser

shall have ten (10) calendar days after the date on which Purchaser receives the title insurance commitment to review same. If Purchaser determines, in his sole discretion, that any lien, claim, easement, restriction, encumbrance, encroachment, lease or right of any party may interfere with Purchaser's contemplated use of the Property or is otherwise unacceptable to Purchaser for any reason whatsoever (hereinafter, "Title Defect"), Purchaser shall notify Seller of any such Title Defect within five (5) calendar days after said ten (10) day period. Any exception set forth in the commitment to which Purchaser does not timely object shall be a "Permitted Encumbrance." Seller shall use its best efforts to cure any Title Defect of which it is timely notified. If Seller fails to cure all such Title Defects within thirty (30) calendar days after the receipt of Purchaser's timely notice thereof, Purchaser's sole remedies are to either (i) terminate this Agreement, or (ii) waive any such Title Defect(s) and proceed to closing accepting title in its "AS IS" condition. Seller's failure to correct a title defect shall not be deemed a default under this Agreement. Purchaser shall pay for the Title Policy.

4. City Ordinance, City Easements, and Property Combination.

(a) This Agreement and any closing on Purchaser's purchase of the Property from Seller is contingent upon City Council of the City of Farmington Hills adopting, in its sole and absolute discretion, an ordinance as required under its City Charter for conveyance of the Property to Purchaser, and such ordinance becoming effective. The Parties agree that any prior indications of City Council regarding Purchaser's proposal to purchase the Property and the City's execution and terms of this Agreement shall not be considered and are not intended to represent or be relied upon as an indication or assurance of any kind as to whether the City Council will adopt such an ordinance. In the event such an ordinance is not adopted within sixty (60) days of the Effective Date, this Agreement and all of the obligations and liabilities of the Seller and Purchaser shall be terminated and of no further force and effect, unless the Parties mutually agree to an extension of time in writing. The failure of the City Council to adopt an ordinance as required under its Charter shall not be deemed a default by Seller under this Agreement, but in such event Seller shall return the Earnest Money Deposit to Purchaser.

(b) This Agreement and any closing on Purchaser's purchase of the Property from Seller is contingent upon the Property being combined with the adjoining Parcel No. 22-23-34-408-011 (which parcel is currently owned by Purchaser and has the address of 21116 Robinson Street, Farmington Hills, Michigan), such that the two properties form and become a single parcel and zoning lot for taxing, use, and zoning purposes (the "adjoining parcel combination"). Purchaser shall complete all applications and submissions necessary, and pay all fees and costs required for the processing and completion of the adjoining parcel combination within five (5) business days of the Effective Date of this Agreement. This Agreement shall not be considered and is not intended to represent or be relied upon as an indication or assurance of any kind as to whether the City will approve the adjoining parcel combination. In the event the adjoining parcel combination is not completed and finalized on or before the closing, this Agreement and all of the obligations and liabilities of the Seller and Purchaser may be terminated by Seller, in Seller's sole discretion, and shall be of no further force and effect. Denial of the adjoining parcel combination, even if by the City of Farmington Hills, shall not be deemed a default by Seller under this Agreement.

(c) The City of Farmington Hills will retain all existing easement rights and all City utilities, City roads, and any other City-owned improvements on, under, over, across, or within any and all parts of the Property, and Purchaser agrees to and shall execute easements granting and/or confirming those rights in a form required and acceptable to Seller at closing.

5. Taxes, Prorated Items, and Costs. The parties agree that the cost of completion of the required closing documents and the cost to conduct the closing shall be paid by Purchaser. Purchaser shall pay any required transfer tax, all closing fees and costs, and the costs associated with recording the required deed.

6. At Closing and Conveyance to Purchaser. At closing and prior to Seller's execution and delivery of a quit claim deed (in the form attached as Exhibit "B") conveying the Property to Purchaser, Purchaser shall have completed the following: (a) pay the purchase price less the amount of the Earnest Money Deposit to Seller with a cashier's check and verification satisfactory to Seller that such payment has cleared with funds deposited into Seller's desired bank account; (b) pay all required transfer taxes, closing fees and costs, costs associated with recording the deed from the Seller, and any other costs associated with or required for consummation of this transaction; (c) finalization of the property combination(s) required under this Agreement; and (d) execute a Property Transfer Affidavit as required by law and any and all other required documents required for the conveyance of the Property.

7. Possession. Seller shall deliver and Purchaser shall accept Seller's title and possession of the Property as of the date and time of Seller's execution and delivery of the deed conveying the Property to Purchaser at the closing.

8. Closing. The transaction contemplated under this Agreement shall be consummated at a meeting of the parties (the "closing") at 10:00 a.m., local time, at Seller's address set forth above on the date that is thirty (30) calendar days after the contingencies set forth in paragraph 4, above, have been completed, unless said date is a Saturday, Sunday or legal holiday, in which case the closing shall occur on the next immediately following business day. Notwithstanding the preceding sentence, the Parties may mutually agree in writing to an alternative place, date, and/or time for the closing, recognizing that time is of the essence in closing this transaction.

9. Seller's Disclosure Statement. Purchaser acknowledges that the Property is vacant land and a Seller Disclosure Statement was not available at the time this Agreement was written and is not required. If required or requested, Seller agrees to provide Purchaser with a Seller's Disclosure Statement at any time prior to closing pursuant to and to the extent required by Public Act 92 of 1993.

10. Defaults. In the event of material default by the Purchaser under this Agreement, Seller may, at Seller's option, declare a forfeiture hereunder, retain the Earnest Money Deposit, and pursue any legal or equitable remedies available to Seller. In the event of material default by Seller under this Agreement, Purchaser may, at Purchaser's option, elect to pursue any legal or equitable remedies available to Purchaser.

11. Notices. Any notice required to be given in accordance with the provisions of this Agreement shall be in writing and effective when delivered personally or when mailed by certified mail, return receipt requested, directed to the parties at the addresses set forth in this Agreement or at such other address as may be set forth in writing by the respective parties or attorney. It is agreed by the parties that notices required hereunder may, but are not required to, be delivered by email, provided a hard copy (originally signed copy) is mailed or delivered in a timely manner. If sent by email, the date and time of said notice shall be one day after the date and time the email was sent. If not sent by email, notice shall be

deemed given on the earlier of (a) the date of personal delivery, (b) the date when received, or (c) one day after mailing if mailed in the State of Michigan. Notices to Purchaser shall be addressed to the attention of "Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz." Notices to Seller shall be addressed to the attention of "City Manager."

12. Condition of Premises. Purchaser acknowledges that it is purchasing and by closing this transaction shall be deemed to have accepted the Property "AS IS." Purchaser acknowledges that (a) it has examined the Property in person or otherwise to its satisfaction; (b) it has had the opportunity to conduct additional inspections, surveys, examinations, environmental testing, soils testing, and other due diligence for the purchase of the Property; (c) Seller acquired ownership of the Property by way of a tax foreclosure and conveyance by Oakland County pursuant to and under the State of Michigan tax foreclosure and sale laws and procedures, and Seller has not inspected the Property and has no knowledge of its condition; and (d) Seller has not made any representations or warranties of any kind concerning the Property upon which Purchaser has placed reliance except as provided in this Agreement. Further, Purchaser hereby agrees to release Seller, Seller's employees, officials, councils, consultants, and attorneys from any and all claims whatsoever related to the condition of the Property, including without limitation any encroachments and defects involving the title or possession, soil conditions, environmental or hazardous material contamination, suitability for construction or use of any kind, or other conditions. Seller makes no representations regarding the existence or non-existence of environmental contamination or hazardous materials of any nature on, under, or near the Property and Purchaser shall indemnify and hold Seller harmless from any claims of contamination and/or statutory obligations to clean up the Property. Purchaser is strictly liable for the investigation of the title to and encroachments onto the Property and inspection of the Property itself, prior to signing this Agreement.

13. Grammar and Headings. Whenever words herein are used in the neuter, they shall be read in the feminine or masculine whenever they would so apply and vice versa, and words in this Agreement that are singular shall be read as plural whenever the latter would so apply and vice versa. The headings contained herein are for the convenience of the Parties and are not to be used in construing the provisions of this Agreement.

14. Entire Agreement. Seller and Purchaser agree that this Agreement contains the entire agreement between them and that there are no agreements, representations, statements, or understandings that have been relied upon by them that are not stated in this Agreement.

15. Binding Effect. The covenants, representations, and agreements set forth in this Agreement are binding upon and inure to the benefit of the Parties hereto, their respective heirs, representatives, successors and assigns, and paragraphs 4(c) and 9 through 21 shall survive the closing and conveyance of the Property to Purchaser.

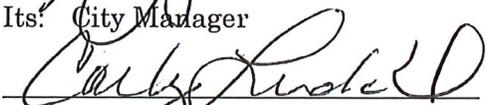
16. Governing Law. This Agreement shall be governed by and construed in accordance with the statutes and laws of the State of Michigan. In the event that any provision herein shall be held by any court of competent jurisdiction to be illegal or unenforceable, such provision shall be deemed severable and severed therefrom and the remaining provisions herein shall remain in full force and effect between the parties.

SELLER:
CITY OF FARMINGTON HILLS

Dated: March 17, 2025


By: Gary Mekjian
Its: City Manager

Dated: March 17, 2025


Attested By: Carly Lindahl
Its: City Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 17th day of March, 2025, by Gary Mekjian, City Manager, and attested to by Carly Lindahl, Clerk, on behalf of the City of Farmington Hills.

NANCY MOORE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires August 07, 2030


Nancy Moore, Notary Public
Acting in Oakland County, Michigan
My Commission Expires: August 7, 2030

EXHIBIT A

Legal Description: T1N, R9E, SEC 34 KRAVE'S GRAND RIVER HEIGHTS LOT 133

Parcel # 22-23-34-408-003 (Vacant Land)

Address: Vacant, Farmington Hills, Michigan

Exhibit "A" to Quit Claim Deed

Legal Description: T1N, R9E, SEC 34 KRAVE'S GRAND RIVER HEIGHTS LOT 133

Parcel # 22-23-34-408-003 (Vacant Land)

Address: Vacant, Farmington Hills, Michigan

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO. C-3-2025

AN ORDINANCE TO AUTHORIZE THE
CONVEYANCE OF CERTAIN PROPERTY TO
CLAUDIO RODRIGO AGUILERA QUEZADA AND
LUISA NAYELI CRUZ

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1. Ordinance

The City Council of the City of Farmington Hills authorizes the City Manager to, upon Purchaser's payment of \$5,000.00, execute and deliver an appropriate deed conveying the City of Farmington Hills' interest in the property described on the attached Exhibit A to Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz ("Purchasers"), conditioned upon and subject to Purchaser's compliance with the terms of the Purchase Agreement between the City and Purchaser.

Section 2. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Severability.

Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 4. Savings.

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect, are saved and may be consummated according to the law in force when they were commenced.

Section 5. Effective Date.

The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.

EXHIBIT A

Legal Description: T1N, R9E, SEC 34 KRAVE'S GRAND RIVER HEIGHTS LOT 133

Parcel # 22-23-34-408-003 (Vacant Land)

Address: None (Vacant, Farmington Hills, Michigan)

SUMMARY
ORDINANCE NO. C-3-2025
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE OF AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF LOT 133 OF KRAVE'S GRAND RIVER HEIGHTS, PARCEL # 22-23-34-408-003 (VACANT LAND), TO CLAUDIO RODRIGO AGUILERA QUEZADA AND LUISA NAYELI CRUZ

A full copy of the Ordinance is on file in the Clerk's Office for public review between the hours of 8:30am and 4:30pm Monday through Friday.

Section 1, Ordinance

Section 2, Repealer

Section 3, Severability

Section 4, Savings

Section 5, Effective Date

The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 6, Enactment

CARLY LINDAHL, City Clerk

Publish: Oakland Press 4/20/2025



**CITY MANAGER'S REPORT TO
MAYOR AND COUNCIL**

DATE: 4/14/2025

DEPT: City Manager's Office

RE: Transmittal of 2025/2026 -2030/2031 Capital Improvements Plan

ADMINISTRATIVE SUMMARY

- In accordance with MCL 125.3865(1) and Section 6.08 of the City Charter, the City Manager is hereby transmitting the 2025/2026 - 2030/2031 Capital Improvements Plan (CIP) for City Council's consideration. Annually, the CIP is prepared and transmitted to City Council prior to budget preparations and well in advance of the November Charter deadline.
- The six (6)-year plan includes capital projects in public facilities, police, technology, parks and recreation, fire, public works, drainage, sanitary sewers, watermains, sidewalks, and transportation. The Planning Commission formally adopted the CIP following a public hearing at their March 20, 2025, meeting.

RECOMMENDATION

Motion to consider and accept the 2025/2026 - 2030/2031 Capital Improvements Plan.

ATTACHMENT:

- 2025/2026 - 2030/2031 Capital Improvements Plan

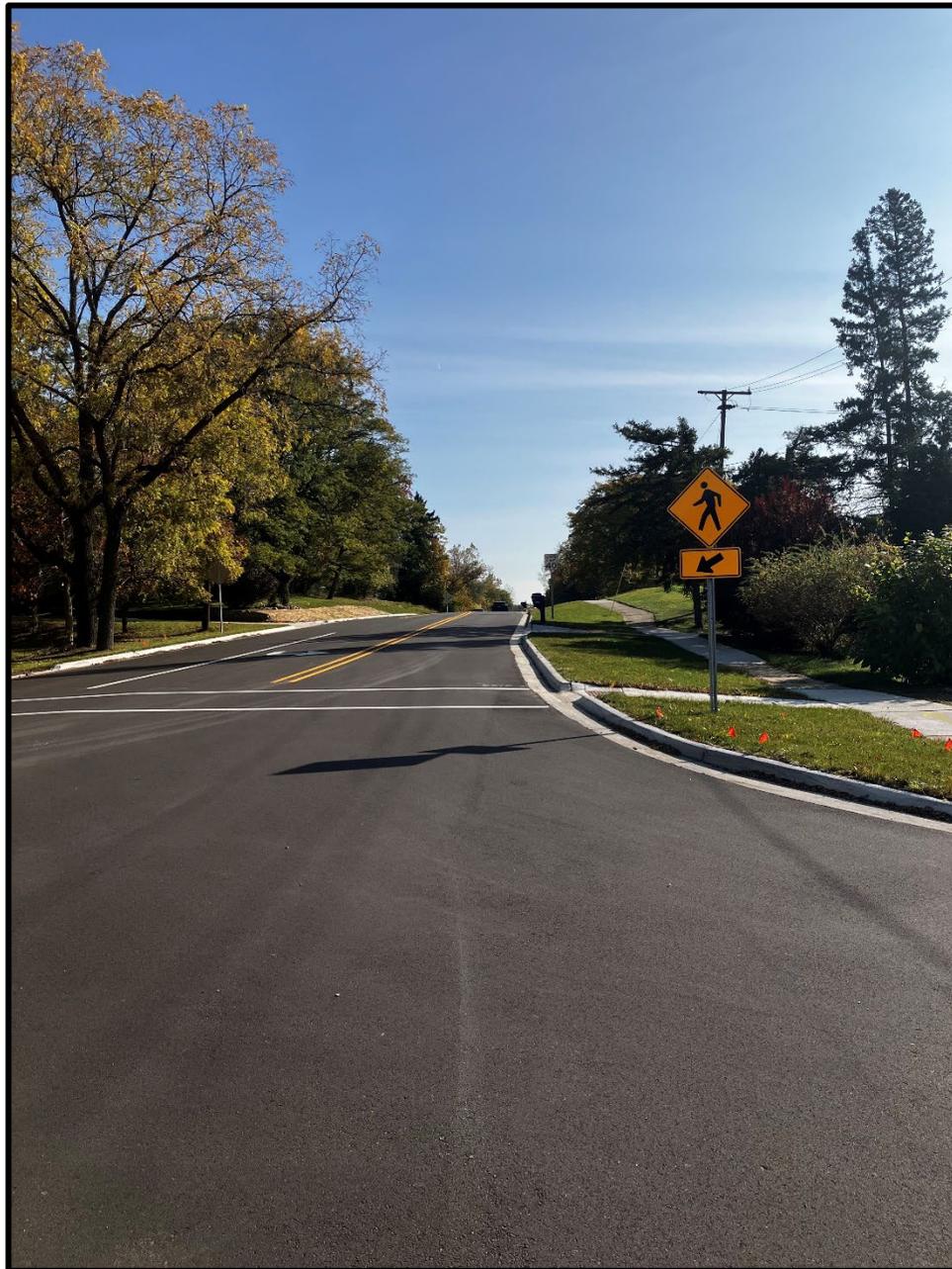
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Executive Approval: Gary Mekjian, City Manager

Capital Improvements Plan



2025/2026 – 2030/2031



Eleven Mile Road repaving at Power Road

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CAPITAL IMPROVEMENTS PLAN

2025/2026 – 2030/2031

Farmington Hills City Council

Theresa Rich, Mayor
Bill Dwyer, Mayor Pro Tem
Jon Aldred
Jackie Boleware
Michael Bridges
Randy Bruce
Valerie Knol

Farmington Hills Planning Commission

John Trafelet, Chair
Marisa Varga, Vice Chair
Kristen Adpinall, Secretary
Barry Brickner
Dale Countegan
Tanji Grant
Joe Mantey
Steven Stimson
Danielle Ware

Acknowledgements, Background information of this document has been provided by:

Gary Mekjian, City Manager
Karen Mondora, Assistant City Manager
John Piggot, Acting Chief of Police
Jon Unruh, Fire Chief
Jason Olszewski, Deputy Fire Chief
Jason Baloga, Fire Marshal
Michelle Aranowski, Director of Central Services
Carly Lindahl, City Clerk
Ellen Schnackel, Director of Special Services
Jason Rushlow, Director of Public Services Services
James Cubera, City Engineer
Derrick Schueller, Public Works Superintendent
Thomas Skrobola, Director of Finance/Treasurer
Charmaine Kettler-Schmult, Director of Planning and Community Development

Special Thanks to the CIP document preparation team:

Jeri LaBelle, Planning & Public Services

Capital Improvements Plan Schedule:

Planning Commission Study Session January 23, 2025
Planning Commission Public Hearing February 20, 2025

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CAPITAL IMPROVEMENTS PLAN

2025-2026–2030-2031

INTRODUCTION/LEGAL AUTHORITY

The Capital Improvements Plan (CIP) is an essential planning tool for the development of the social, physical, and economic wellbeing of the City of Farmington Hills. This plan is the first step in an organized effort to strengthen the quality of public facilities and services. This provides a framework for the realization of community goals and objectives as envisioned in the City's Master Plan for Future Land Use as adopted by the Planning Commission and City Council.

In a practical sense, the CIP process allows the City to identify, prioritize and implement capital projects over multiple years. Public improvements originating from the CIP process have served to improve the quality of life for all Farmington Hills residents. As the community matures, policy makers will look to the CIP for answers in addressing public needs. This year's plan continues in that tradition.

Legal authority for capital improvement planning is found in state law. Specifically, Act 33 of the Public Acts of 2008, the Michigan Planning Enabling Act provides:

"To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of the master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a non-elected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing six-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans and estimates of time and cost of those public structures and improvements."

Moreover, the City Charter, Sections 3.07 and 6.08, indicates that the City Manager shall have the responsibility of submitting a Capital Improvements Plan to the City Council.

CIP GOAL

To plan for and guide needed capital improvements and expenditures in a fiscally sound manner and to ensure that these improvements are consistent with the goals and policies of the City of Farmington Hills and the expectations of its residents.

DEFINITION: BUDGET VS. PLAN

The Capital Improvements Plan identifies all major capital projects with cost estimates anticipated in both capital and future operating costs over a six-year period. The program is intended to serve existing and anticipated development in the City. All CIP projects are listed on a priority basis and reflected by fiscal year within the plan. The plan also includes an indication for providing the financial means for implementing the projects.

The representations contained in this plan reflect input from the City's administration as adopted by Planning Commission. The actual budgets, however, for the designated years are determined annually by the City Council in accordance with the City Charter and State law. The Council may add, delete, or otherwise change priorities as they deem necessary within the annual budget review and approval process.

Each year as a capital budget is implemented, the next five-year cycle is reevaluated, and an additional year is added to comprise a six-year plan. Capital improvements beyond the sixth year are occasionally identified in the future column for tracking purposes.

CAPITAL IMPROVEMENTS PLANNING - AN OVERVIEW

Capital improvements' planning involves, to varying degrees, the following steps:

- **Inventory** - an assessment and compilation of existing and future project needs.
- **Financial Analysis** - an analysis of all existing and potential fiscal resources.
- **Determining Priorities** - the task of comparing needs and desired projects against financial resources and other criteria.
- **Establishing Goals and Objectives** - Asking the Questions: What do we want to accomplish? How can we get there? And how do we pay for it?
- **Develop a Schedule** - look at a logical sequence, relating needs with financial resources.
- **Gain Approval** - from appropriate local officials, other funding or cooperating agencies and, most importantly, residents of the community.
- **Implement the Plan** - incorporate the first year of the capital plan into the next operating budget.
- **Review and Update** - each year review and update both the capital budget and six-year plan.

One of the more difficult tasks in developing a capital improvements plan is the establishment of priorities, i.e., selecting one project over another when financial resources are limited. The criteria used in establishing priorities include:

- Protecting life and property
- Maintaining public health and safety
- Maintaining public property
- Replacing obsolete facilities
- Providing public convenience and comfort
- Providing effective and efficient public services

- Reducing operating costs
- Enhancing recreational value
- Enhancing economic value
- Improving social, cultural, and aesthetic value
- Making prudent use of limited financial resources

ADVANTAGES OF CAPITAL IMPROVEMENTS PLANNING

The Capital Improvements Plan provides numerous advantages. The following programming advantages are considered the most important:

- Planning calls attention to the unmet needs of the City and stimulates corrective action. Residents can provide public input and critical review of the City's long-range plans.
- Planning for future needs ensures that projects will benefit the entire community. Residents can see what they are getting for their tax dollars.
- Planning can help bring about a better balance to project funding among public agencies and departments.
- Planning can eliminate the possibility of duplication of effort involving time and money between various local public agencies and improve project scheduling.
- Planning enables the community to effectively take advantage of anticipated and unanticipated State and Federal grants.
- Planning can provide decision makers with sound justification for needed improvements based on the comprehensiveness of the process.
- Planning future needs allows the community to stabilize tax rates over a period of years by anticipating funding requirements.
- Planning provides the required lead-time for designing and engineering improvements in advance of actual needs.

ONGOING COSTS

Many capital improvements require ongoing operational and/or maintenance costs. The City's 1995 Management Audit identified the need for operational impact statements in the Capital Improvements Plan. Those statements are contained within the CIP tables of capital improvements. While referenced in the CIP, individual departments would assume these costs in their operating budgets.

CIP SCHEDULE

The following schedule serves as a guide for development, review and approval of the Capital Improvements Plan.

- In accordance with Section 6.08 of the City Charter, the City Manager shall submit to the Council a five-year projection in such detail as the Council may require and outline major capital expenditures or projects that are planned for the City.

- In November/December of each year the City Council may provide its input to the City Manager relative to capital needs, priorities, projects, and changes that it would like to see evaluated or reevaluated in preparation for the updating of the City's Capital Improvements Plan.
- Act 33 of the Public Acts of 2008 provides that the City Planning Commission shall annually prepare a six-year plan of public structures and improvements.
- In January and February of each year, the City Manager and Planning Commission shall jointly review the past year's capital budget and six-year projection of capital improvements. At this time preparation of an updated Capital Improvements Plan is initiated for the ensuing six-year period.
- In March of each year, the Planning Commission shall hold a public hearing to review the Capital Improvement Plan and gather public input prior to adoption of the plan.
- By the first meeting in April, the City Manager and Planning Commission shall submit to the City Council a Capital Improvements Plan. This may take the form of a single plan, joint plan, or separate plans, depending on the degree of consensus as to projects, priorities, and methods of financing.
- The City Council will consider the recommended Capital Improvements Plan as transmitted by the Planning Commission and City Manager and approve a capital improvement fund budget along with the general City operating budget no later than its first meeting in June.

CIP CRITERIA

The CIP is a planning tool and not a promise of funding. Significant capital projects are identified with cost estimates and prioritized. Lesser capital expenditures for such things as municipal vehicles and pavement repair are anticipated in the City's general budget.

The following criteria are used to include a capital project or expenditure within the CIP:

- The project must impact the City-at-large or address a major need within the City in some specific way.
- The project represents a public facility.
- The project represents a physical improvement.
- The project requires the expenditure of at least \$25,000. Some CIP projects under \$25,000 may be included if they are part of a larger network or system of improvements.

From year to year, CIP projects are subject to change in response to community needs and available funding. Cost estimates for projects contained herein are based on current dollars, adjusted for inflation in the out years.

FINANCING OVERVIEW

Government, like private industry, must generate adequate revenues to fund operations, capital improvements, and debt retirement. Revenues available to local government are fees, user charges, and state and federal revenue sharing including grants and taxation.

Capital improvements can be financed through internal financing, such as pay as you go or debt financing. The two approaches are explained below.

Internal Financing

Under this approach, capital projects are financed from monies dedicated specifically for capital improvements. Annual tax levies and fund balances can be used to implement capital projects. Funding may be derived from:

- Approved City Budget.
- Dedicated millage above the Charter limit approved by the voters.
- Existing capital improvement funds.
- Energy and Environmental Sustainability Fund
 - This revolving fund has been created to provide a source of funding specifically targeted towards energy and environmental projects that fall outside of normal capital replacement, maintenance, or other related programs. This fund was originally capitalized through grant funding and utility rebates and is sustained through collecting a portion of the energy savings realized through the City's energy efficiency efforts.

Tax Increment Financing (TIF)

For projects located in the Grand River Corridor Improvement Authority (CIA), tax increment revenues can be used to fund projects outlined in the City Council approved CIA Development Plan or to support related debt financing.

Debt Financing

The following debt financing instruments are available:

Limited Tax General Obligation (LTGO) Bonds. The City, without voter approval, may pledge revenues from its remaining charter millage plus existing fund balance to provide for principal and interest payments on bonds issued. If, in the future, the unused charter millage and fund balance prove insufficient to meet debt service requirements, then the City's operating budget would be required to meet the debt service payments.

Unlimited Tax General Obligation (UTGO) Bonds. With voter approval, the City can issue bonds, which pledge the City's unlimited taxing power to meet any debt service requirements of the bond issue.

Special Assessment Bonds. Bonds issued in anticipation of the payment of special assessments may be an obligation of a special assessment district, or districts, or may be both an obligation of a special assessment district, or districts, and a general obligation of the City.

Voter Approved Earmarked Millage. Voter approved millage can be utilized partially for projects on a pay-as-you-go basis. The remaining dedicated millage can be pledged to meet debt service payments on projects funded through debt issues.

Lease Purchase Agreements. This method involves a contractual agreement with a private developer/investor who finances the project and leases it back to the local unit of government until the debt is fully retired, at which time ownership reverts to the City.

Capital Lease/Installment Loans. Most used for vehicles and equipment, like a lease purchase agreement, per Act 99, this method allows for a three-party agreement between the City, the vendor/contractor and financial/lending institution.

IMPACT OF LEGISLATION ON TAXING AUTHORITY

Property tax revenue is derived from tax rate and State Equalized Value (SEV) of all taxable properties in the City. An increase in combined SEV can be due to either actual new construction or inflation on existing real estate. During periods of inflation on real estate, communities were able to generate increased tax revenues while keeping tax rates stable. "Automatic" increases in revenues generated from taxes precipitated a constitutional amendment in 1978.

The Headlee Amendment was approved by the State's electorate in 1978 as a constitutional amendment to limit the automatic increase in tax revenue caused by ever-increasing property values. This limitation allows tax revenue to increase only as high as the Consumer Price Index (CPI) plus the value of new construction. This limitation applies to the current Farmington Hills authorized charter millage limit of 10 mills. Otherwise stated, if property values increase more than the CPI, the tax rate must be rolled back so the resulting revenue does not exceed the increase in CPI. Debt existing prior to the passage of this constitutional amendment and voter approved debt issued since the legislation is exempt from this limitation.

In 1994, the State electorate approved a state constitutional amendment commonly known as "Proposal A." This amendment limited increases in the taxable value of existing real property on a per parcel basis to the lesser of 5% or the CPI. Once existing property was transferred or sold, property values for tax purposes could be raised to 50% of fair market value. This effectively limited increases in tax revenue for municipalities to the CPI, if it was less than 5%, and new construction values.

ACCOMPLISHMENTS

The following list identifies projects either completed or initiated this past year.

Public Facilities

Each year the database created from the City-wide facilities condition assessment is used to evaluate assets at each of the City owned buildings. An analysis is performed by City staff to prioritize facility needs based upon asset usage, age, condition, predicted useful life and estimated replacement value. Projects completed as a part of this evaluation process included:

- Police Station Automatic Transfer Switch Replacement
- HVAC Upgrades at Fire Station #5 and the Ice Arena
- Brick Paver Patio Replacement at the Longacre House
- Fire Alarm Replacement at Fire Stations #3 and #4 and DPW
- Roof Replacement at Fire Station #1

- Installation of a new fuel island at the City Hall Campus along with the replacement of the west parking lot. The fueling system includes a new above-ground tank and dispensers and storm water treatment upgrades.

- Installation of Citygate signage and landscaping along the Orchard Lake Road exit ramps from the I-696 expressway.

- Installation of landscaping, fencing, and foundation for future signage/sculpture within the Orchard Lake Road roundabout, south of 14 Mile Road.
- Concept plan for the installation of fencing and automated gates around the Police Station parking lot, new fueling system and west parking lot.

Police

- The Police Department's property contains emergency infrastructure and equipment critical to providing continuous emergency services. Open access to this area exposes this equipment and infrastructure to sabotage or vandalism, which would render these items and the department ineffective. In addition, the critical areas are currently prohibited for public access by signage only, for security and safety purposes. Access control improvements would be designed to decrease accessibility to these sensitive areas and improve employee safety and infrastructure security. The department is currently participating in a feasibility study to determine how best to design and implement this project.
- During the 22/23 budget year, the police department purchased or replaced body armor for 25 of the 112 sworn members. Most of the body armor purchases were for newly hired police officers.
- The police department completed painting of the Operations Bureau, and Administrative Bureau work areas and offices.
- The police department completed the remodel of the kitchen in the Investigative Bureau.
- The police department purchased 115 ballistic helmets, enough to issue each sworn officer this critical personal safety equipment.
- The police department purchased 125 new patrol rifles, the majority of which will be purchased by officers through a "buy back" program which will return 75% of the project cost to the city.
- The police department replaced the aged drone fleet with new state of the art drone fleet.

Technology

- The City continues to implement Windows 11 upgrades which requires replacement of PC's.
- Successfully implemented and went live with select modules of the Human Resource Information System (HRIS) solution. Ongoing implementation continues with the other Human Resource Information System Solution to cover the entire "life cycle" of each employee in the City:
 - Recruitment
 - Applicant tracking
 - Selection
 - On-boarding
 - Training and development
 - Performance reviews
 - Employee profile management

- Implementation continues with a new Time & Attendance System Solution to include all general employees' units as well as advanced scheduling for Police, Fire and Public Works.
- Replaced the City's outdated Enterprise Resource and Planning software (General Ledger, Accounts Payable, Payroll, Human Resources, Purchasing, etc.) with a new software package that also includes enhanced functionality to replace current outmoded and manual processes, including:
 - Budgeting and Fiscal Planning
 - Financial Reporting
 - Business Intelligence/Analytics
 - Performance Management
 - Project Management
- Installed a 6'5" digital Smart Signs at the front of The Hawk along 12 Mile Road and a Smart Light head at the corner of 11 Mile Road and Orchard Lake. Additionally, began installing six (6) Smart Lighting/Poles for at Longacre House.
- The multi-year Unified Communications & Networking project continued with projects as listed below:
 - The City replaced all analog CCTV recorders throughout City facilities and a portion of the analog cameras with new IP cameras.
- Implemented a penetration test (PEN test) to test our ability to combat a cyber-attack and evaluate security.
- Conduct annual vulnerability scan and penetration test on the network.
- Updated City Hall conference rooms with latest technology to enhance presentations and enable seamless video conferencing.

Parks and Recreation

- Completed Parks and Recreation Master Plan
- Engaged a consultant to assess Special Services Department
- Engaged a consultant for applying for grants for Special Services projects
- Purchased ¾ ton 4 x 4 pickup truck with snowplow for Parks Maintenance.
- Purchased GMC Canyon 4 x 4 truck for Parks Maintenance.
- Purchased landscape enclosed trailer for Parks Maintenance.
- Purchased Utility 60" zero turn mower for Parks Maintenance
- Purchased utility tractor for Parks Maintenance
- Purchased soccer goals for Parks Maintenance
- Replaced pieces of playground structure in Heritage Park

- Replaced roof at Spicer House in Heritage Park
- Repaired exterior concrete porch at Longacre House
- Replaced parking lot poles and lights at Longacre House
- Purchased two John Deere TX Turf Gators for Farmington Hills Golf Club
- Purchased turbine pull behind blower for Farmington Hills Golf Club
- Purchased core collector for aerification at Farmington Hills Golf Club
- Replaced double barrier entrance gate at Farmington Hills Golf Club
- Purchased John Deere triplex mowers (2) for Farmington Hills Golf Club
- Purchased driving range ball dispenser door upgrade for Farmington Hills Golf Club
- Resurfaced several holes of cart path on the front nine at Farmington Hills Golf Club
- Purchased new fleet of E-Z-Go lithium battery electric golf carts at Farmington Hills Golf Club
- Repaired damaged netting panels at Farmington Hills Golf Club Driving Range
- Replaced failed air compressor for dry fire sprinkler system at Farmington Hills Golf Clubhouse
- Refurbished lobby men's and women's restrooms at Farmington Hills Ice Arena
- Repaired various concrete areas at Farmington Hills Ice Arena
- Installed hot water heaters (2) at Farmington Hills Ice Arena
- Installed new rolling steel doors (2) in Zamboni room at Farmington Hills Ice Arena
- Installed new natural gas compressor for Zamboni fueling at at Farmington Hills Ice Arena
- Replaced dehumidifier motors (2) at Farmington Hills Ice Arena
- Purchased goal frame sets (2) at Farmington Hills Ice Arena
- Refurbished Vilter Ammonia Compressor #1 at Farmington Hills Ice Arena
- Installed new aluminum fence at Founders Park South baseball entrance
- Replaced grease trap in kitchen at Costick Center
- Replaced heat booster pump for the pool at Costick Center
- Replaced pump motor for the pool at Costick Center
- Installed CO2 tank for pool at Costick Center

- Installed new ADA compliant sliding doors and awning for 'B' entrance at Costick Center
- Repaired chiller at Costick Center
- Purchased two room dividers for Costick Center through an Oakland County Grant via the Senior Division
- Installed digital sign at The Hawk
- Refinished and striped gym floor at The Hawk
- Performed an assessment of Room 214 Kitchen for refurbishment at The Hawk
- Installed audio upgrades for Hawk Mainstage Theatre at The Hawk
- Installed bronze plaque and lighting at Hawk Tree Sculpture outside Hawk Theatre entrance
- Installed golf simulators (2) at The Hawk
- Installed Hobart dishwasher for the kitchen at The Hawk
- Installed 16 new cameras at The Hawk
- Purchased ADA compliant equipment for Fitness Center at The Hawk through an Oakland County Grant via the Senior Division
- Resurfaced and re-lined gymnasium floor at The Hawk through an Oakland County Grant via the Senior Division
- Replaced carpet in Room 348 Conference Center at The Hawk
- Purchased shade structure for pickleball and tennis courts at The Hawk
- Purchased windscreens for pickleball courts at The Hawk
- Purchased Motorola two-way radios (10) at The Hawk
- Installed ADA compliant swing door operators at The Hawk Theatre exterior entrance
- Installed ADA compliant water cooler with bottle filler on 2nd floor of The Hawk Theatre
- Performed a study for replacing The Hawk Air Handling Units serving the Youth Game Rooms (AHU-9), the Hawk Theatre (AHU-10), and Harrison Hall (AHU-17)

Equipment, Fire

- One Fire Engine is in production with delivery expected Spring of 2025.
- Ballistic Protection received.
- Fire Department took delivery of Utility Vehicle.

Equipment, DPW

- Replace 10-yard Dump Truck.
Replace Rubber Tire Excavator

Fleet & Motor Pool Vehicles

- Replaced two DPW and one Engineering heavy-duty pick-up trucks with snowplows.
- Replaced three fleet vehicles.

Drainage

- Construction of a 28'-foot by 6'-foot single span box culvert for the Minnow Pond Drain crossing of Biddestone Lane.
- Constructed lateral storm sewer in Farmington Freeway Industrial Park. – Phase 3
- Constructed lateral storm sewer on Shady Ridge Drive.
- Constructed lateral storm sewer in Woodcreek Hills Subdivision.
- Constructed Harwich Drive outfall storm sewer.
- Constructed two culvert crossings on Edgehill Avenue with one being a 19"x30" elliptical culvert and the other a 34" x 53" elliptical culvert.
- Constructed lateral storm sewer in Heritage Hills Subdivision (construction Phase 4).
- Constructed lateral storm sewer in Farm Meadows/Camelot Court Subdivision – Phase 1.
- Construction of lateral storm sewer and crossings on Halsted Road (8 Mile to 9 Mile Road).
- Construction of one (1) single span box culvert (17-foot x 7-foot, on Danvers Drive) and two (2) concrete culverts (72 inch) on Harwich Dr. in the Woodcreek Subdivision and a 17-foot x 9-foot box culvert and a 12-foot x 10-foot box culvert on Danvers Ct to follow in the next year.

Sanitary Sewer

- Completed annual lining, replacement, and repair program for existing sanitary sewer throughout the City.

Water main

- Replaced water main throughout the Kendallwood Subdivision #2 and #4.

Sidewalks

- Installed sidewalks, ADA upgrades and crossings to improve access to the M-5 pedestrian overpass. Sidewalk installations on Freedom extended from Maple to the existing sidewalk east of the M-5 pedestrian overpass. Sidewalk on Folsom extends from Power Road to the existing sidewalk east of the M-5 pedestrian overpass.

Transportation

- Reconstructed North Industrial Drive.

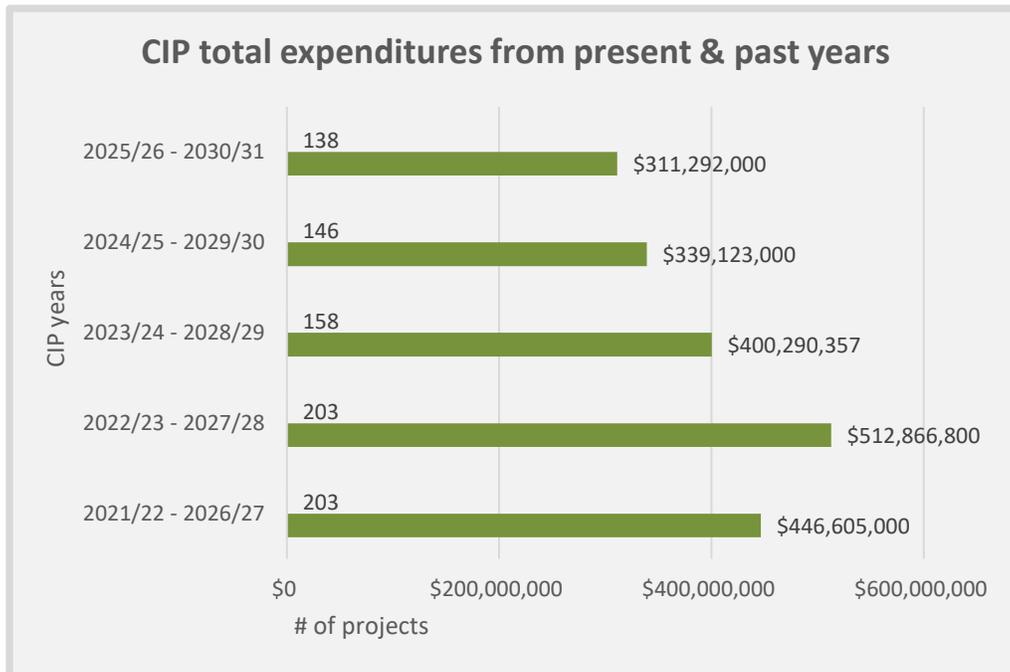
- Reconstructed Sinacola Industrial Court.
- Reconstructed Halsted Road from Eight Mile to just south of Nine Mile Road.
- 2024 Local Road Reconstruction Projects.
 - Woodcreek Hills Subdivision
 - Farm Meadows – Camelot Court Sub – Phase 1
 - Heritage Hills and Wedgewood Commons (Phase 4 of 4)
 - ⊖ Quaker Valley Farms Subdivision
 - ⊖ LakeHills Drive
 - ⊖ Trestain Ave
- 2024 Local Road Capital Preventative Maintenance Projects (Mill and Overlay and Rehab Program)
 - Larson Lane
 - Ramble Hills Drive, Lyncroft Drive, Harlan Drive and Northpointe Drive
 - Firwood Ave (Orchard Lake Road to Gladstone)
 - Glastone (Bond to Firwood)
 - Green Acres (Bond to Firwood)
- 2024 Local Road Gravel to Pave Conversion
 - Muer Cove Drive
- Designed 2025 Local Road Reconstruction projects.
- Designed 2025 Local Road Gravel Conversion to Hard Surface Pavement project.
- Design for traffic signal modernization and upgrades at the intersections of Halsted Road/13 Mile Road, Halsted Road/11 Mile Road and Farmington Road/13 Mile Road.



CIP Summary

The below table summarizes the proposed capital improvement project expenditures by expenditure type as put forward by the various reporting City Departments. The projects included in each expenditure type are itemized by individual project(s), including project costs, in the corresponding charts contained

Below shows total expenditures from present and past years for totals from departments participating.



The following Tables are the totals by Department of the above chart

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Reference N	Public Facilities	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
1	City Wide Facilities Improvements	6,000,000	6,000,000	NC	100% City	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
2	Barrier Free (ADA) Improvements	150,000	150,000	NC	100% City	25,000	25,000	25,000	25,000	25,000	25,000	
3	Electric Vehicle (EV) Charging Stations	450,000	450,000	NC	100% City	75,000	75,000	75,000	75,000	75,000	75,000	
4	Fire Station Improvements	150,000	150,000	NC	100% City	50,000	50,000	50,000				
5	City Wide 150KW Generator on Trailer	250,000	250,000	NC	100% City	250,000						
6	Courthouse Parking Lot	600,000	600,000	NC	100% City		600,000					
7	DPW Natural Gas Generator	810,000	810,000	NC	100% City	810,000						
8	Fire Station #4 Parking Lot Replacement	1,000,000	1,000,000	NC	100% City	1,000,000						
9	Police Station Parking Lot Access Management	1,800,000	1,800,000	NC	100% City	1,800,000						
10	Northwestern Highway Landscaping	200,000	200,000	NC	100% City	200,000						
11	City Hall Parking Lot Brick Paver Replacement	500,000	500,000	NC	100% City	500,000						
Total Public Facilities		11,910,000	11,910,000	NC	CF = CITY FUNDS	5,710,000	1,750,000	1,150,000	1,100,000	1,100,000	1,100,000	0

Reference N	Police Programs and Equipment	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED							
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
1	Women's Locker Room Expansion	100,000	100,000	NC	100% City	100,000	0	0	0	0	0	0
2	Work Stations /Office Furniture	173,000	173,000	NC	100% City	173,000	0	0	0	0	0	0
3	Mobile Command Post Vehicle	-	450,000	NC	100% City	450,000	0	0	0	0	0	0
4	Carpeting Replacement	32,000	32,000	NC	100% City	32,000	0	0	0	0	0	0
5	Canine Team Expansion	171,000	171,000	NC	100% City	171,000	0	0	0	0	0	0
6	Axon Officer Safety Bundle	2,871,000	2,871,000	NC	100% City	574,000	574,000	574,000	574,000	574,000	0	0
Total Police Programs and Equipment		3,347,000	3,797,000	NC	CF = CITY FUNDS	1,500,000	574,000	574,000	574,000	575,000	0	0

Reference N	Technology and Communications	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
1	City-Wide Technology	2,500,000	2,500,000	60,000 AC	100% City	400,000	350,000	350,000	350,000	350,000	350,000	350,000
2a.	Unified Communications & Smart Cities Projects, Video Surveillance Equipment	1,500,000	1,500,000	40,000 AC	100% City	250,000	250,000	250,000	250,000	250,000	250,000	
2b.	Unified Communications & Smart Cities Projects	2,100,000	2,100,000	40,000 AC	100% City	350,000	350,000	350,000	350,000	350,000	350,000	
3a.	ERP/Financial Software, Core EPR	850,000	850,000	100,000 AC	100% City	350,000	100,000	100,000	100,000	100,000	100,000	
3b.	ERP/Financial Software, Financial Reporting	700,000	700,000	100,000 AC	100% City	100,000	100,000	100,000	100,000	100,000	100,000	100,000
4	Enhanced Security Access at the HAWK	100,000	100,000	17,000 AC	100% City	100,000						
Total Technology and Communications		7,750,000	7,750,000	340,000 AC	CF = CITY FUNDS	1,550,000	1,150,000	1,150,000	1,150,000	1,150,000	1,150,000	450,000

Reference N	Parks & Recreation	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/26	2026/27	2027/28	28/29	2029/30	2030/31	FUTURE
1a.	The Hawk, 1st & 2nd floors	9,000,000	9,000,000	315,000 AC	100% City	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
1b.	The Hawk, 3rd floor	7,000,000	7,000,000	NC	100% City	1,167,000	1,167,000	1,167,000	1,167,000	1,167,000	1,165,000	
2a.	2025/2026 Parks, Vehicles, Equipment	448,000	448,000	NC	100% City	448,000						
2b.	2025/2026 Infrastructure, Parks, Golf, Ice Arena all 100% City (Splash Pad impro	1,675,000	1,675,000	NC	100% City	1,675,000						
3a.	2026/2027 Parks, Vehicles, Equipment	404,000	404,000	NC	100% City		404,000					
3b.	2026/2027 Infrastructure, Parks, Golf, Ice Arena	635,000	635,000	NC	100% City		635,000					
4b.	2027/2028 Parks, Vehicles, Equipment	480,000	480,000	NC	100% City			480,000				
4a.	2027/2028 Infrastructure, Parks, Golf, Ice Arena	430,000	430,000	NC	100% City			430,000				
5a.	2028/2029 Parks, Vehicles, Equipment	401,000	401,000	NC	100% City				401,000			
5b.	2028/2029 Infrastructure, Parks, Golf, Ice Arena	455,000	455,000	NC	100% City				455,000			
6a.	2029/2030 Parks, Vehicles, Equipment	1,162,000	1,162,000	NC	100% City				0	1,162,000		
6b.	2029/2030 Infrastructure, Parks, Golf, Ice Arena	520,000	520,000	NC	100% City				0	520,000		
7a.	2030/2031 Parks, Vehicles, Equipment	250,000	250,000	NC	100% City						250,000	
7b.	2030/2031 Infrastructure, Parks, Golf, Ice Arena	485,000	485,000	NC	100% City							485,000
8	Acquisition of Park Land	1,500,000	1,500,000	NC	100% City	250,000	250,000	250,000	250,000	250,000	250,000	
9	Costick Center/Senior Center	20,000,000	20,000,000	155,000 AC	100% City	3,340,000	3,340,000	3,340,000	3,340,000	3,340,000	3,300,000	
Total Parks & Recreation		44,845,000	44,845,000	470,000 AC	CF = CITY FUNDS	8,380,000	7,296,000	7,167,000	7,113,000	7,939,000	6,950,000	0

Reference N	Fire Equipment	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
1	2025/2026 Fire Equipment and Apparatus	1,000,000	1,000,000	NC	100% City	1,000,000	0	0	0	0	0	
2	2026/2027 Fire Equipment and Apparatus	1,185,000	1,185,000	NC	100% City	0	1,185,000	0	0	0	0	
3	2027/2028 Fire Equipment and Apparatus	1,435,000	1,435,000	NC	100% City	0	0	1,435,000	0	0	0	
4	2028/2029 Fire Equipment and Apparatus	1,600,000	1,600,000	NC	100% City		0	0	1,600,000	0	0	
5	2029/2030 Fire Equipment and Apparatus	1,560,000	1,560,000	NC	100% City		0	0	0	1,560,000	0	
Total Fire Equipment		6,780,000	6,780,000	NC	CF = CITY FUNDS	1,000,000	1,185,000	1,435,000	1,600,000	1,560,000	0	0

Reference N	DPW Equipment & Fleet	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
1	2025/2026 DWE Equipment	1,060,000	1,060,000	NC	100% City	1,060,000						
2	2026/2027 DPW Equipment	1,410,000	1,410,000	NC	100% City		1,410,000					
3	2027/2028 DPW Equipment	1,150,000	1,150,000	NC	100% City			1,150,000				
4	2028/2029 DPW Equipment	1,320,000	1,320,000	NC	100% City				1,320,000			
5	2029/2030 DPW Equipment	1,440,000	1,440,000	NC	100% City					1,440,000		
Total DPW Equipment & Fleet		7,580,000	7,580,000	NC	CF = CITY FUNDS	1,060,000	1,410,000	1,150,000	1,320,000	1,440,000	0	0

Reference N	FLEET & MOTOR POOL VEHICLES	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
1	2025/2026 Fleet & Motor Pool Vehicles	300,000	300,000	NC	100% City	300,000						
2	2026/2027 Fleet & Motor Pool Vehicles	315,000	315,000	NC	100% City		315,000					
3	2027/2028 Fleet & Motor Pool Vehicles	260,000	260,000	NC	100% City			260,000				
4	2028/2029 Fleet & Motor Pool Vehicles	345,000	345,000	NC	100% City				345,000			
5	2029/2030 Fleet & Motor Pool Vehicles	360,000	360,000	NC	100% City					360,000		
6	2030/2031 Fleet & Motor Pool Vehicles	375,000	375,000	NC	100% City						375,000	
Total DPW Equipment & Fleet		1,955,000	1,955,000	NC	CF = CITY FUNDS	300,000	315,000	260,000	345,000	360,000	375,000	0

Reference N	Drainage	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
1	Storm Water NPDES Permit Program	450,000	450,000	NC	100% City	75,000	75,000	75,000	75,000	75,000	75,000	
2	Miscellaneous Storm Sewer Repair, Maintenance and Improvement Program	3,000,000	3,000,000	NC	100% City	500,000	500,000	500,000	500,000	500,000	500,000	
3	City Owned Storm Water Basin Maintenance	150,000	150,000	NC	100% City	25,000	25,000	25,000	25,000	25,000	25,000	
4	Nine Mile Road Storm Sewer, Walsingham Drive to Farmington Road	1,380,000	1,380,000	NC	100% City				1,380,000			
5	Richland Gardens Subdivision Storm Sewer	4,900,000	4,900,000	NC	100% City	1,225,000	1,225,000	1,225,000	1,225,000			
6	Caddell Drain Culverts, Nine Mile Road at Drake Road	4,550,000	2,725,000	NC	60% City, 40% O		2,725,000					
7	Folsom Road Storm Sewer, Nine Mile Road to Orchard Lake Road	380,000	380,000	NC	100% City		380,000					
8	Biddestone Lane Storm Sewer	650,000	650,000	NC	100% City		650,000					
9	Harwich Drive Drainage Improvement	145,000	145,000	NC	100% City	145,000						
10	Caddell Drain Improvements - Phase II	1,400,000	840,000	NC	60% City, 40% O			840,000				
11	Rockshire Street Culvert Rehabilitation/Replacement	1,070,000	1,070,000	NC	100% City			1,070,000				
12	Rockshire Street, Edgemoor Street, and Bramwell Street Storm Sewer	430,000	430,000	NC	100% City			430,000				
13	Drake Road Storm Sewer, Nine Mile Road to north of M-5	410,000	410,000	NC	100% City				410,000			
14	Franklin Fairway Storm Sewer	105,000	105,000	NC	100% City				105,000			
15	Farmington Hills Subdivision Main Ravines Cross Culverts Replacement	105,000	105,000	NC	100% City				105,000			
16	Hearthstone Road Culvert Rehabilitation/Replacement	1,330,000	1,330,000	NC	100% City				1,330,000			
17	Tuck Road Bridge Rehabilitation, south of Folsom Road	3,240,000	3,240,000	NC	100% City				3,240,000			
18	Metroview Drive Storm Sewer, Eight Mile Road to Green Hill Road	535,000	535,000	NC	100% City				535,000			
19	Halsted Road, Eight Mile Road to Nine Mile Road	510,000	510,000	NC	100% City	510,000						
20	Camelot Court/Farmington Meadows Storm Sewer	1,070,000	1,070,000	NC	100% City	535,000	535,000					
21	Farmington Road, Thirteen Mile Road to Fourteen Mile Road	510,000	510,000	NC	100% City					510,000		
22	Tuck Road Storm Sewer, Folsom Road to Eight Mile Road	460,000	460,000	NC	100% City					460,000		
23	Shiawassee Road Storm Sewer, Middlebelt Road to Inkster Road	765,000	765,000	NC	100% City					765,000		
24	Grand River Avenue at Haynes - MDOT Storm Sewer	2,000,000	1,000,000	NC	50% City, 50% O	1,000,000						
25	Goldsmith Street Culvert Replacements	295,000	295,000	NC	100% City						295,000	
26	Nine Mile Crossing of the Main Ravines	430,000	430,000	NC	100% City						430,000	
27	Wellington Culvert Rehabilitation	1,400,000	1,400,000	NC	100% City						1,400,000	
28	Medwid Culvert Replacement	100,000	100,000	NC	100% City	100,000						
29	North Industrial Drive Storm Sewer	200,000	200,000	NC	100% City	200,000						
30	Sinacola Industrial Court	200,000	200,000	NC	100% City	200,000						0
31	Scottsdale Road Storm Sewer	200,000	200,000	NC	100% City		200,000					
32	Sinacola Woods Subdivision Storm Sewer	200,000	200,000	NC	100% City			200,000				
33	Colony Park Subdivision Storm Sewer	200,000	200,000	NC	100% City			200,000				
34	Ridgewood Street Storm Sewer	200,000	200,000	NC	100% City		200,000					
35	Barbizon Estates Subdivision Storm Sewer	200,000	200,000	NC	100% City			200,000				
36	Greencastle Road Storm Sewer	200,000	200,000	NC	100% City				200,000			
37	Farmington and Forestbrook Culvert	3,950,000	3,950,000	NC	100% City						3,950,000	
38	North Bell Creek Drainage Improvement	3,000,000	3,000,000	NC	100% City						3,000,000	
39	Rhonswood and Fendt Storm Sewer	200,000	200,000	NC	100% City					200,000		
	Total Drainage	39,120,000	35,735,000	NC	O = Other	4,515,000	6,515,000	4,765,000	8,930,000	2,735,000	9,675,000	0

37,135,000

Reference N	Sanitary Sewers	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
1	Annual Renewal Program (through WRC)	35,356,800	-	NC	100% SF	2,900,000	3,150,000	3,400,000	3,400,000	3,400,000		16,250,000
2	Collection System Improvement + Site/Facility Improvement Total (thru WRC)	3,449,321	-	NC	100% SF	485,000	160,000	215,000	35,000	86,000		981,000
3	Low Pressure Gravity Sanitary Sewer System	750,000	750,000	NC	100% PB						750,000	
	Total Sanitary Sewers	39,556,121	750,000	NC	SF = SEWER FUNDS	3,385,000	3,310,000	3,615,000	3,435,000	3,486,000	750,000	17,231,000

Reference N	Water Mains	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
1	Capital Improvement Long-Range Plan (through WRC)	1,723,000	-	NC	100% WRC	205,000	91,000	73,000	138,000	262,000	195,000	759,000
1	Kendallwood Subdivision No. 3 Water Main	6,720,000	6,720,000	NC	100% City	6,720,000	0	0	0	0	0	0
2	Westbrooke Manor Subdivision No. 1 and Westbrooke Plaza Water Main Replacement	7,910,000	7,910,000	NC	100% City	0	7,910,000	0	0	0	0	0
3	Westbrooke Manor Subdivision No. 2 No. 3 No. 4 Water Main Replacement	7,525,000	7,525,000	NC	100% City	0	0	7,525,000	0	0	0	0
4	Shiawasse Road Water Main, Middlebelt Road to Inkster Road	2,060,000	2,060,000	NC	100% City	0	0	2,060,000	0	0	0	0
5	Old Homestead Subdivision Water Main Replacement	6,065,000	6,065,000	NC	100% City	0	0	0	6,065,000	0	0	0
6	Section 36 Water Main Replacement	3,670,000	3,670,000	NC	100% City	0	0	0	0	3,670,000	0	0
7	M-5 Cross: Folsom/Freedom/9 Mile	865,000	865,000	NC	100% City	0	0	0	0	0	865,000	0
Total Water Mains		36,538,000	34,815,000	NC	WRC = Water Resources	6,925,000	8,001,000	9,658,000	6,203,000	3,932,000	1,060,000	759,000

Reference N	Sidewalks	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/2026	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
0.2	Sidewalk replacement along major roads including brick paver repair/replace	600,000	600,000	NC	100% City	100,000	100,000	100,000	100,000	100,000	100,000	0
0.3	Nine Mile Road, south side, Drake Road to Farmington Road	595,000	595,000	NC	100% City	0	0	0	0	595,000	0	0
3	Thirteen Mile at Pebble Creek Crossing Pedestrian Bridge Rehabilitation	25,000	25,000	NC	100% City	0	0	25,000	0	0	0	0
4	Ten Mile Road from 30265 to 30701 Ten Mile Road	290,000	290,000	NC	100% City	0	290,000	0	0	0	0	0
5	Farmington Road, east side, Glenmuer Street to Fourteen Mile Road	420,000	420,000	NC	100% City	0	420,000	0	0	0	0	0
6	Scottsdale north, to south of Fourteen Mile Road	60,000	60,000	NC	100% City	60,000	0	0	0	0	0	0
7	Halsted Road, Eight Mile Road to Nine Mile Road	170,000	170,000	NC	100% City	170,000	0	0	0	0	0	0
8	Neighborhood Sidewalk Replacement Program SAD	30,000	30,000	NC	100% SAD	0	30,000	0	0	0	0	0
9	Ten Mile Road from S. Duncan to Creekside Drive	185,000	185,000	NC	100% City	0	0	185,000	0	0	0	0
10	Eleven Mile Road, north side, Old Homestead to Drake Road	380,000	380,000	NC	100% City	0	0	380,000	0	0	0	0
11	Southside Shiawassee Road, Middlebelt Road to Inkster Road	610,000	610,000	NC	100% City	0	0	0	610,000	0	0	0
12	Pathway Improvements, Rock Ridge Lane to Oak Crest Drive	120,000	120,000	NC	100% City	0	0	0	0	120,000	0	0
13	Inkster Road, west side, Hystone Dr. to the north end of the I-696 overpass (south property line of 27777 Inkster Road)	600,000	600,000	NC	100% City	0	0	0	0	0	600,000	0
Total Sidewalks		4,085,000	4,085,000	NC	SAD = Special Assessment District	330,000	840,000	690,000	710,000	815,000	700,000	0

Reference N	Transportation	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
1	Tri-Party (TBD)	2,070,000	690,000	NC	33% City, 33% OC 33% ROOC	115,000	115,000	115,000	115,000	115,000	115,000	0
2	Major Road Capital Preventative Maintenance Projects	6,000,000	6,000,000	NC	100% City	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	0
3	Industrial/Commercial Rd Rehabilitation	6,600,000	6,600,000	NC	100% City	1,300,000	1,000,000	1,600,000	2,700,000	500,000	0	0
4	Signal Modernization	1,350,000	1,350,000	NC	100% City	0	450,000	0	450,000	0	450,000	0
5	Nine Mile Road, Walsingham Drive to Farmington Road	11,250,000	11,250,000	NC	100% City	0	0	0	0	11,250,000	0	0
6	Halsted Road, Twelve Mile Road to Fourteen Mile Road	3,250,000	1,150,000	NC	65% FG	1,150,000	0	0	0	0	0	0
7	Folsom Road, Nine Mile Road to Orchard Lake Road	4,000,000	4,000,000	NC	100% City	4,000,000	0	0	0	0	0	0
8	Farmington Road, Thirteen Mile Road to Fourteen Mile Road	6,300,000	4,500,000	NC	30% FG	0	4,500,000	0	0	0	0	0
9	Farmington Road, Ten Mile Road to Twelve Mile Road	4,500,000	2,550,000	NC	45% FG	0	2,550,000	0	0	0	0	0
10	Drake Road, Nine Mile Road to M-5	1,800,000	1,800,000	NC	100% City	0	0	0	0	1,800,000	0	0
11	Metroview Drive, Eight Mile Road to Green Hill Road	1,800,000	1,800,000	NC	100% City	0	0	0	0	0	1,800,000	0
12	Shiawassee Road, Inkster Road to Middlebelt Road	7,500,000	7,500,000	NC	100% City	0	0	0	7,500,000	0	0	0
13	Folsom Road/Tuck Road, Orchard Lake Road to Eight Mile Road	5,150,000	5,150,000	NC	100% City	0	0	0	0	0	5,150,000	0
14	Thirteen Mile, Orchard Lake Road to Middlebelt Road	2,000,000	1,000,000	NC	50% FG 50% City	0	0	0	1,000,000	0	0	0
	Total Transportation	61,570,000	54,340,000	NC	OC = Oak Co., ROOC = Rd Commission OC, FG = Fed Grant	7,565,000	9,615,000	2,715,000	11,765,000	14,665,000	8,515,000	0

Reference N	Local Roads	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE							
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE
1	Gravel to Pave Conversion (Local Roads)	6,000,000	6,000,000	NC	100% City	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
2	Local Road Capital Preventative Maintenance Projects	30,000,000	30,000,000	NC	100% City	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	
3 to 16	Local Road Reconstruction (see below items) 3-16											
4	Coventry (Scottsdale Rd.)	1,000,000	1,000,000	NC	100% City	1,000,000						
5	Richland Gardens Area Project	20,000,000	20,000,000	NC	100% City	5,000,000	5,000,000	5,000,000	5,000,000			
6	Barbizon Estates	4,000,000	4,000,000	NC	100% City			4,000,000				
7	Farmington Hills Subdivision, (Broadview Dr., Dohany Dr.)	2,700,000	2,700,000	NC	100% City			2,700,000				
8	Franklin Fairways	1,750,000	1,750,000	NC	100% City			1,750,000				
9	Camelot Courts / Farm Meadows Subdivision	7,000,000	7,000,000	NC	100% City	7,000,000						
10	Greencastle Subdivision	5,150,000	5,150,000	NC	100% City				5,150,000			
11	Hunters Pointe Colony	1,000,000	1,000,000	NC	100% City						1,000,000	
12	Farmington Hills Hunt Club	9,800,000	9,800,000	NC	100% City					4,900,000	4,900,000	
13	Pinebrook Estates (Elmhurst)	1,300,000	1,300,000	NC	100% City	1,300,000						
14	Ridgewood Drive	2,750,000	2,750,000	NC	100% City		2,750,000					
15	Supervisor's Plat Fendt Farms and Supervisor's Plat #12 (Rhonswood, Fendt)	3,500,000	3,500,000	NC	100% City						3,500,000	
16	Colony Park Subdivision	8,500,000	8,500,000	NC	100% City					4,250,000	4,250,000	
	Total Local Roads	95,950,000	95,950,000	NC	M = ROAD MILLAGE	15,300,000	13,750,000	19,450,000	16,150,000	6,000,000	15,400,000	0

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CIP SUMMARY TABLE, 2025/2026- 2030/2031

EXPENDITURE TYPE	TOTAL COST	CITY COST	MAINTENANCE COSTS							# OF PROJECTS	
				2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	FUTURE	Projects
Public Facilities	11,910,000	11,910,000	NC	5,710	1,750	1,150	1,100	1,100	1,100		11
Police	3,347,000	3,797,000	NC	1,500	574	574	574	575			6
Technology	7,750,000	7,750,000	NC	1,550	1,150	1,150	1,150	1,150	1,150	450	4
Parks & Recreation	44,845,000	44,845,000	470,000	8,380	7,296	7,167	7,113	7,939	6,950		9
Fire Equipment	6,780,000	6,780,000	NC	1,000	1,185	1,435	1,435	1,560			5
DPW Equipment	7,580,000	7,580,000	NC	1,060	1,410	1,150	1,320	360	375		5
Fleet Motor Pool Vehicles	1,955,000	1,955,000	NC	300	315	260	345	360	375		6
Drainage	39,120,000	36,735,000	NC	6,720	7,910	9,585	6,065	3,670	865		39
Sanitary Sewers	39,556,121	750,000	NC	3,385	3,310	3,615	3,435	3,486	750	17,231	3
Watermains	36,538,000	34,815,000	NC	6,925	8,001	9,658	6,203	3,932	1,060	759	7
Sidewalks	4,085,000	4,085,000	NC	330	840	690	710	815	700		13
Transportation, Major Roads	61,570,000	54,340,000	NC	7,565	9,615	2,713	11,765	14,665	8,515		14
Transportation, Local Roads	95,950,000	95,950,000	NC	15,300	13,750	19,450	16,150	6,000	15,400		16
TOTALS:	\$360,986,121	\$311,292,000		\$59,725	\$57,106	\$58,597	\$57,365	\$45,612	\$37,240	\$18,440	138

Summary of the above expenses are on the following pages.

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PUBLIC FACILITIES

Adequate building space is required to both maintain the City's existing services and to provide for critical new services. This portion of the CIP addresses the need for buildings and improvements in the following areas: Fire, Police, DPW, Special Services and City Hall. All involve improvements to existing facilities, the construction of new facilities and the purchase and maintenance of equipment, in an attempt to maintain and improve the current level of service.

PROPOSED PUBLIC FACILITY PROJECTS

1. City-Wide Facilities Improvements

To better plan for capital expenditures, a comprehensive facility's condition assessment was completed at 32 City buildings. Accruent was hired to objectively evaluate each building's assets based upon usage, age, condition, predicted useful life and estimated replacement value. This information was entered into a database which was used to analyze and report any major repairs, upgrades and replacements which are anticipated to occur within the next 5 years. A committee made up of City staff members from multiple departments reviewed the detailed report and helped create a list of specific requirements used to prioritize the list of projects. The prioritization was based up on several factors such as Facility Condition Index (FCI), type of system, reason for repair/replacement, impact on occupants, and contributions to water and energy savings. Based upon the prioritization, the following projects are proposed for FY 2024/2025.

- Fire Alarm Replacement/Upgrade at Varied Locations
- Roof Repair/Replacement at Fire Station #3 and Spicer Stables
- HVAC Replacement at Varied Locations
- Design of Future Facility Projects

2. Barrier Free (ADA) Improvements

The City conducted a survey of architectural barriers in its buildings, facilities, and parks in the spring and summer of 2008. The survey identified physical barriers in City buildings, facilities, and parks built prior to 1992 based on Michigan Barrier Free Design standards. Recognizing that the City has limited funds and cannot immediately make all buildings, facilities, and parks fully accessible, the City has prioritized barriers based on the level of impact on a person's ability to access City facilities and/or programs.

3 Electric Vehicle (EV) Charging Stations

Installation of electric vehicle (EV) charging stations at multiple City facilities.

4. Fire Station Improvements

The following Fire Station Improvements needs are currently being evaluated and prioritized:

- Female locker room facilities are in need of expansion and refurbishment due to an increased number of female firefighters.
- Apparatus Bay Floors are peeling, the non-slip finish has worn off causing potential hazards.
- Station 5 Bay roof is nearing end of life (see facilities report)
- Replacement SCBA fill station is needed for a failed unit.
- Locations to store reserve vehicles is being evaluated.

Fire Department was awarded a State funded grant in the amount of \$3,000,000 for the redesign and construction of Fire Headquarters to add an Emergency Operations Center (EOC). Fire Department is requesting \$250,000 to be used as a construction contingency for the EOC project, building improvement and funding for new OSHA requirements.

5. City Wide 150KW Generator on Trailer

6. Courthouse Parking Lot

Reconstruction/rehabilitation of the courthouse parking lots.

7. DPW Natural Gas Generator

The existing diesel generator at the DPW has exceeded its device life and requires replacement. This generator powers the majority of the DPW, including the fuel island which services all City emergency vehicles in the event of a power failure.

8. Fire Station #4 Parking Lot Replacement

Reconstruction/rehabilitation of the concrete parking lot at Fire Station #4.

9. Police Station Parking Lot Access Management

Installation of fencing and automated gates around the Police Station parking lot.

10. Northwestern Highway Landscaping

Installation of perennial beds within the landscaped islands along Northwestern Highway.

11. City Hall Parking Lot Brick Paver Replacement

Replacement of the existing permeable brick pavers within multiple parking lots adjacent to the City Hall building.

POLICE

PROPOSED POLICE PROGRAMS AND EQUIPMENT

1. Women's Locker Room Expansion

The women's locker room needs expansion. Recently additional lockers were added to the existing space doubling the number of lockers from 12 to 24. There are currently only two lockers available for new hires. Currently, we have a conditional offer of employment being processed that would reduce this to one extra locker. With the increase of female applicants and new hires we anticipate running out of room for our staff soon. It is proposed that the locker room be expanded into the current uniform storage area. This area is adjacent to the locker room making it an obvious location for expansion. This expansion will provide space for up to 16 more lockers. The estimated total cost for this project is \$100,000.

2. Workstations / Office Furniture

The Farmington Hills Police Department's Patrol and Investigative Bureau office areas are old and out of date. The furniture in the executive offices is from 1987 when the police department was constructed. The cubicles and office furniture in the other areas were last replaced in 1997. All the furniture is dated and worn. The current design lacks space for officers that were added to the Directed Patrol Unit and Traffic Safety Section. As a result, officers are spread out from their team reducing effective collaboration. Additionally, the furniture was designed for a time when reports were completed by hand or typewriter. The cubicles are not designed for the power demand created by modern technology and as a result, circuit breakers often trip. This results in unsaved work being lost and could harm the computers. The areas require additional secure storage areas to protect personally identifying information, safeguard police equipment, increase compliance with our accreditation and CJIS requirements, improve organization, and workflow. It is proposed that all office furniture in the Patrol and Investigative Bureau's be replaced. The estimated total for this project is \$173,000.

3. Mobile Command Post

The Police Department's current Mobile Command Post Vehicle has been in service for 24-years and needs replacement. Mechanical and operational system failures have made the existing unit unfit for roadway travel. The Mobile Command Post Vehicle's technology has become outdated, and the current implementation of the Incident Command System requires more space for personnel than the existing vehicle can provide. A new Mobile Command Post Vehicle would offer mechanical reliability, updated technologies, and more space for personnel when Incident Command is utilized, increasing the effectiveness and versatility of the Mobile Command Post Vehicle. The estimated total for this project is \$450,000.

4. **Carpeting Replacement, 1st Floor**

The carpeting in the patrol/investigations area of the first floor of the police department is dirty and worn. With recent upgrades to the front desk and roll call room, the carpeting is dated and no longer matches that of the rest of the first floor. As part of an ongoing effort to modernize the work areas and aesthetics of the police building the Department seeks to replace the carpeting in the work areas and offices of the Patrol and Investigative Bureaus. The estimated total for this project is \$32,000.

5. **Canine Team Expansion**

Due to increased service demands we are seeking to add two additional certified canine teams which would be certified in drug or explosive detection. The benefits include increased service to the community by having a canine team assigned to each patrol shift resulting in decreased response times, increased investigative abilities, increased opportunities to recover lost and missing persons, increased opportunities to arrest fleeing criminals, increased community policing opportunities, and reduced fatigue to the current sole canine team. This proposal encompasses the cost of purchasing two new canines, all training, vehicles, and necessary equipment. The estimated total for this project is \$171,000.

6. **Axon Officer Safety Bundle**

As our contract with Motorola Watchguard comes to an end, we are in need of a replacement product which will meet the needs of the police department, IT department and the requirements of the Oakland County Prosecutors Office. We have researched several platforms, and the Axon bundle has been found to be the superior to those of its competitors and contains equipment that is a sole source provider. The Axon bundled platform of services will provide the department with essential technology and equipment which includes body worn cameras, in car cameras, tasers, digital evidence storage, all media redaction tools, virtual reality training devices and AI assisted video monitoring. The estimated total for this project is \$2,870,985.20, or 5 yearly installments of \$574,197.04.



TECHNOLOGY

Adequate building space is required to both maintain the City's existing services and to provide for critical new services. This portion of the CIP addresses the need for buildings and improvements in the following areas: Fire, Special Services, and City Hall. All involve improvements to existing facilities, the construction of new facilities and the purchase and maintenance of equipment, in an attempt to maintain and improve the current level of service.

PROPOSED TECHNOLOGY PROJECTS

1. City-Wide Technology

Information Technology provides technical support and maintenance of information systems, telecommunications systems, and Geographic Information Systems (GIS). Various enterprise-wide software applications have been installed including land file, geographical information systems, recreation registration, financial management, document imaging and the creation of a city website and employee intranet.

During Fiscal Year 2025/2026 the following projects are proposed

- Personal Computer & Notebook replacements for 300+ end users to accommodate Windows 11 continues.
- Continued Implementation of Virtual Desktop & VPN functionality for various departments.
- Infrastructure and software enhancements to support various departmental initiatives.
- Continued upgrades to the network security infrastructure.
- Implement communication system software and video for new EOC at Fire Department headquarters.

2. Unified Communications & Smart Cites Projects

Unified communications (UC) are a framework for integrating various asynchronous and real-time communication tools, with the goal of enhancing business communication, collaboration and productivity. Unified communications do not represent a singular technology; rather, it describes an interconnected system of enterprise communication devices and applications that can be used in concert. To better address all of the City's needs appropriate systems will be planned & implemented as part of an integrated program.

A Smart City is a technologically modern area that uses different types of electronic methods, voice activation methods and sensors to collect specific data. Information gained from that data are used to manage assets, resources, and services efficiently; in return, that data is used to improve the operations across the City. The smart city concept integrates information and communication technology (ICT), and various physical devices connected to the IoT (Internet of things) network to optimize the efficiency of City operations and services and connect to citizens.

During Fiscal Year 2025/2026 the following projects are proposed

a. Video Surveillance Equipment

The City of Farmington Hills faces the challenge of reassuring residents, visitors, and employees that safety on City property is a priority. This is accomplished by preventing and minimizing potential threats. These include vandalism, burglary, and all other forms of crime. Security in common areas like parks and City buildings has become of vital importance and video surveillance is a critical tool needed to secure City sites. As completed systems are designed to work in conjunction with other solutions on a unified platform. To successfully implement this program capital investment of \$250,000 is requested for fiscal year 2024/2025 and \$250,000 per year is requested for, 2025/2026, 2026/2027, 2027/2028, 2028/2029 & 2029/2030.

b. Smart Cities Projects

Ongoing projects will include collecting data from devices, buildings and assets that will then be processed and analyzed to monitor and manage traffic and transportation systems, utilities, water supply networks, waste, crime detection, information systems and other community service. To successfully implement this program capital investment \$350,000 is requested for fiscal year 2025/2026 and \$350,000 per year is requested for, 2025/26, 2026/27 2027/28, 2028/2029, 2029/2030 & 2030/2031.

3. ERP/Financial Software

a. Initiated the implementation of the new Core ERP system in February 2024 with a successful go-live in April 2025. (GL, Budgeting, PR, AP, HR, Purchasing, and Capital Assets Solution, with an upfront cost of \$700k, and \$100k annual maintenance.)

b. A new Financial Reporting, Performance Management, and Transparency software like OpenGov, Questica, Socrata. ((\$100k annual lease)

4. Enhanced Security Access at the Hawk

a. Install 22 card readers to secure “employee only” offices.

b. Install 3 card readers on the 3rd floor to provide secure access for Fire Department personnel displaced during Fire Department Headquarters construction.

PARKS & RECREATION

The Parks and Recreation section of the CIP has been developed by extracting the action plan from the City's 2019 & 2024 Parks and Recreation Master Plans as well as adding the funding available in the Parks Millage approved by the voters in August 2018.

The Parks and Recreation Master Plan is required to be prepared in accordance with the Michigan Department of Natural Resources' guidelines. This plan includes a comprehensive review of existing recreation services and facilities, an assessment of city-wide recreation opportunities and deficiencies, and identification of long-term recreation goals.

PROPOSED PARKS AND RECREATION PROJECTS

1. The HAWK Updates - \$16,000,000 (over 6 years)

The Accruent Study performed for this facility indicated over \$16,000,000 in repairs/replacements over the next six (6) years with almost **(1b.)** \$7,000,000 of those requirements on the 3rd floor. FHSS Staff have identified just under \$7,000,000 in priority improvements. Renovation of the athletics facilities and third floor for recreational use, community partnerships, general programs, and special event use. Plan includes 145,000 square ft. third floor amenities with revenue return from partnerships. Also includes upgrades to remaining HVAC and renovation of the artificial turf practice fields and outbuildings which require updates to utilize without hazard.

HAWK priority items as identified in the Accruent Study (\$1,540,000)

- Replace Air Handling Unit serving Activity Room A, B, and C (AHU-9) (\$100,000)
- Replace Air Handling Unit serving the Theatre (AHU-10) (\$100,000)
- Replace Air Handling Unit serving Harrison Hall (AHU-17) (\$100,000)
- Replace roof over 2D/3D Art (\$440,000)
- Replace Rooftop Unit serving 3rd floor NE corner (RTU-1) (\$100,000)
- Replace Rooftop Unit serving 3rd floor NW corner (RTU-2) (\$100,000)
- Replace Rooftop Unit serving 3rd floor incubator (RTU-3) (\$100,000)
- Replace Rooftop Unit serving 3rd floor incubator (RTU-4) (\$100,000)
- Replace Rooftop Unit serving 3rd floor media center (RTU-5) (\$100,000)
- Replace Rooftop Unit serving 3rd floor room 349 offices (RTU-6) (\$100,000)
- Replace Rooftop Unit serving 3rd floor SW corner (RTU-7) (\$100,000)
- Replace Rooftop Unit serving 3rd floor SE corner (RTU-8) (\$100,000)
- Additional HAWK items not in Accruent Study (**\$445,000**)
 - Boiler Room pressure booster replacement (\$65,000)

- Stadium complex (4 buildings) roofs (\$200,000)
- 2.5 floor skylight repairs (\$90,000)
- 3rd floor Tables and chairs (\$40,000)
- 1st floor Room 127/128 Control Booth/Recording Studio (\$50,000)

2. 2025/2026 Vehicles, Equipment and Infrastructure (\$2,123,000)

Vehicles and Equipment (\$448,000)

- Parks **(\$273,000)**
 - Truck (2), ¾ Ton 4WD Pickup w/Plow (\$115,000).
 - Mower, Utility 60" ZTR (\$16,000).
 - ABI Force Groomer (\$60,000).
 - Utility Cart for Park Maintenance (\$30,000)
 - GMC Terrain for park rangers (\$40,000).
 - Robotic Painter lease (\$12,000)
- Golf **(\$175,000)**
 - Mower, Wide Area (\$100,000).
 - Mower, Bank and Surround (\$75,000)

Infrastructure (\$1,675,000)

- Parks **(\$700,000)**
 - Heritage Park Adaptive Playground and Splash Pad
Note: seeking \$500,000 Grant from LWCF. +\$700,000 = \$1,200,000
- Parks **(\$250,000)**
 - Canopy, Tent 20x40 (2) (\$10,000)
 - Asphalt trail path resurfacing (\$100,000)
 - Heritage Park multiple small bridge repairs (\$15,000)
 - Spicer house repairs (\$75,000)
 - Founders Sports Baseball Fencing (\$50,000)
- Golf **(\$565,000)**
 - Asphalt cart path resurfacing, back nine (\$400,000)
 - Irrigation new pump system (\$150,000)
 - Driving range mats (\$15,000)
- Costick Center **(\$10,000)**
 - Gym floor resealing (\$10,000)
- Ice Arena **(\$150,000)**
 - Rubber Flooring (\$150,000)

3. 2026/2027 Vehicles, Equipment and Infrastructure (\$1,039,000)

Vehicles and Equipment (\$404,000)

- Parks **(\$149,000)**
 - Truck, Canyon (1) (\$40,000)
 - Walk Behind 48" (\$12,000)
 - Cart, Utility (\$30,000)
 - Truck, ¾ Ton 4WD Pickup w/Plow (\$50,000)
 - Flatbed trailer 20' (\$17,000)

- Golf **(\$255,000)**
 - Mower, Fairway (2) (\$150,000)
 - Mower, Rough Trim (2) (\$65,000)
 - Utility Cart (2) (\$30,000)
 - Sod Cutter (\$10,000)

Infrastructure (\$635,000)

- Parks **(\$315,000)**
 - Trail updates at Heritage Park (\$50,000)
 - Trail updates at Woodland Hills (\$10,000)
 - Longacre House Renovations (\$125,000)
 - Disc Golf Course tee pads (\$10,000)
 - Riley Skate Park concrete repairs (\$20,000)
 - Founders Sports Baseball Dugouts (\$100,000)

- Golf **(\$150,000)**
 - Driving Range Netting (\$150,000)

- Ice Arena **(\$170,000)**
 - Rubber Flooring (\$150,000)
 - Compressor rebuild (\$20,000)

4. 2027/2028 Vehicles, Equipment and Infrastructure (\$910,000)

Vehicles and Equipment (\$480,000)

- Parks **(\$300,000)**
 - Truck, Canyon (\$40,000)
 - Truck, ¾ Ton 4WD Pickup w/Plow (\$60,000).
 - Mower (\$17,000).
 - Mower (\$70,000).
 - Mini excavator (\$90,000)
 - Canopy, Tent 20x40 (2) (\$11,000)
 - Robotic painter lease (\$12,000)
- Golf **(\$180,000)**
 - HD Utility Vehicle with Vicon spreader (\$50,000).
 - Greens aerifier (\$80,000)
 - Mini skid (\$50,000)

Infrastructure (\$430,000)

- Parks **(\$280,000)**
 - Site Security and Life Safety in Parks- (\$40,000)
 - Trails and Wayfinding (\$40,000).
 - Playground Equipment (\$125,000).
 - Signage (\$40,000)
 - Master Plan per Department of Natural Resources (\$35,000)
- Golf **(\$150,000)**
 - Irrigation satellite upgrades (\$150,000).

5. 2028/2029 Vehicles, Equipment and Infrastructure (\$856,000)

Vehicles and Equipment (\$401,000)

- Parks **(\$169,000)**
 - Truck, ¾ Ton 4WD Pickup w/Plow (\$50,000).
 - Mower, Utility 60" ZTR (\$17,000).
 - Tractor, Utility 35-60 HP (\$70,000).
 - Robotic painter lease (\$12,000)
 - Attachments (\$20,000)

- Golf **(\$232,000)**
 - Mowers (2), triplex (\$90,000)
 - Utility Vehicle (UTV) with cab for Turf Maintenance (\$32,000).
 - Sprayer (\$90,000)
 - Range Cart Picker (\$20,000)

Infrastructure (\$455,000)

- Parks **(\$285,000)**
 - Trail and Wayfinding Signs (\$40,000)
 - Longacre Wall Repair (\$100,000)
 - Playground Equipment (\$25,000)
 - Site Security and Life Safety in Parks- (\$40,000)
 - Roof Replacements (\$50,0000)
 - Concrete replacement (\$30,000)

- Golf **(\$150,000)**
 - Driving range improvements (\$150,000)

- Ice Arena **(\$20,000)**
 - Compressor rebuild (\$20,000)

6. 2029/2030 Vehicles, Equipment and Infrastructure (\$1,682,000)

Vehicles and Equipment (\$1,162,000)

- Parks **(\$212,000)**
 - Truck, ¾ Ton 4WD Pickup w/Plow (\$60,000).
 - Mower, Walk Behind (2) (\$25,000).
 - Tractor, Utility (\$75,000).
 - Truck, Canyon (1) (\$40,000)
 - Robotic painter lease (\$12,000)

- Golf **(\$950,000)**
 - Bunker rake (\$300,000)
 - Golf Cart Fleet with Lithium Batteries (\$450,000)
 - Golf Cart Fleet GPS add-on feature (\$200,000).

Infrastructure (\$520,000)

- Parks **(\$320,000)**
 - Trail and Wayfinding Signs (\$40,000)
 - Playground Equipment (\$25,000)
 - Riley Skate Park Repairs (\$75,000)
 - Founders Park Baseball Field Dugout Covers (\$120,000)
 - Founders Park restroom improvements (\$60,000)

- Ice Arena **(\$200,000)**
 - Board door panels (\$100,000)
 - Entryway ADA sliding door replacements (\$100,000)

7. 2030/2031 Vehicles, Equipment and Infrastructure (\$735,000)

Vehicles and Equipment (\$250,000)

- Parks **(\$120,000)**
 - Truck, ¾ Ton 4WD Pickup w/Plow (\$60,000).
 - Mower, Utility 60" ZTR (\$18,000).
 - Carts, Utility (2) (\$30,000)
 - Robotic painter lease (\$12,000)
- Golf **(\$130,000)**
 - Mower, Bank and Surround (\$75,000)
 - Greens roller (\$25,000)
 - Carts, Utility (2) (\$30,000)

Infrastructure (\$485,000)

- Parks **(\$315,000)**
 - Asphalt trail path resurfacing (\$150,000)
 - Playground Equipment improvements (\$125,000)
 - Trail bridge improvements (\$40,000)
- Golf **(\$150,000)**
 - Tee box improvements (\$150,000)
- Ice Arena **(\$20,000)**
 - Compressor rebuild (\$20,000)

8. Acquisition of Park Land \$1,500,000

Various parcels of land could be purchased for parks and/or recreation opportunities, particularly in the northwest and southeast quadrants of the City.

9. Costick Center/Senior Center \$20,000,000

Future renovation/replacement of Costick Center to create Adults 50 & Better focused facility. The Accruent Study performed for this facility indicated over \$20,000,000 in repairs/replacements over the next five (5) years. FHSS Staff and consultants have identified over \$10,000,000 in priority improvements.



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EQUIPMENT

The Fire Department utilizes a combination of full-time and call-back personnel to provide Advanced Life Support (ALS), rescue and fire suppression services out of five fire stations located strategically throughout the City.

The DPW maintenance staff continues to provide vital input on the replacement of our fleet vehicles based on their experience and maintenance records. This advice is reflected in the schedule given below for the replacement of those vehicles listed by year.

The fire department rotates its vehicles based on use. Acquisition of new apparatus is assigned to a station based on usage and consultation with DPW. The older vehicle is rotated to one of the other stations. This has proven very beneficial to extend vehicle life.

PROPOSED FIRE APPARATUS PURCHASES

1. **2025/2026 Fire Equipment and Apparatus**
 - Purchase replacement Squad (\$435,000).
 - Purchase one (1) utility vehicle to replace fleet vehicle (\$75,000).
 - Mobile Computers and equipment (\$170,000).
 - Construction Contingency, Building Improvements, and OSHA Requirements (\$250,000).
 - Fire Engine Refurbishment (\$70,000)

2. **2026/2027 Fire Equipment and Apparatus**
 - Replacement Battalion Chief Vehicle (\$125,000).
 - Purchase two replacement Squads (\$890,000)
 - Purchase one (1) utility vehicle to replace fleet vehicle (\$80,000).
 - Refurbish/Replace Fire Station Extractors (\$90,000)

3. **2027/2028 Fire Equipment and Apparatus**
 - Purchase one (1) utility vehicle to replace fleet vehicle (\$85,000).
 - Purchase Replacement Engine (\$1,250,000)
 - Purchase SCBA fill Station (\$100,000)

4. **2028/2029 Fire Equipment and Apparatus**
 - Purchase replacement Squad (\$500,000).
 - Purchase SCBA Fill Station (\$100,000).
 - Fire Stations 1 & 2 Updates to Include Female Locker Rooms (\$1,000,000)

5. **2029/2030 Fire Equipment and Apparatus**
 - Purchase Replacement Squad (\$500,000)
 - Purchase one (1) Utility vehicle to replace fleet vehicle (\$85,000)
 - Purchase SCBA Fill Station (\$125,000)
 - Fire Stations 4 Updates to Include Female Locker Rooms (\$850,000)

DIVISION OF PUBLIC WORKS (DPW) EQUIPMENT PURCHASES

At the end of the service life of heavy equipment there is a specific salvage value and a cost of replacement for that piece of equipment. Because of the expense of major equipment purchases for the DPW, a continuous provision must be made from year to year to replace worn out and unserviceable equipment. The items contained in this plan have an individual value of a minimum of \$25,000. This does not include any equipment purchases that are part of the normal operating budget.

PROPOSED DPW EQUIPMENT PURCHASES

1. **2025/2026 Equipment \$1,060,000**
 - 10-Yard Dump Truck – Replacement (\$420,000)
 - Refurbish Existing Equipment (\$50,000)
 - 5-Yard Dump Truck – Replacement (\$320,000)
 - Roadside Mowing Tractor-New Mowing Arm Only (\$60,000)
 - 3-Yard Truck- Replacement (\$210,000)

2. **2026/2027 Equipment \$1,410,000**
 - Two 10-Yard Dump Truck – Replacement (\$890,000)
 - Refurbish Existing Equipment (\$100,000)
 - Sign Installation Truck – Replacement (\$370,000)
 - Portable Sewer Camera System – Replacement (\$50,000)

3. **2027/2028 Equipment \$1,150,000**
 - Refurbish Existing Equipment (\$50,000)
 - Mechanical Street Sweeper – Replacement (\$450,000)
 - Sewer Vacuum Truck – Replacement (\$650,000)

4. **2028/2029 Equipment \$1,320,000**
 - 10-Yard Dump Truck – Replacement (\$480,000)
 - Refurbish Existing Equipment – (\$50,000)
 - 5-Yard Dump Truck – Replacement (\$380,000)
 - 3-Yard Truck- Replacement (\$240,000)
 - Forestry Chipper – Replacement (\$70,000)
 - Forklift – Replacement (\$100,000)

5. **2029/2030 Equipment \$1,440,000**
 - Refurbish existing Equipment (\$50,000)
 - Rubber Tire Excavator – Replacement (\$700,000)
 - Cold Patch Trailer - Replacement (\$90,000)
 - Rubber Tire Front Loader – Replacement (\$600,000)

6. **2030/2031 Equipment \$1,200,000**
 - Refurbish existing Equipment (\$50,000)
 - Rubber Tire Backhoe -Replacement (\$550,000)
 - Road Grader – Replacement (\$600,000)

FLEET & MOTOR POOL VEHICLES

The City maintains a vehicle fleet of over seventy-five (75) vehicles for use for cleanup snow plowing, construction and building inspections, everyday travels around the City and for travel to training, and meetings outside of the City. These vehicles are critical to the daily operations of the City. Some of these are assigned directly to departments and personnel, identified as Fleet Vehicles, and others from the Motor Pool for use by all staff not having an assigned fleet vehicle. This section of the CIP addresses the replacement of those vehicles based on the maintenance records and down time. The vehicles represented in this category do not include Fire Department, Police Department, and the Parks Division vehicles nor the heavy equipment and dump trucks in the Division of Public Works.

PROPOSED FLEET & MOTOR POOL VEHICLE PURCHASES

1. **2025-2026 Vehicles \$300,000**
 - 3-Fleet and Pool Vehicles – Replacement (\$120,000)
 - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance & Engineering. (Total \$180,000)

2. **2026/2027 Vehicles \$315,000**
 - 3-Fleet and Pool Vehicles – Replacement (\$125,000)
 - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance & Engineering. (Total \$190,000)

3. **2027/2028 Vehicles \$260,000**
 - 3-Fleet and Pool Vehicles – Replacement (\$130,000)
 - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance. & Engineering. (Total \$130,000)

4. **2028/2029 Vehicles \$345,000**
 - 3-Fleet and Pool Vehicles – Replacement (\$135,000)
 - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance. & Engineering. (Total \$210,000)

5. **2029/2030 Vehicles \$360,000**
 - 3-Fleet and Pool Vehicles – Replacement (\$140,000)
 - 3 Pickup Trucks and Plows – Public Services, Road Maintenance. & Engineering. (Total \$220,000)

6. **2030/2031 Vehicles \$375,000**
 - 3-Fleet and Pool Vehicles – Replacement (\$145,000)
 - 3 Pickup Trucks and Plows – Public Services, Road Maintenance & Engineering) (Total \$230,000)
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DRAINAGE

In June of 1980, the City Council, commissioned the preparation of a Master Storm Drainage Plan. The plan treated the storm water as a resource rather than a liability. Utilization of existing open drainage systems and use of detention basins along major streams were considered. The plan suggested the design and use of pipes and streams that were much smaller and less expensive than those designed to just "pass through" as much storm water as was generated. The plan proposed to manage existing flows from streams thereby ensuring that the City's development would not cause flooding in downstream communities.

In October of 1981, a significant storm caused flooding throughout the City. Many inadequacies of the City's storm drainage system were revealed. The storm reinforced the importance of City Council's decision to develop a Master Storm Drainage Plan.

The City Council formally approved the Master Storm Drainage Plan in December of 1986. Many of the projects contained herein are consistent with that plan. Since the plan depends on detention basins for a number of the proposed improvements, acquiring the land as soon as possible is imperative. Without these detention sites many of the proposed improvements would be impossible and would require selection of next best, and more expensive options.

The projects contained herein reflect improvements to major and minor drainage courses outlined in the Master Storm Drainage Plan and are supplemented by storm water quality considerations required under the City's National Pollutant Discharge Elimination System (NPDES) storm water permit. As the City's rapid growth nears its end, emphasis is redirected from responding to new development to maintaining or improving the aging systems that are now in place. This involves actively participating in repairs and improvements of minor drainage courses that traverse both public and private property. In this way, a functional drainage system is ensured for all areas of the City. Priority criteria are:

- Integrating water quantity issues with water quality issues.
- Immediate flood peak reduction to solve the most significant flooding concerns.
- Integration with other improvements including water main, sanitary sewer, paving, and building construction.
- Ensuring the continued development and redevelopment of the City.
- Encouragement of riparian stewardship and maintenance.

Development of a Drainage Program

Prioritization of drainage improvements tends to be cyclical when viewed with other capital needs. This is since most systems in the City function well during periods of normal rainfall. Usually, years pass between significant rain events. The result is to minimize required improvements during normal weather, especially considering the high cost associated with many of the individual drainage projects. However, when a major rain event occurs the community demands accelerated improvements, and the cycle begins again. The major rainstorms of 1981, 1989, 1993, 1997, 1998 and 2014 are evidence of this fact.

In order to safeguard against these significant rain events, a consistent, uniform, and aggressive program is necessary. This allows much of the major capital expense and effort to be distributed over the years. This ensures continued improvement, thereby saving millions of dollars in flood damage in the future and promoting an improved quality of life.

Maintenance

Calls for maintenance have increased over the years. Many of the City's subdivisions have open spaces and retention systems that need repair or improvement. Without ongoing inspection and maintenance, failures will occur. Once initiated, these maintenance programs will generate a number of projects for which capital funding will be required. The City will also consider, when appropriate, the possible mitigation of wetlands within the overall drainage system.

Asset Management

With the passage of the local road millage in 2018 and the accompanying changes to the Special Assessment District (SAD) policy, there has been an increase in the amount of drain related capital improvements. Each road project is evaluated during the design phase to determine if the existing underground storm drain infrastructure is sufficient or in need of repair and/or replacement. This integrated approach to asset management ensures that infrastructure is addressed in a cohesive manner at the most cost-effective time in the project lifecycle.

Federal Requirements

The City is required to install various improvements in accordance with the U. S. Clean Water Act. This Act requires the issuance of a National Pollutant Discharge Elimination System (NPDES) permit commonly called an MS4 Permit, for all communities over 10,000 in population. Farmington Hills has the required permit issued by the Michigan Department of Environment, Great Lakes, and Energy – EGLE (formerly MDEQ). The City continues to explore approaches that would establish the best management practices. This includes community outreach and education about Federal storm water requirements, and an illicit discharge detection and elimination program. The City is working with EGLE, Oakland County, Wayne County, and the Alliance of Rouge Communities to implement a program that is most beneficial to Farmington Hills and other communities in the Rouge River Watershed. Part of the program is a document called a Storm Water Management Plan (SWMP). This document is required under the City's NPDES permit and outlines specific improvements that must be done to meet Federal requirements.

In addition, Farmington Hills has an obligation to conduct an IDEP (Illicit Discharge and Elimination Program), which is an ongoing effort to prevent and eliminate illegal outlets into the City's drainage systems.

The City is also obligated to employ best management practices for good housekeeping techniques for public infrastructure. These practices include catch basin cleaning, street sweeping, detention pond basin maintenance, etc. Key to cooperation and watershed planning is the City's participation in the Alliance of Rouge Communities, a cooperative venture ensuring that all 40 communities and three counties contained in the Rouge River watershed continue to work together. All projects contained herein are consistent with the City's Federal permit.

PROPOSED DRAINAGE PROJECTS

1. Storm Water NPDES Permit Program

An NPDES permit was obtained from the EGLE. As a requirement of the permit, a watershed management plan is needed. A major component of this plan is the Storm Water Management Plan. The SWMP requires that certain projects and procedures be adopted that will ultimately lead to a cleaner Rouge River in accordance with the Federal Clean Water Act. Projects may include erosion controls in the open watercourses in Farmington Hills and siltation basins to remove suspended sediment from storm water.

Under the current NPDES storm water permit, the City has a continuous requirement to identify and remove illegal discharges into City owned drainage systems. This includes sanitary system corrections, drainage system sampling and monitoring, education programs, pollution investigative efforts, etc., that are related to the City owned drainage system.

2. Miscellaneous Storm Sewer Repair, Maintenance and Improvement Program

- Construction and improvements of storage facilities, pipe and culvert enclosures and channel improvements throughout most of the drainage districts in the City. It also includes projects that are necessitated from inspection programs.
- Ninety percent of the City's drainage system is in open channels. Most of these major drainage courses have not been cleaned since their original construction. This program represents a continuous program for maintenance of these drainage courses.
- Emergency replacement and repair of major culverts in the public right-of-way.
- Throughout this City many subdivisions are being considered for local road reconstruction. In addition, several of the areas where the roads are not candidates for local reconstruction have storm sewers in need of rehabilitation. The storm sewer system in these areas as determined by the DPS will be televised and inspected. If deemed necessary an appropriate cleaning, repair, replacement, lining and rehabilitation program will be implemented at the time of, or prior to the road reconstruction.
- The Oakland County Water Resources Commission (WRC) has jurisdiction of a number of drains in the City that have been legally established under the Michigan Drain Code. The Drain Code provides a means of apportionment and assessment based on tributary area and runoff from these districts. Periodically, WRC will advise of maintenance needs and corresponding assessments, which the City is responsible for.

3. City Owned Storm Water Basin Maintenance

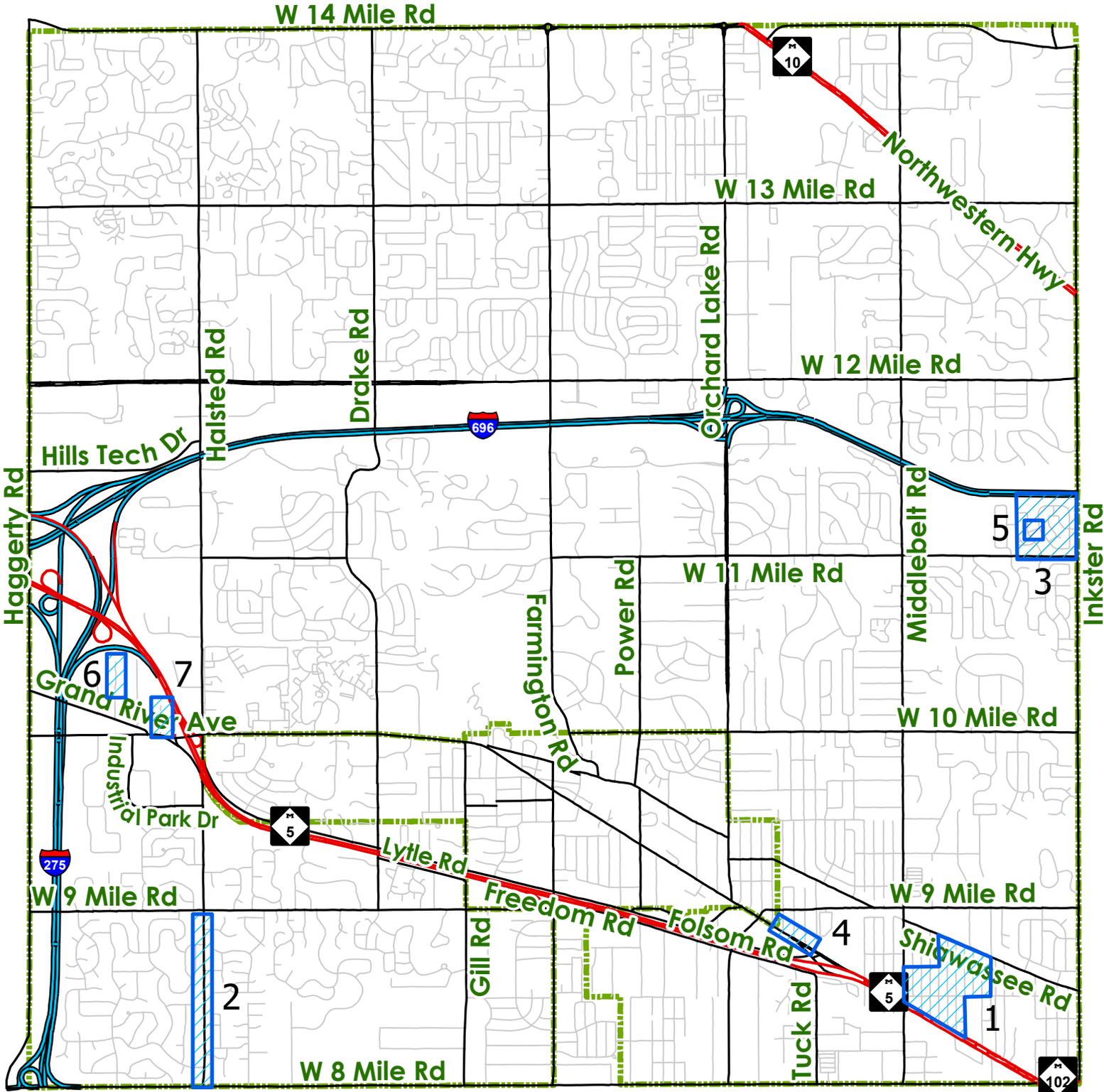
The City owns nine storm water detention and retention basins. These basins are required to be maintained in accordance with the Federal Clean Water Act to control; urban pollutants and peak flow. This project provides improvement for all nine City owned basins. The improvements include select vegetation removal, sedimentation removal, and inlet/outlet pipe maintenance. In conjunction with the Capital Improvement Plan, the project is intended to provide annual maintenance and upkeep.

4. **Nine Mile Road Storm Sewer, Walsingham Drive to Farmington Road**
This project provides lateral storm sewers for Nine Mile Road, from Walsingham Dr. to Farmington Road as well as rehabilitation of the existing storm sewer system.
5. **Richland Gardens Subdivision Storm Sewer**
This project provides lateral storm sewers for Richland Gardens Subdivision as well as rehabilitation of the existing storm sewer system.
6. **Caddell Drain, Nine Mile Road at Drake Road**
Replacement of the 4 elliptical culverts that cross underneath the intersection of Nine Mile Road south of Drake Road. These culverts are nearing the end of their useful life. This project will be coordinated by the Oakland County Water Resources Commission through the Michigan Drain Code.
7. **Folsom Road Storm Sewer, Nine Mile Road to Orchard Lake Road**
This project provides lateral storm sewers for Folsom Road, Nine Mile Road to Orchard Lake Road as well as rehabilitation of the existing storm sewer system.
8. **Biddestone Lane Storm Sewer**
This project provides lateral storm sewer and an outfall storm sewer for this area.
9. **Harwich Drive Drainage Improvement**
Currently storm water runoff from Harwich Drive travels across a residential side yard. The project would include the installation of a storm sewer from the right-of-way down to the Pebble Creek to minimize erosion.
10. **Caddell Drain Improvements - Phase II**
Phase II of the Caddell Drain Improvements includes improvements to the southern portions of the water course. This project will be coordinated by the Oakland County Water Resources Commission through the Michigan Drain Code.
11. **Rockshire Street Culvert Rehabilitation/Replacement**
This project provides for a replacement of the large Main Ravines Drain crossing on Rockshire Street, allowing for a wider roadway.
12. **Rockshire Street, Edgemoor Street, and Bramwell Street Storm Sewer**
This project provides for a lateral storm sewer and an outfall storm sewer for this area.
13. **Drake Road Storm Sewer, Nine Mile Road to north of M-5**
This project provides lateral storm sewers for Nine Mile Road to north of M-5 Storm Sewer as well as rehabilitation of the existing storm sewer system.
14. **Franklin Fairway Storm Sewer**
This project provides lateral storm sewers for Franklin Fairway Drive as well as rehabilitation of the existing storm system.
15. **Farmington Hills Subdivision Main Ravines Cross Culverts Replacement**
This project involves replacement of the existing 36" cross culvert of a tributary of the Main Ravines Drain and the installation of an additional cross culvert to carry cross through drainage. It also includes improving several of the main cross culverts and a lateral storm sewer to improve drainage.

16. **Hearthstone Road Culvert Rehabilitation/Replacement**
The Hearthstone culvert is under Hearthstone Road in the Kendallwood Subdivision west of Bonnet Hill Road. It is a 68" by 85" elliptical corrugated metal pipe culvert and is in the Minnow Pond drainage district. It needs to be rehabilitated and possibly replaced.
17. **Tuck Road Bridge Rehabilitation, south of Folsom Road**
Rehabilitate the existing 24-foot-wide by 7.5-foot-high bridge crossing of the Upper Rouge River.
18. **Metroview Drive Storm Sewer, Eight Mile Road to Green Hill Road**
This project provides lateral storm sewers for Metroview Dr, Eight Mile Road to Green Hill Road as well as rehabilitation of the existing storm sewer system.
19. **Halsted Road, Eight Mile Road to Nine Mile Road**
This project provides lateral storm sewers for Halsted Road (between Eight Mile Road and Nine Mile Road), as well as rehabilitation of the existing storm sewer system.
20. **Camelot Court/Farmington Meadows Storm Sewer**
This project provides lateral storm sewers for Camelot Ct./Farmington Meadows as well as rehabilitation of the existing storm sewer system.
21. **Farmington Road, Thirteen Mile Road to Fourteen Mile Road**
This project provides lateral storm sewers for Farmington Road (between Thirteen Mile Road and Fourteen Mile Road), as well as rehabilitation of the existing storm sewer system.
22. **Tuck Road Storm Sewer, Folsom Road to Eight Mile Road**
This project provides lateral storm sewers for Tuck Road from Folsom Road to Eight Mile Road as well as rehabilitation of the existing storm sewer system.
23. **Shiawassee Road Storm Sewer, Middlebelt Road to Inkster Road**
This project provides lateral storm sewers for Shiawassee Road, Middlebelt Road to Inkster Road as well as rehabilitation of the existing storm sewer system.
24. **Grand River Avenue at Haynes – MDOT Storm Sewer**
This project provides lateral storm sewers for Grand River (between Cora Ave and Tuck Road), as well as rehabilitation of the existing storm sewer system.
25. **Goldsmith Street Culvert Replacements**
This project provides replacement of the three large culvert crossings on Goldsmith.
26. **Nine Mile Crossing of the Main Ravines Drain**
This project provides lateral storm sewers for the main ravines crossing at Nine Mile Road, just east of Middlebelt.
27. **Wellington Culvert Rehabilitation**
The existing culvert on Wellington Court between Eastbrook and Westbrook Court is in need of repair after a routine maintenance check discovered delamination, erosion and multiple cracks.
28. **Medwid Culvert Replacement**
The existing culvert on Medwid Drive, between Westcott Crescent Circle and Aspen Park Circle needs replacement.

29. **North Industrial Drive Storm Sewer**
This project provides lateral storm sewers for North Industrial Drive, as well as rehabilitation of the existing storm sewer system.
30. **Sinacola Industrial Court**
This project provides lateral storm sewers for Sinacola Industrial Court, as well as rehabilitation of the existing storm sewer system.
31. **Scottsdale Road Storm Sewer**
This project provides lateral storm sewers for Scottsdale Road, as well as rehabilitation of the existing storm sewer system.
32. **Sinacola Woods Subdivision Storm Sewer**
This project provides lateral storm sewers for the Sinacola Woods subdivision, as well as rehabilitation of the existing storm sewer system.
33. **Colony Park Subdivision Storm Sewer**
This project provides lateral storm sewers for the Colony Park Subdivision, as well as rehabilitation of the existing storm sewer system.
34. **Ridgewood Street Storm Sewer**
This project provides lateral storm sewers for Ridgewood Street, as well as rehabilitation of the existing storm sewer system.
35. **Barbizon Estates Subdivision Storm Sewer**
This project provides lateral storm sewers for the Barbizon Estates Subdivision, as well as rehabilitation of the existing storm sewer system.
36. **Greencastle Road Storm Sewer**
This project provides lateral storm sewers for Greencastle Road, as well as rehabilitation of the existing storm sewer system.
37. **Farmington and Forestbrook Culvert**
Two culvert crossings consisting of corrugated metal pipe barrels were assessed. Significant deterioration was noted for both crossings and rehabilitation will be required.
38. **North Bell Creek Drainage Improvement**
This project provides drainage improvements for North Bell Creek, from Lundy Drive to 8 Mile.
39. **Rhonswood and Fendt Storm Sewer**
This project provides lateral storm sewers for Rhonswood and Fendt, as well as rehabilitation of the existing storm sewer system.

2025/2026 Drainage Projects



1. Richland Gardens Subdivision Storm Sewer
2. Halsted Road, Eight Mile Road to Nine Mile Road
3. Camelot Court/Farmington Meadows Storm Sewer
4. Grand River Avenue at Haynes - MDOT Storm Sewer
5. Medwid Culvert Replacement
6. North Industrial Drive Storm Sewer
7. Sinacola Industrial Court

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

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SANITARY SEWERS

The major goal of the capital expenditures in this area is to provide adequate trunkline capability to serve both existing and future development. All trunk lines have been installed with the completion of the Ten Mile Rouge sewer in 1980. However, some areas of the City still do not have connecting sewer segments which are needed to provide access to public sanitary sewer. These segments are usually funded by a development or the City at large. The construction of the localized laterals is generally provided by the Charter provision requiring local benefiting properties to pay the associated cost (special assessment process). This results in the establishment of a special assessment district. In the future, federal watershed requirements may mandate accelerated programs for local sanitary sewer construction. A portion of these anticipated costs may be financed by various sanitary sewer funds.

An exception to the special assessment financing is a payback that may be necessitated because of a paving, resurfacing or widening project where integrated asset management policy would recommend that the sanitary sewer lateral should be installed first. In these instances, a payback would be established in accordance with City ordinance to recover the cost at a future date when connections are made.

Any remaining work that would be done on sanitary sewers involves the rehabilitation of existing sewers with City sewer funds. Since this does not provide new service, there would be no application of the Charter provision. This type of work was begun in 1990 with the Evergreen Farmington Sewage Disposal System improvements where sewers were replaced, and relief lines constructed.

In 2017, the City was awarded a Stormwater, Asset Management, and Wastewater (SAW) grant through the Michigan Department of Environment, Great Lakes, and Energy –EGLE (formerly the MDEQ) for the purposes of evaluating and inspecting sanitary sewer infrastructure, developing an asset management plan, assessing asset criticality and risk assessment; and providing life cycle cost analysis. The results of the SAW grant project will also provide a long-term capital improvement plan for the City's sanitary sewer system infrastructure.

In addition, the City is currently under an Administrative Consent Order (ACO), from the EGLE that may require additional improvements to be made in the future restricting the amount of outflow from the City of Farmington Hills into the sewer system.

PROPOSED SANITARY SEWER PROJECTS

1. Annual Renewal Program

The City completed a wastewater asset management plan (AMP) in 2020 to identify investment needs and develop a long-range capital improvement program for the City's wastewater system. By starting an annual renewal program, the City will be able to systematically address sanitary sewer assets by performing proactive maintenance and completing rehabilitation/replacement of the assets on an annual basis using best practices.

2. Low Pressure Gravity Sanitary Sewer System

Provide public sanitary sewer via a low-pressure gravity sewer system. This may be appropriate for areas where traditional gravity sewer is not feasible. Location to be determined.



WATERMAINS

With the completion of the Northwest Water Pressure District transmission lines in 1976, potable water supply capability has been provided throughout the City. Although some minor transmission lines are still required in some areas, they now have the option of installing local services through the establishment of payback agreements and special assessment districts.

A significant portion of the City's water main infrastructure was built in the 1960s and is nearing the end of its useful life. A challenge exists in these older areas of the City due to the water mains requiring frequent and expensive maintenance due to main breaks. Repairs require digging up and replacing worn out facilities. The City has in place a replacement program for just this challenge. Projects are evaluated using an integrated asset management approach and includes a review of break history, risk, and criticality. As with other maintenance activities, this work does not require financing through a special assessment district. Funding is provided through the City's water fund.

The City worked with the Oakland County Water Resources Commissioner's Office (WRC) and determined that a storage facility is appropriate for the City of Farmington Hills. Construction is complete and the tank has been operational since June 2014. The master water main model has been systematically updated to include this facility and the plan has been revised to include necessary projects on a prioritized basis.

PROPOSED WATER MAIN PROJECTS

1. Kendallwood Subdivision No. 3 Water Main Replacement

This is in the residential neighborhood east of Farmington Road and north of Twelve Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6" and 8" water main would be replaced with 8" water main and existing 12" water main would be replaced with 12" water main to improve system reliability and meet current design standards.

2. Westbrooke Subdivision, Wesbrooke Manor Subdivision No. 1, and Westbrooke Plaza Water Main Replacement

This is in the residential neighborhood west of Orchard Lake Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950's with frequent water main breaks. The existing 6", 8", and 12" water main would be replaced with 8" and 12" water main to improve system reliability and meet current design standards.

In addition, the commercial area is located on the south side of Thirteen Mile Road, between Orchard Lake Road and Lorikay Street. It is an area of older pipe built in the 1950's and when a break occurs, it affects multiple commercial properties. The existing 6" would be replaced, and possibly relocated, with an 8" (8" is the smallest size that can be installed under current standards) to improve system reliability and meet current design standards.

3. **Westbrook Manor Subdivision No. 2, No. 3, No. 4 Water Main Replacement**

This is in the residential neighborhood east of Farmington Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950's with frequent water main breaks. The existing 6" and 8" water main would be replaced with 8" water main and the existing 12" water main would be replaced with 12" water main to improve system reliability and meet current design standards.

4. **Shiawassee Road Water Main, Middlebelt Road to Inkster Road**

This project would include the replacement of existing 8" water main on Shiawassee Road between Middlebelt Road and Inkster Road.

5. **Old Homestead Subdivision Water Main Replacement**

This is in the residential neighborhood west of Drake Road and north of Eleven Mile Road. It is an area of older pipe built in the 1960's with frequent water main breaks. The existing 6", 8" and 12" water main would be replaced with 8" and 12" water main to improve system reliability and meet current design standards.

6. **Section 36 Water Main Replacement**

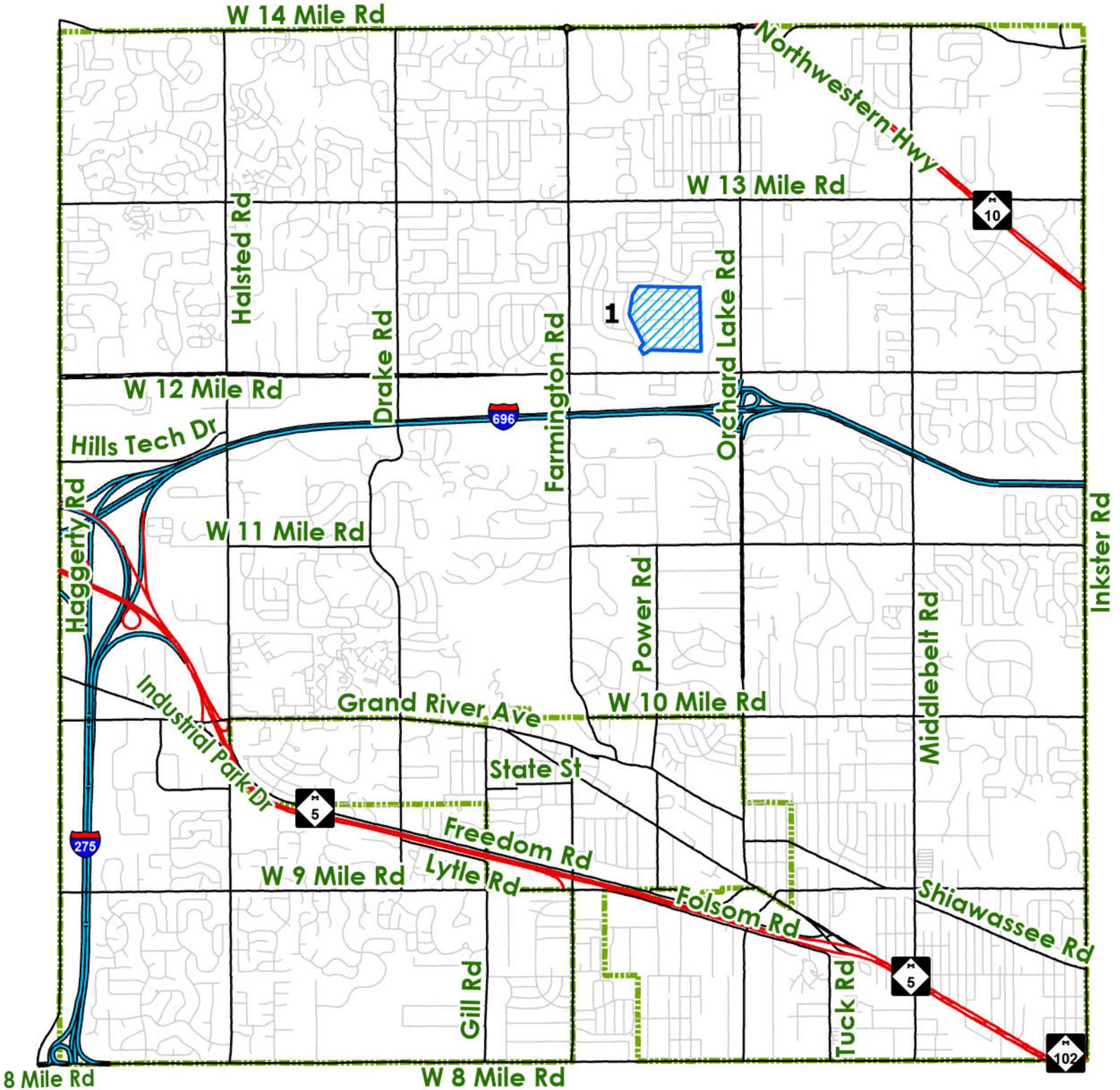
This project would include replacement of water main along Rensselaer, Ontaga, Eight Mile and Pearl Street. It is an area with older pipe built in the 1950's with frequent water main breaks. The existing 8" water main would be replaced to improve system reliability and meet current design standards.

7. **Folsom Road : Crossing M-5**

This project would include installation of new 8" or 12" water main in the area of Folsom/ 9 Mile/ Freedom. This would loop the water main from the south side of Folsom Road to the north side of Freedom Road at 9 Mile Road and would provide additional fire flow



2025/2026 Water Main Projects



1. Kendallwood Subdivision No. 3 Water Main Replacement

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

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SIDEWALKS

The need to provide safe pedestrian travel along major traffic corridors has long been a priority of the City Council. Certain corridors generate considerable pedestrian traffic. Shopping centers, schools, recreation areas, and other major developments generate pedestrian traffic. To promote safe pedestrian travel, the City must identify those areas in need of sidewalks or extensions to existing pedestrian networks. The School Board has also indicated their support for sidewalks at various school locations. It remains Farmington Hills policy, however, to treat walkways across school frontages as a requirement of the school district.

Sidewalk aesthetics is also considered. The City has many designated Historic District sites located on major roads. The use of brick pavers is encouraged to enhance and highlight the historic character of these sites.

In recent years, with Federal Aid funded road improvements the City has been able to include and install large sections of sidewalk on select major thoroughfares with our pavement projects. Developers have also installed sidewalks as a requirement of development. In both cases, sidewalk "gaps" have resulted. The City is then faced with filling in these gaps. These sidewalk projects can provide the City with the opportunity to connect larger pedestrian networks, existing developments with one another and other traffic generators at relatively low cost. Annually, pedestrian traffic generators and sidewalk gaps are identified and continue to be a priority and are included in this plan.

In 2013, sidewalks included in the CIP were re-evaluated using a systematic approach. Essentially sidewalks are assigned point values based on several variables including, access to schools, connectivity to shopping, municipal facilities, etc. Also, we assigned values that considered items such as ease of construction, availability to right-of-way, funding sources, funding availability, connectivity, etc. Also included within this section is a proposal for a non-motorized Master Plan. This plan would provide recommendations for in-road facilities, sidewalks, trails, road crossings, priority considerations, funding for future implementations.

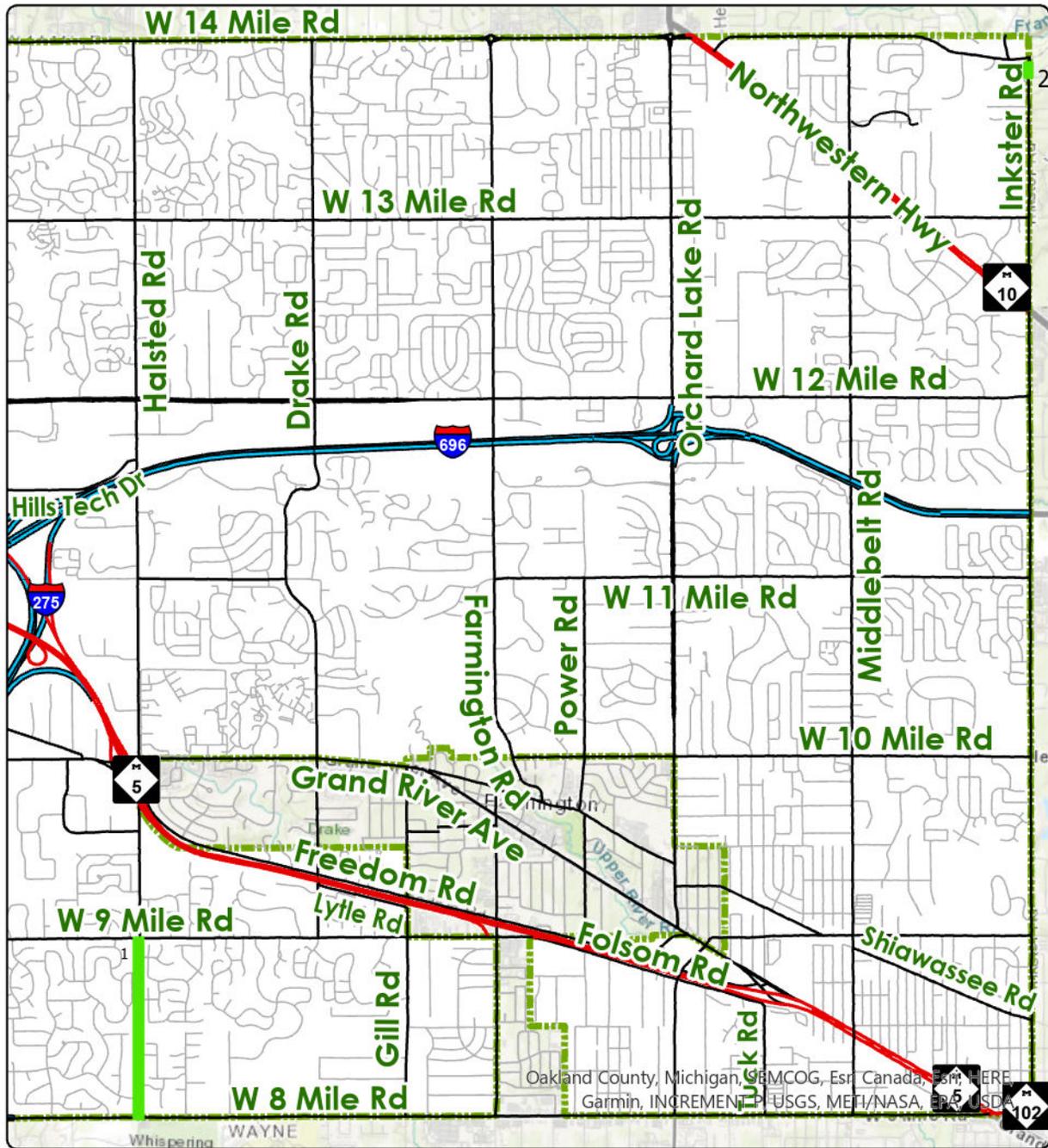
In addition to the sidewalks, a program is proposed to modify existing walks to provide for a minimum width of eight feet so they can be used for non-motorized pathways. This fulfills a requirement in the gas and weight tax legislation for the funding and maintenance of our road system (Act 51).

A high priority of the Grand River Corridor Improvement Authority is to better integrate the Rouge River into economic development projects along the corridor and to develop a shared-use pathway along the river that better connects corridor users. The conceptual vision for the pathway is a 6 – 8 feet wide path that traverses approximately 10,000 lineal feet of river frontage with markers placed every ¼ mile and an interpretive kiosk at each end of the trail.

The following Bike Path System Map identifies all existing sidewalk infrastructure and includes a proposed bike path system for the City.

See the following table for proposed sidewalk/ pathway projects including locations and funding schedule.

2025/2026 Sidewalk Projects



Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

1. Halsted, 8 Mile Road to 9 Mile Road
2. Scottsdale North, to South of 14 Mile Road



Legend
 - City Project

TRANSPORTATION

Major thoroughfares can be improved by providing greater capacity and efficiency. This is accomplished by improving intersections and roadway sections. Intersections are improved by the installation of through and turning lanes, curbs and realignments. Many of the major two-lane and three-lane thoroughfares are over capacity, creating lengthy backups of traffic especially at peak hours. These roadway sections are considered for expansion in order to minimize congestion and improve turning movements. In addition, major road repair is an essential component of a well-managed transportation system. Major road repairs usually involve base reconstruction and resurfacing.

Local roads also require attention. Recent paving and resurfacing programs have done much to reduce maintenance costs and improve the local road system. The success of these programs is in large part due to the CIP process and residents' support of financing local road improvements through special assessment districts. Once paved, local roads require on-going scheduled maintenance to ensure their longevity.

The gas and weight tax, commonly referred to as Act 51 road funds, is the primary source of revenue collected by the State. Those funds have not been able to keep pace with the demands for improvement to an aging road system. Costs for labor, material, and equipment to improve roads have increased. Budget constraints at the State and County levels have shifted a disproportionate financial burden on municipalities and as a result, a road millage was put on the ballot and approved by the residents of Farmington Hills during the November 2014 Election. This funding is essential to maintain and improve the quality of the City road network.

Major Roads

The Department of Public Services has developed a list of major road and intersection improvements that are recommended to satisfy the needs of the motoring public in Farmington Hills. The City has also identified safety improvements that must be completed to satisfy issues of poor alignment, varying roadway widths, and non-continuous pavements.

The list of major road projects was prepared using data received from various sources. The data includes projects previously planned but not constructed, resident input, pavement evaluation (PASER Rating) asset management principles, traffic counts along major roads, plans by the Road Commission for Oakland County, and ongoing plans for major road and freeway improvements which are still under consideration. In general, the projects outlined in this year's CIP provide the following benefits to the community:

- Assure that roadways provide improved efficiency and safety for motorists.
- Assure that intersections minimize traffic congestion and allow for smooth handling of turning movements.
- Minimize lengthy backups of traffic especially during the peak hours of the day.

- Make traveling more convenient and safer by providing paved roadways in place of gravel roadways.
- Maintain the natural features when possible while improving the roadways.
- Integrate Road Commission for Oakland County plans with City plans to have a coordinated and efficient street system.
- Correct intersection alignment for improved traffic flow and possible reduction in traffic accidents.
- Reduce the environmental impact of dust and noise pollution.
- Reduce road maintenance cost.
- Use best practices and asset management principles to increase the life of existing pavements and improve the condition of the network as a whole.
- Improve access to freeways by examining the effectiveness of the interchanges.
- Coordinate road improvements with the City's Master Plan for Future Land Use.

Local Roads

Historically, the residents have initiated local road improvements. Many miles of local roads have been reconstructed through the special assessment district process. The success of this approach was dependent upon the residents initiating a paving project in accordance with City Charter. Typically, the City participated up to 20% of the paving cost (per City Charter).

Based on the local road millage that was approved in November of 2018, funds will now be available for reconstruction as well as additional preventative maintenance and pavement preservation treatments. Approval of the local road millage eliminates the need for the special assessment process and allows the roads to be assessed and programmed for treatments in a cost-effective manner at the appropriate point in its life cycle.



PROPOSED TRANSPORTATION PROJECTS - MAJOR ROAD

1. Tri-Party TBD (\$690,000)

The Tri-Party program provides one-third funding from each of the following: City, Road Commission for Oakland County and Oakland County Board of Commissioners. Tri-party funding has recently been increased from \pm \$150,000/year to \pm \$300,000/year. This funding is sometimes allowed to accrue over several years to help fund a larger project. Requirements are that the work be on a County road. Most recently the City utilized existing funds for part of the City's contribution to the Orchard Lake Road project from 13 Mile Road to 14 Mile Road. Future participation in Tri-Party projects may include Haggerty drainage improvements near 10 Mile Road and the City's cost share for the rehabilitation of Orchard Lake Road between I-696 and 13 Mile Road as well as along the 12 Mile Road corridor

2. Major Road Capital Preventative Maintenance Projects (\$6,000,000)

These projects are intended to provide a asphalt overlay or full depth concrete slab and joint repair on a major roadway to cost effectively extend its useful life. It may include a milling off the surface for asphalt roads and some base repair. The following roads are candidate projects in the upcoming years.

- Hills Tech Drive
- Independence Street, Middlebelt Road to Ontaga,
- Drake Road, Eleven Mile Road to Twelve Mile Road,
- Gill/Lytle, Drake Road to Nine Mile Road,
- Halsted, Ten Mile Road to M-5 Ramp,

3. Industrial/Commercial Road Rehabilitation (\$6,600,000)

Industrial roads are prioritized based on the PASER ratings system to determine a cost-effective strategy for rehabilitation or reconstruction. These prioritized ratings are reviewed and updated every two years.

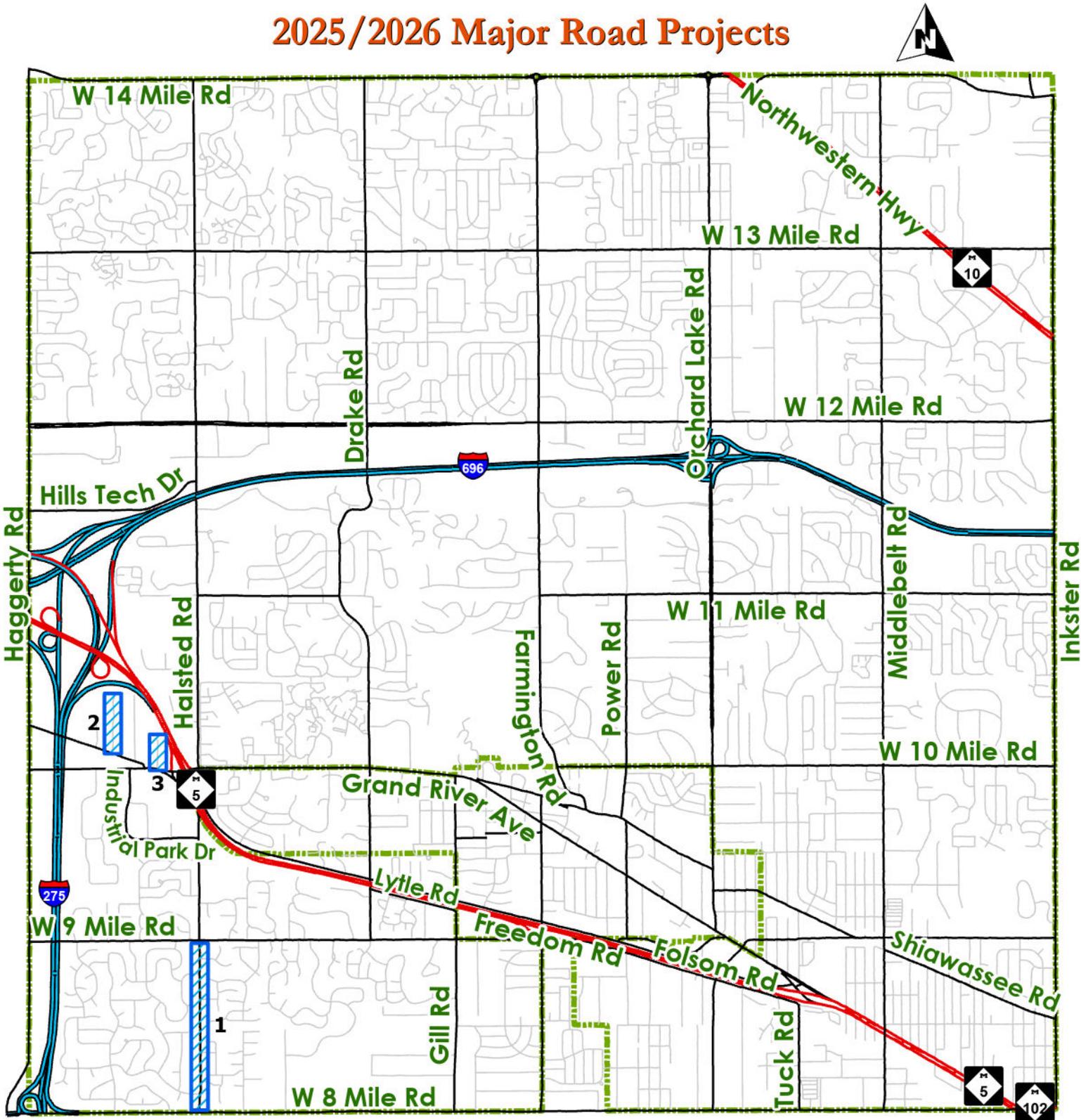
- 2025/2026, Hallwood/Hallwood Court, (\$1,300,000)
- 2026/2027, Farmington Grand River Industrial Park/Crestview Court, (\$1,000,000)
- 2027/2028, Orchards Corporation Center/Stansbury, (\$1,600,000)
- 2028/2029, Farmington Research & Industrial Center Sub No 1/Indoplex, (\$2,700,000)

4. Signal Modernization (See Transportation / Major Road Spread Sheet,(\$1,350,000)

Modernization of the Heritage Park traffic signal on Farmington Road between Ten Mile Road and Eleven Mile Road. This project includes construction of new box spans, pedestrian signal upgrades, upgrades for ADA compliance, and installation of new controllers and electrical components. The City has sole ownership of 39 traffic signals and shared ownership of 43 additional traffic signals. The City annually reviews the traffic signal network to identify cost-effective strategies to modernize and upgrade the existing infrastructure and improve safety.

5. **5-14. Major Road Reconstruction, (See Major Road Spreadsheet)**
Major roads are PASER rated and prioritized for reconstruction and rehabilitation in the five-year Capital Plan. These prioritized ratings are reviewed on a regular basis. The updated list of Major Road considerations is on a 5-year projection.

2025/2026 Major Road Projects



1. Halsted Road - 8 Mile to 9 Mile
2. North Industrial Drive
3. Sinacola Court

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

*Projects are referencing CIP Tables.

PROPOSED TRANSPORTATION PROJECTS – LOCAL ROADS

1. **Gravel to Pave Conversion (Local Roads)**

The City currently has ~~over~~ approximately 20 miles of local gravel roads. As part of the recently approved road millage there will be funds programmed annually to fund a project to convert an existing local gravel roadway to pavement. These projects will be initiated through a petitioning effort by the residents of the roadway in question.

1. **Local Road Capital Preventative Maintenance Projects**

These projects are intended to provide a nonstructural, thin overlay on a local roadway to cost effectively extend its useful life. It may include a milling off the surface and some base repair.

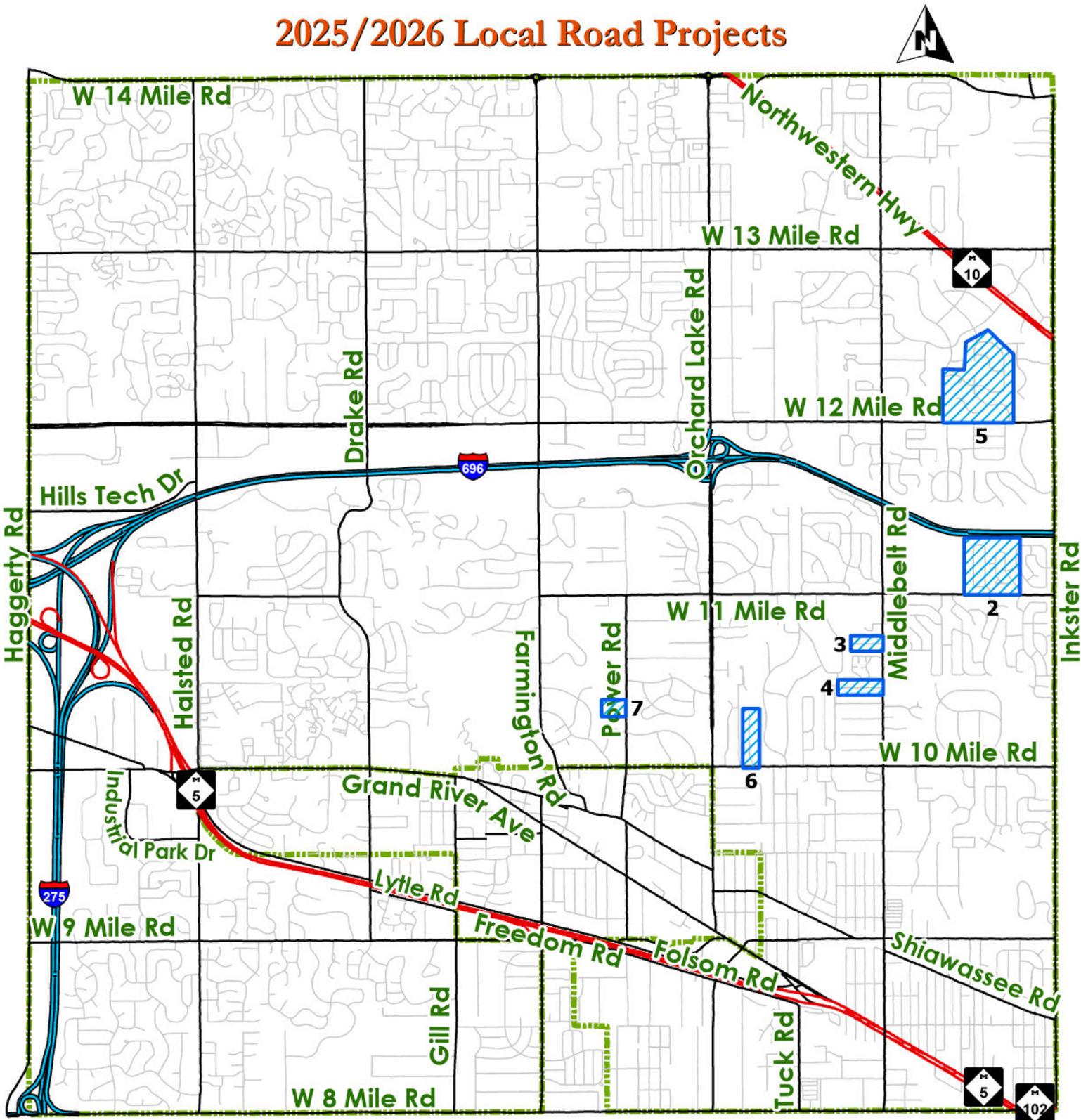
3. **Local Road Reconstruction, (See Local Road spreadsheet)**

Local road systems are PASER rated and prioritized for reconstruction and rehabilitation in the five-year Capital Plan. These prioritized ratings are reviewed on a regular basis. The updated list of Local Road considerations is on a 5-year projection. In 2018 the residents of Farmington Hills approved a local road millage that replaces the Special Assessment process and funds reconstruction of local roadway.

4. **#3 to 22 Local Road Reconstruction, (See Transportation tables for details)**

Transportation are PASER rated and prioritized for reconstruction and rehabilitation in the five-year Capital Plan. These prioritized ratings are reviewed on a regular basis. The updated list of Major Road considerations is on a 5-year projection

2025/2026 Local Road Projects



1. Local Road Capital Preventative Maintenance Projects - To Be Determined
2. Farm Meadows/Camelot Courts Subdivisions - Phase 1
3. Country Corner (Gramercy Ct.)
4. Edgehill Avenue
5. Woodcreek Hills Subdivision
6. Pinebrook Estates (Elmhurst Ave.)
7. Shady Ridge Drive Gravel Conversion

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

*Projects are referencing CIP Tables.

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CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: 04/14/25

DEPT: City Clerk

RE: Consideration of request from AEA JR LLC for a NEW Class C Quota Liquor License to be used at 28970 Orchard Lake Road

ADMINISTRATIVE SUMMARY

- The City has received a request from Andrew E. Ansara, Jr., owner of AEA JR Holdings LLC for a NEW Class C Liquor License for Chairman's Club. This location is on the east side of Orchard Lake Road just south of 13 Mile Road.
- The City is issued Class C quota licenses based on population. Farmington Hills has been allocated 56 liquor licenses in total and of those licenses, 55 have been issued, which leaves one available quota license to be issued at this time.
- Andrew E. Ansara Jr. is the owner of Chairman's Club, an upscale cigar bar, and also owns numerous Red Robin restaurants in Michigan and Ohio.
- The applicant has stated they intend to have staff trained through TIPS certification, pursuant to Michigan Liquor Control Commission Rules, along with his prior knowledge acquired from serving alcohol in his other restaurants.
- An agreement for return of the license to the City of Farmington Hills if the business ceases to operate has been submitted with their application.
- The application was routed to all applicable departments and there were no objections with regard to the issuance of a new Class C liquor license for this location, with the understanding that the proponent will follow the city's Re-Occupancy Permit process.

RECOMMENDATION

That the City Council hereby adopts the resolution for APPROVAL/DENIAL to the Michigan Liquor Control Commission for the request from Andrew E. Ansara for a NEW Class C Liquor License to be used at 28970 Orchard Lake Road, to be issued from the City's quota licenses available.

Respectfully submitted,

Carly Lindahl, City Clerk



Local Government Approval
(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ regular _____ meeting of the _____ Farmington Hills _____ council/board
(regular or special) (name of township, city, village)
called to order by _____ on _____ April 14, 2025 _____ at _____
the following resolution was offered: (date) (time)

Moved by _____ and supported by _____

that the application from _____ AEAJR Holdings LLC
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): _____ New Class C Quota Liquor License
(list specific licenses requested)

to be located at: _____ 28970 Orchard Lake Road, Farmington Hills, MI 48334

and the following permit, if applied for:

Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____ Farmington Hills
council/board at a _____ regular _____ meeting held on _____ April 14, 2025 _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight packages: 2407 N. Grand River, Lansing, MI 48906
Fax to: 517-763-0059

LIQUOR LICENSE APPLICATION NEW LICENSES AND TRANSFERS

CITY OF FARMINGTON HILLS
31555 Eleven Mile Road, Farmington Hills, MI 48336
(248) 871-2410

The following application must be completed in full before consideration of a liquor license can be given. There is a \$1,000 non-refundable application fee, plus \$250.00 for each permit. This application is not considered complete until applicant has contacted and complied with the city's police department requirements. Please contact the police department at (248) 871-2770.

The approval of the liquor license must be approved by a roll call vote of five (5) members elect of the City Council.

Applicant Name: ANDREW E. ANSARA JR Phone: [REDACTED]

Home Address: [REDACTED] City: [REDACTED] State MI Email: [REDACTED]

Age: 65 Citizenship USA Birthplace: [REDACTED]

If Naturalized, time and place: _____

License to be in the name of: AEA JR HOLDINGS LLC

Type of Licenses and Permits requested: CLASS C

Location of License Premises (address): 28970 ORCHARD LAKE RD FARMINGTON HILLS, MI

Legal Description of Property (Lot Number, I.D. Number): _____

Does applicant currently own the premises? YES _____ NO X
If no, please provide name of owner of premises: _____ (attach copy of lease agreement)

Length of time this business has been in operation: NEW

Relationship of applicant to business: OWNER

Manager's Name, address and phone if not applicant: _____

List all uses in addition to sale of alcoholic beverages: FINE CIGAR LOUNGE
POSSIBLE GOLF SIMULATORS

Please provide a breakdown of anticipated revenues from:

Food and non-alcoholic beverages:

Alcoholic beverages:

Other revenues (describe): CIGARS ETC. 500,000 - 1,000,000
250,000

Attach a copy of your full menu (if applicable)

Have you or do you presently operate any other establishments with a similar license or applied for another similar license other than described in this application? YES X NO

If yes, provide name and address of all establishments and the disposition of license/application:

19 RED ROBIN RESTAURANTS IN MICHIGAN
3 RED ROBIN RESTAURANTS IN OHIO
1 - INACTIVE FROM THE PORTOFINO WE SOLD BUSINESS
TOTAL 22

Is this a Partnership, Corporation or Limited Liability Company? YES X NO

If yes, please complete Attachment A with additional details about your business structure.

Length of time applicant/partners/members/officers/directors have been in a business involving the sale of alcoholic liquor and/or beer and/or wine and/or spirits for consumption on or off premise: 30 YRS

Please list an accurate record and history for the immediate preceding five (5) years of any liquor license complaint violations by the applicant, by a corporation or entity the applicant has worked for or had a substantial interest in, by a parent or subsidiary corporation of the applicant, or by any officers, directors, managers, members and partners of the applicant:

Is this an existing building or new construction? NEW CONSTRUCTION EITHER SELF STANDING OR STRIP CENTER WITH IN
If new construction, the estimated start date of construction: ASAP completion: ASAP 6 MONTHS

Total cost to be expended by the licensee for the licensed premises: 500,000 - 1,000,000

NOTE: Approval of a license shall be with the understanding that any necessary remodeling or new construction for the use of the license shall be completed within six (6) months of the action of the council or the Michigan Liquor Control Commission approving such license, whichever last occurs.

Personal References:

Name, address and phone number

DAVID KUFFNER
WALT BAUMGARDNER
TIM LAFFERTY

Business References:

Name, address and phone number

YOLLA AWAD 38215 W. 10 MILE RD FARMINGTON HILLS, MI 48335 248-536-2107
DAN THOMAS 901 TOWER RD #180 TROY, MI 48098 248-828-2800
ARI LELI ZARKIN 27925 GOLF POINTE BLVD. FARMINGTON HILLS MI 248-994-1111 48331

Applicant fully understands that should any of the above information prove to be inaccurate or untruthful, it will be grounds to deny applicant's request or revoke any approvals.

In the event of a change in any of the data or information required or furnished to the City after an on-premises license has been issued, the holder of the on-premises license shall notify the City Clerk of each such change within ten (10) days after such change occurs.

AFFIDAVIT:

I hereby affirm the above information to be true and accurate to the best of my knowledge. I hereby affirm that I will not violate any of the laws of the State of Michigan or of the United States or any ordinances of the City of Farmington Hills or the administrative rules of any regulatory agency in the conduct of this business.

Andrew E. Ansara Jr.
Applicant's Signature

ANDREW E. ANSARA JR.
Applicant's Name - Please Print

Subscribed and sworn before me this 14th day
of February, 2025

Carly Lindahl
Notary Public Signature - include stamp and/or seal of notary
State of MI, County of Oakland
My Commission expires: 6/22/2031



APPLICANT MUST SUBMIT along with application and paid fees:

- ATTACHMENT A - Business Information Sheet, if applicable
- ATTACHMENT B - Signed agreement (for quota licenses only)
- Full food menu (if applicable)
- Information on training program for employees of establishment relative to the sale of alcohol, checking I.D., etc.
- A statement as to the applicant's character, experience, and financial ability to meet the obligations and business undertakings for which the license is to be issued, including a statement that the applicant and its officers, directors, managers, members, and partners, if any, have never been convicted for a violation of any laws or ordinances regarding the sale of alcoholic liquor or of a felony and are not disqualified to receive a license by reasons set forth in Chapter 4, Article II of the City's Code of Ordinances or the laws of the State of Michigan.
- Preliminary site plan showing the location of the proposed building, the architectural design, building elevations, off-street parking, lighting, refuse disposal facilities, and where appropriate, adequate plans for sound barriers and noise control as well as floor plans showing seating arrangements, interior design and the type of furniture and fixtures. If the building is already constructed, then in addition to the above the applicant shall furnish any proposed renovation to both the interior and exterior of the premises or any proposed building alterations, to meet and comply with all existing City Codes and Ordinances. Note all remodeling should be complete within 6 months of action of the City Council or State of Michigan
- Complete copy of a fully executed deed, lease or rental agreement, including any amendments, addendums, exhibits and other materials attached thereto, providing the applicant the exclusive right of use, occupancy, and possession of the proposed licensed premises, including use for the on-premises sale and consumption of alcoholic liquor by the applicant
- Driver's License, Social Security Card, Alien Card (if applicable), and Naturalization/Citizenship papers (if applicable) for Police Department review

***** FOR OFFICE USE ONLY *****

CHECKLIST FOR SUBMISSION:

- X Signed, completed application, including all items on checklist
- X Signed, completed agreement (for quota licenses only)
- X Fees (\$1,000 non-refundable application fee; +\$250 per LCC permit (Dance, Entertainment, Sunday Sales, etc))

ATTACHMENT A

Please fill out the information below that pertains to your business:

IF PARTNERSHIP,

Names/addresses: _____

Citizenship _____ Birthplace _____

If naturalized, year and place _____

Names/addresses: _____

Citizenship _____ Birthplace _____

If naturalized, year and place _____

Names/addresses: _____

Citizenship _____ Birthplace _____

If naturalized, year and place _____

Provide a copy of any partnership agreement.

IF CORPORATION,

Corporation name: _____ Date of Charter: _____

If corporation, state the object for which it was formed: _____

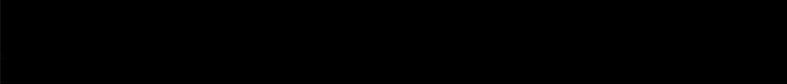
Is this a private or public corporation? _____

If private, provide articles of corporation and proof of the corporation's active status and good standing with the State of Michigan.

Provide on a separate sheet the name/address citizenship, birthplace and if naturalized citizen, the time and place of naturalization for all officers and directors and a list of all stockholders, their addresses and the percentage of stock they each hold for stockholders who own ten (10) percent or more of corporate stock.

IF LIMITED LIABILITY COMPANY,

Provide a list of the names and addresses of all members, managers, and assignees of membership interests, a copy of the articles of organization, and proof of the company's active status and good standing with the State of Michigan. *Use separate sheet if needed*

ANDREW E. ANSARA JR. 



**CITY MANAGER'S REPORT TO
MAYOR AND COUNCIL**

DATE: 4/14/2025

DEPT: Planning and Community Development

RE: Beautification Commission 2024 Annual Report

ADMINISTRATIVE SUMMARY

- In accordance with the Farmington Hills Beautification Commission By-Laws, the Beautification Commission is hereby transmitting its 2024 Annual Report and 2025 Goals for City Council's information.
- Please contact the staff liaison to the Beautification Commission, Tracey Emmanuel, Community Development & Special Projects Coordinator, with any questions at 248-871-2545 or temmanuel@fhgov.com.

RECOMMENDATION

Receive and file the Beautification Commission 2024 Annual Report and 2025 Goals.

ATTACHMENTS:

Beautification Commission 2024 Annual Report and 2025 Goals

###

Prepared By: Tracey Emmanuel, Community Development Coordinator
Executive Approval: Gary Mekjian, P.E., City Manager



Beautification Commission

2024 Annual Report & 2025 Goals



Beautification Commission Award Program 2024

Approved by Beautification
Commission, January 21, 2025

2024 ANNUAL REPORT
FARMINGTON HILLS BEAUTIFICATION COMMISSION

Introduction

The Beautification Commission plays a vital role in advising the Farmington Hills City Council on matters related to beautification and environmental concerns. As outlined in its by-laws, the Commission works to promote and publicize beautification and environmental projects, while also recognizing and celebrating the efforts of the community in enhancing the city’s beauty and sustainability.

In 2024, the Commission held ten regularly scheduled monthly meetings, on the third Tuesday of each month, at Farmington Hills City Hall. While attendance averaged six members, the Commission remained committed to fulfilling its mission. Additionally, the Commission upheld its membership in the Beautification Council of Southeastern Michigan (BCSEM) and the statewide organization Keep Michigan Beautiful, Inc. (KMB), maintaining important connections within the broader network of beautification and environmental efforts.

2024 Beautification Commission

Alex Clar, Chairperson	Dr. Robert Levine
Jarel Readous, Vice Chairperson	Betti Pool
Kathie Brown, Secretary	Rita Roberts
Jawahar Babu	Jo Ann Rowland
Carol Kurth	Staff Liaison -Tacey Emmanuel

2024 Goals

The Commission selected the following projects to work on during the year 2024:

- Continue to improve and celebrate the Annual Beautification Awards Ceremony.
- Promote public awareness of Beautification Commission projects using community and City media outlets.
- Keep in contact with key people about the major projects happening within the City of Farmington Hills.
- Grow membership in the Beautification Commission.
- Involve the community in a Plant Swap to exchange garden plants once or twice a year.
- Maintain certification for Tree City USA through the State of Michigan and the Arbor Day Foundation.
- Explore opportunities to initiate and/or participate in projects to ensure long term environmental sustainability.
- Encourage enhancement of existing Natural Beauty Roads and move forward projects in the Natural Beauty Road right-of-way.
- Organize and implement the Carol Posby Litter Walk along local roads in the Spring of 2024 to complement City Earth Day events.
- Continue to be aware and participate in programs conducted by the BCSEM and KMB.

2024 Results

Annual Awards Ceremony

The 39th Annual Beautification Awards Reception was held on October 17, 2024 at Longacre House. The Commission honored fifty-four businesses, offices, apartment complexes, subdivision and condominium entrances, and places of worship/organizations for their exceptional landscaping. Commissioners visited nominated sites to evaluate design, color, originality, and overall property maintenance, with additional consideration given to work done by non-professionals and environmental sensitivity. The “Beautification Commissioners’ Award” for exemplary landscaping was presented to Farmer John’s Greenhouse for their outstanding work. In addition, the Commission recognized 31 participants with the “Continued Excellence Award for 10 years or More” for their long-term commitment to maintaining beautiful landscapes.

Promotion and Public Awareness

The Commission continued its efforts to maintain a visible presence within the Farmington Hills community throughout the year. The Commission utilized a variety of media platforms including the internet, local newspapers, cable television, and community events, to engage and inform the public. Key activities included posting Commission meeting schedules, minutes, and event updates on the city’s website, ensuring transparency and encouraging community participation. These efforts helped to enhance public awareness and support for the Commission’s ongoing projects and initiatives.

Development and Community Awareness

While the Commission had fewer opportunities to participate in scheduled events this year, efforts were made to maintain community awareness of the Commission’s work. The Commission continues to explore new avenues for engaging the public and fostering greater awareness of its initiatives.

Grow Membership in the Beautification Commission

The Beautification Commission by-laws specify a membership of nine regular members and two alternates. In 2024, the Commission consisted of nine members, with four resignations throughout the year, three of whom had served on the Commission for decades. There were no alternates. Along with the Commissioners, the Mayor and Council actively sought volunteers to fill vacancies, resulting in one new appointment.

Plant Swap

Two plant swaps were held in 2024, one in the spring on May 11, and another in the fall on September 14, both in the Nature Center parking lot. The Spring event saw a strong turnout, with community members exchanging plants and sharing gardening tips. However, the Fall Swap experienced lower attendance, leading the Commission to focus efforts on the Spring Swap and discontinue the fall event in 2025.

Tree City USA Certification

While the Beautification Commission was unable to apply for the Tree City USA certification in 2024, it remains committed to pursuing this goal and plans to apply for certification in 2025. The Commission will explore new strategies and efforts will be strengthened to ensure a successful application in the coming year.

Environmental Sustainability

While no specific sustainability projects were undertaken in 2024, the Commission will remain focused on exploring opportunities for future initiatives and will continue to promote sustainability through the annual awards program.

Natural Beauty Roads

The Commission remained dedicated to the maintenance and enforcement of existing Natural Beauty Roads. These on-going efforts are part of the Commission's commitment to preserving and enhancing the city's natural landscapes.

Carol Posby Litter Walk

The Commission held the 2024 Carol Posby Litter Walk event on April 27, with 22 groups and a total of 228 volunteers. Participants included homeowner associations, community organizations, and individuals all coming together to help clean up the city. Volunteers were provided with t-shirts, gloves, and garbage bags and worked to collect litter from 26 locations throughout Farmington Hills. DPW staff supported the event by driving trucks to collect the trash and debris, assisting with the cleanup efforts. In total, over 20 yards of trash bags and debris were collected, along with 10 yards of brown compost bags and woody debris. DPW expressed their appreciation for the collaboration and noted the positive impact on the community. This annual event is scheduled to take place again on April 27, 2025.

Beautification Council of Southeastern Michigan (BCSEM) and Keep Michigan Beautiful (KMB)

The Commission maintained its memberships in these regional and statewide organizations. These memberships provide opportunities for networking and collaboration, ensuring the Commission remains engaged in broader beautification efforts across the region and state.

2025 Goals

Annual Awards Ceremony

Host the 40th Annual Beautification Awards Ceremony in October 2025, celebrating local beautification efforts while maintaining a manageable scope due to current membership capacity.

Promotion and Public Awareness

Raise awareness and promote Commission activities through partnerships, local media, social media, and the City website and cable channels.

Development and Community Awareness

Strengthen connections with City employees and local agencies by inviting them to meetings for updates on key projects and issues.

Grow Membership in the Beautification Commission

Expand public awareness of participation opportunities and actively seek to fill vacant membership positions to strengthen the Commission's ability to support its goals.

Plant Swap

Hold the annual Spring Plant Swap on May 10, 2025, at the Heritage Park Nature Center to foster community engagement and sustainable gardening practices.

Tree City USA Certification

Work to maintain Tree City USA certification through the State of Michigan and the Arbor Day Foundation by completing necessary renewal requirements.

Environmental Sustainability

Continue exploring and engaging in projects that promote long-term environmental sustainability within the community.

Natural Beauty Roads

Support the maintenance and preservation of existing Natural Beauty Roads.

Carol Posby Litter Walk

Organize a community volunteer “Litter Walk Clean-Up” on April 26, 2025, aligning with Earth Day, to encourage community involvement in keeping Farmington Hills clean.

Beautification Council of Southeastern Michigan (BCSEM) and Keep Michigan Beautiful (KMB)

Maintain memberships in BCSEM and KMB to stay informed and engaged with regional and statewide beautification efforts.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 4/14/2025

DEPT: DEPARTMENT OF PUBLIC SERVICES

RE: AWARD OF GATEWAY FEATURES AT ORCHARD LAKE & I-696 INTERCHANGE

ADMINISTRATIVE SUMMARY

- The Gateway features project at the Orchard Lake Road and I-696 interchange will provide a welcoming display in both the northeast and southwest quadrants with landmark features identifying Farmington Hills. The gateway features include internally illuminated "Farmington Hills" letters and logo arches mounted atop a decorative concrete wall that incorporates landscape elements of ornamental and evergreen trees.
- Request for Proposals were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened and read aloud on Wednesday, February 19, 2025. Notification was sent to nine hundred twenty-one (921) vendors, (including three hundred eleven (311) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with three (3) responding. We received zero "No Bids."
- Department of Public Services, Central Services, City Manager Staff, and our project lead from OHM Advisors reviewed the proposals and conducted in-person interviews with two low lowest respondent contractors. Our consultant, OHM Advisors has verified their references with other communities and found them to be positive and supportive of awarding this project. Following the interviews and reference checks, it was determined that Reliable Landscaping, Inc. is the lowest responsible and most qualified contractor to adequately perform the work as outlined in the contract.
- Construction is anticipated to commence in July 2025 and be substantially completed by November 2025.
- Funding for the project is provided in the FY2024-25 capital improvement fund.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

Proposal Summary

Company Name	City/State	Proposal Amount
Reliable Landscaping, Inc.	Canton, MI.	\$1,065,920.75
Future Fabricating	Warren, MI.	\$1,262,526.05
Warren Contractors & Development, Inc.	Shelby Twp., MI.	\$1,299,561.00

RECOMMENDATION

- IT IS RESOLVED, the Gateway Landscaping project be awarded to the lowest competent bidder, Reliable Landscaping, Inc. of Canton, MI, in the amount of \$1,065,920.75, and a contingency of \$110,000 be approved for unforeseen changes at the city's discretion, and
- IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

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Prepared by: Michelle Aranowski, Director of Central Services
Reviewed by: Jacob Rushlow, P.E., Director of Public Services
Approved by: Gary Mekjian, P.E., City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/14/2025

DEPT: Department of Public Services

RE: Consideration of Award of Contract for the Elmhurst Road Reconstruction Project

ADMINISTRATIVE SUMMARY

- In November 2018, voters approved the City Charter Amendment to transition to a Local Road Millage. This millage replaced the City's local road special assessment process for funding local road reconstruction.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan.
- The City utilizes a PASER rating of 2.75 or less to qualify local roads and subdivisions for consideration of reconstruction. During the last City-wide PASER survey conducted in 2023, the paved road had a PASER rating of 2.00, making the project a high priority candidate for reconstruction.
- The road will be reconstructed to local road standards with removal and replacement of the existing asphalt pavement with base repair, some storm sewer improvements, new curb and gutter as directed and edge drain.
- The project was publicly advertised and competitively bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system. Notification was sent to over one thousand (1,000) vendors including two hundred twenty-seven (227) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- Nine (9) bids were received on March 25, 2025 (see Bid Summary Sheet) and the lowest bidder who has demonstrated the ability to complete the work is Florence Cement Company. Their bid was in the amount of \$707,504.55.

- Construction is anticipated to begin May 2025 with completion by November 2025, weather dependent.
- Florence Cement Company has successfully completed projects for the City of Farmington Hills as a prime contractor and subcontractor providing both asphalt and concrete pavement in the last few years. Most recently, Florence was awarded the Woodcreek Hills Road Reconstruction project. Additionally, they have successfully completed asphalt projects for other government agencies including projects for the Michigan Department of Transportation, the City of Novi, and the City of Birmingham. It is our opinion they can adequately perform the work as outlined in the contract.
- A mailing notice will be sent to all resident property owners within the project area that will include the Open House meeting date and time, staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting a one-on-one consultation to address any further questions they may have. This information will also be posted to the City’s website.
- To provide further outreach, a second mailing will be provided to all resident and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information, and to identify the prime contractor that was awarded the contract.

BID SUMMARY



**CITY MANAGER’S REPORT TO
MAYOR AND COUNCIL**

<u>CONTRACTOR</u>	<u>TOTAL</u>
Florence Cement Shelby Township, MI	\$707,504.55
Nagle Paving Novi, MI	\$756,900.75
Mainstreet Contracting Wayne, MI	\$759,000.00
F. Allied Construction Auburn Hill, MI	\$777,956.35
Al’s Asphalt Paving Taylor, MI	\$783,978.50
Springline Excavating Farmington Hills, MI	\$824,754.35
Fonson Company Brighton, MI	\$826,681.29
R&R Asphalt Milford, MI	\$852,540.10
Asphalt Specialists Pontiac, MI	\$1,076,459.00

*Table Description: Summary of bid results for the Elmhurst Road Reconstruction Project. * Indicates corrected total.*

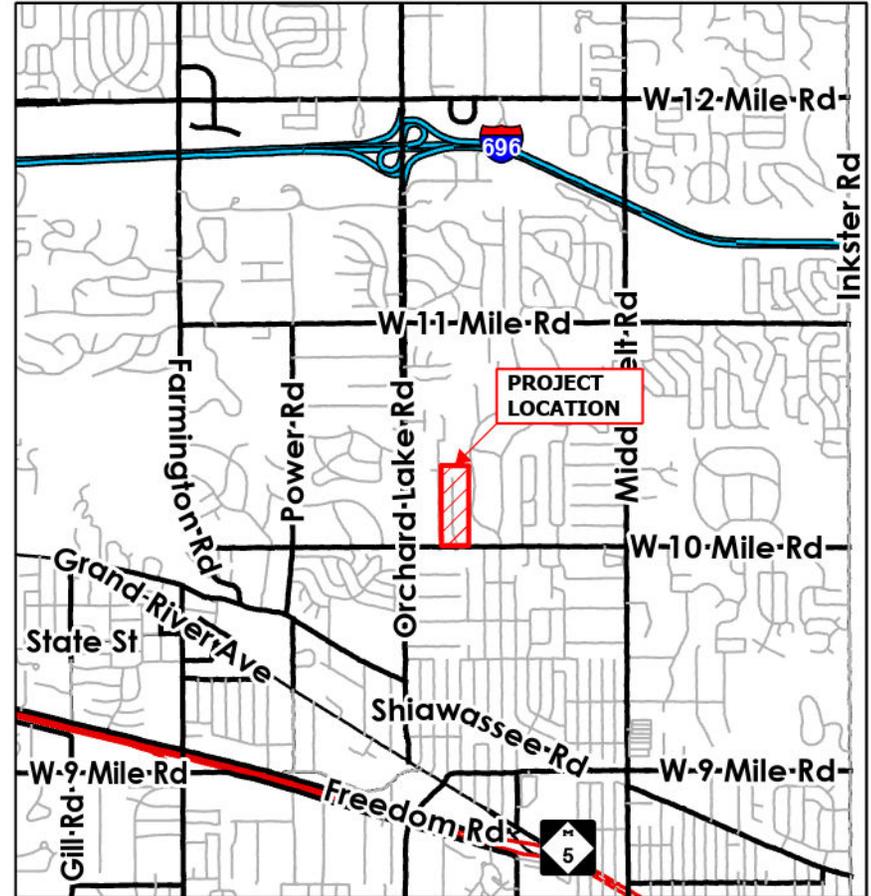
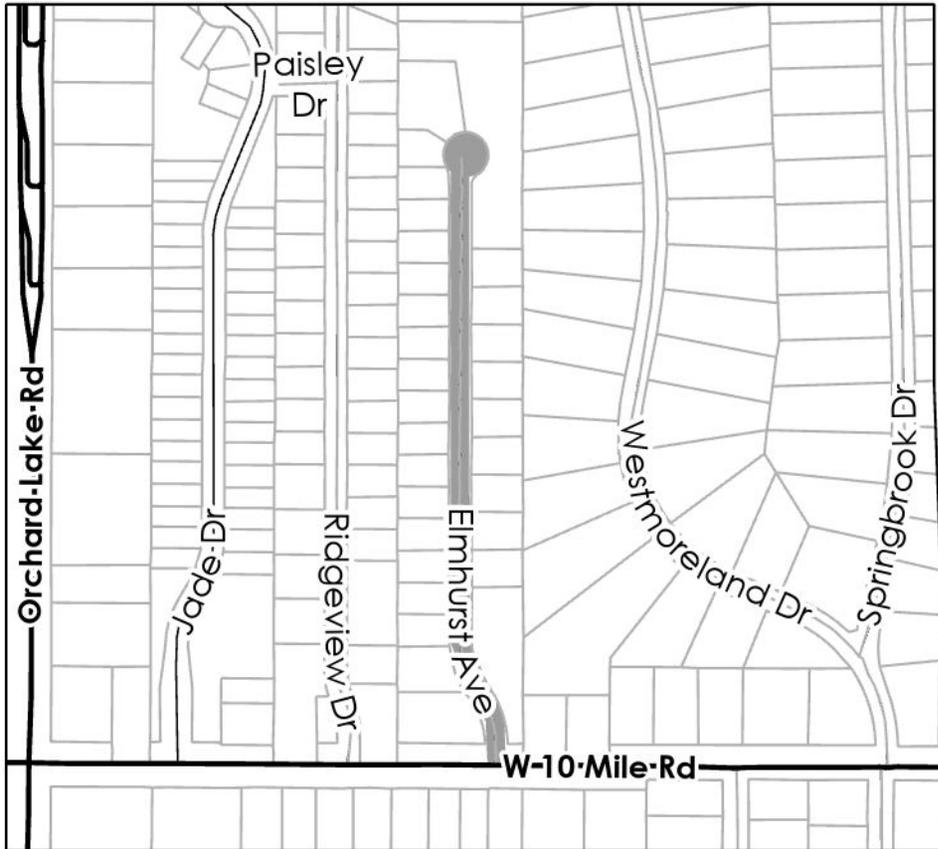
RECOMMENDATION

- IT IS RESOLVED, the Elmhurst Road Reconstruction Project be awarded to the lowest competent bidder, Florence Cement of Shelby Township, Michigan, in the amount of \$707,504.55, and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Prepared by: Shon’Quase Dawkins, Civil Engineer I
 Reviewed by: James Cubera, P.E., City Engineer
 Department Authorization: Jacob Rushlow, P.E., Director of Public Services
 Approved by: Gary Mekjian, P.E., City Manager

City of Farmington Hills Elmhurst Avenue Road Reconstruction Project



Legend

 Road Construction Area



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 4/14/2025

DEPT: Department of Public Services

RE: Consideration of Award of Contract for the Gramercy Court Road
Reconstruction Project

ADMINISTRATIVE SUMMARY

- In November 2018, voters approved the City Charter Amendment to Transition to a Local Road Millage. This millage replaced the City's local road special assessment process for funding local road reconstruction.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system, which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan.
- The City utilizes a PASER rating of 2.75 or less to qualify local roads and subdivisions for consideration of reconstruction. The paved road within the project area has a PASER rating of 1.0, making the project a high priority candidate.
- The road will be reconstructed to local road standards with removal of the existing concrete surface, underlying base, and existing curb and gutter. Replacement will consist of a new concrete surface with integral curb and gutter on an improved aggregate base, edgedrain, and replacement of storm sewer crossings.
- The project was publicly advertised and competitively bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system. Notification was sent to over one thousand (1,000) vendors including two hundred twenty-seven (227) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- Three (3) bids were received on March 25, 2025 (see Bid Summary Sheet) and the lowest bidder who has demonstrated the ability to complete the work is Great Lakes Contracting, LLC of Waterford, Michigan. Their bid was in the amount of \$690,731.87.

- The low bid is competitive with current market unit prices. Great Lakes Contracting Solutions, LLC has successfully completed similar projects for the City of Woodhaven, City of Westland, and Canton Township. We have verified their references with other communities and found them to be positive and supportive of awarding this project. It is our opinion they can adequately perform the work as outlined in the contract.
- Construction is estimated to commence in May 2025 and be substantially completed by October 2025.
- A mailing notice will be sent to all residents and property owners within the project area that will include staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting an over the phone consultation to address any further questions they may have. This information will also be posted to the City’s website.
- In an effort to assure that residents are as informed as possible, an Open House meeting will be held prior to the start of construction. Residents and property owners will be invited to view the final construction plans and have their questions addressed by staff.
- To provide further outreach, a second mailing will be provided to all residents and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information and to identify the prime contractor that was awarded the contract.



**CITY MANAGER'S REPORT TO
MAYOR AND COUNCIL**

BID SUMMARY

<u>CONTRACTOR</u>	<u>TOTAL</u>
Great Lakes Contracting Solutions, LLC Waterford, Michigan	\$690,731.87
Santos Cement 1, Inc. Lincoln Park, Michigan	\$743,249.97
Fonson Company, Inc. Brighton, Michigan	\$890,889.04

*Table Description: Summary of bid results for the Gramercy Court Road Reconstruction Project. * Indicates corrected total.*

RECOMMENDATION

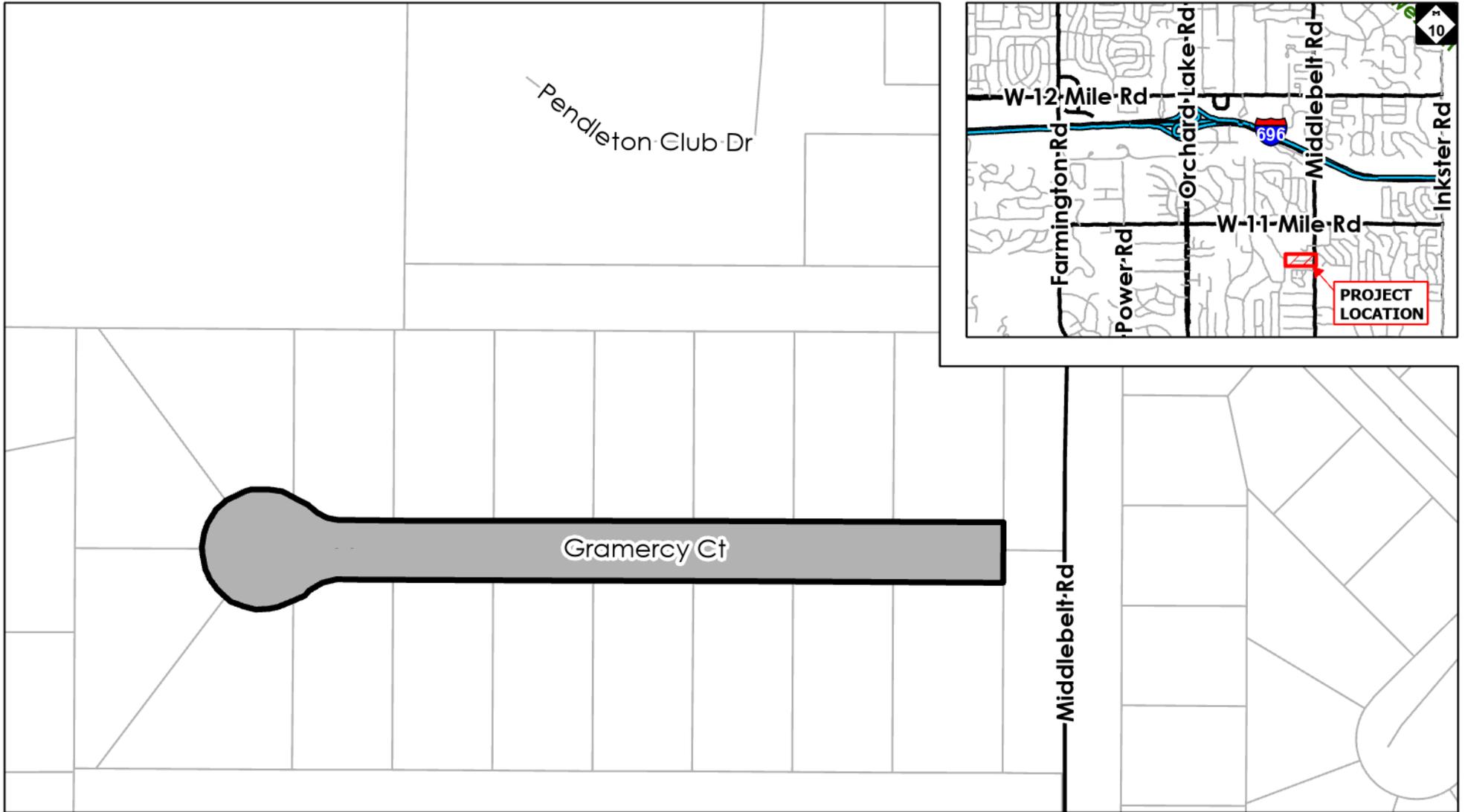
- IT IS RESOLVED, the Gramercy Court Road Reconstruction Project be awarded to the lowest competent bidder, Great Lakes Contracting Solutions, LLC of Waterford, Michigan, in the amount of \$690,731.87, and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Prepared by: Natasha Sonck, Civil Engineer I
Reviewed by: James Cubera, P.E., City Engineer
Department Authorization: Jacob Rushlow, P.E., Director of Public Services
Approved by: Gary Mekjian, P.E., City Manager

City of Farmington Hills

Gramercy Court Concrete Road Reconstruction



Legend

 Road Reconstruction



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/14/2025

DEPT: Department of Public Services

RE: Consideration of Award of Contract for the Halsted Road Reconstruction project from 8 to 9 Mile

ADMINISTRATIVE SUMMARY

- This project includes the reconstruction of Halsted Road from 8 to 9 Mile Road.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan. This not only includes the residential streets in the City but also major roads and industrial roads.
- Halsted Road in this area has a PASER rating of 5, making the project a medium priority candidate. The addition of a center left-turn lane makes this project high priority. Different than residential streets, this project is funded by the City's major road account and the 2014 millage for public roads and streets.
- Halsted Road is a major road. It will be reconstructed to major road standards with removal and replacement of the existing pavement surface and underlying stone base. New integral curb and gutter and underdrain will also be installed with this project, as well as some sidewalk and storm sewer improvements.
- The project was publicly advertised and competitively bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system. Notification was sent to over one thousand (1,000) vendors including two hundred eighteen (218) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- Seven (7) bids were received on April 9, 2025 (see Bid Summary Sheet) and the lowest bidder who has demonstrated the ability to complete the work is Mark Anthony Contracting Inc. Their bid was in the amount of \$4,255,957.62.

- The low bid is competitive with current market prices. Mark Anthony Contracting, Inc. successfully completed similar projects for the City of Farmington Hills and their work has been satisfactory. Most recently they completed the paving as a subcontractor for the 11 Mile Road and Heritage Hills Road Reconstruction in 2023. Our consultant, Hubbell Roth & Clark has verified their references with other communities and found them to be positive and supportive of awarding this project. Based on our experience with Mark Anthony Contracting, Inc. it is our opinion they can adequately perform the work as outlined in the contract.
- Construction is anticipated to commence in May 2025 and be substantially completed by November 2025.
- A mailing notice will be sent to all businesses and property owners within the project area that will include staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting an over the phone consultation to address any further questions they may have. This information will also be posted to the City’s website.
- In an effort to assure that businesses and property owners are as informed as possible, an Open House meeting will be held prior to the start of construction.

BID SUMMARY



**CITY MANAGER'S REPORT TO
MAYOR AND COUNCIL**

<u>CONTRACTOR</u>	<u>TOTAL</u>
Mark Anthony Contracting, Inc. Milford, MI	\$4,255,957.62
Florence Cement Company, Inc. Shelby Twp, MI	\$4,707,367.29
Dan's Excavating Shelby Township, MI	\$4,724,907.81
Fonson Company, Inc. Brighton, MI	\$4,736,960.03
Springline Excavating, LLC Farmington Hills, MI	\$4,894,736.46
Toebe Construction Wixom, MI	\$5,589,484.64

*Table Description: Summary of bid results for the Halsted Road Reconstruction. * Indicates corrected total.*

RECOMMENDATION

IT IS RESOLVED, the Halsted Road Reconstruction Project be awarded to the lowest competent bidder, Mark Anthony Contracting, Inc. of Milford, MI in the amount of \$4,255,957.62, and

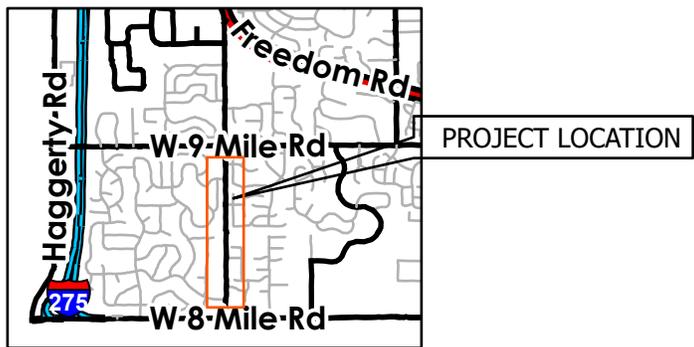
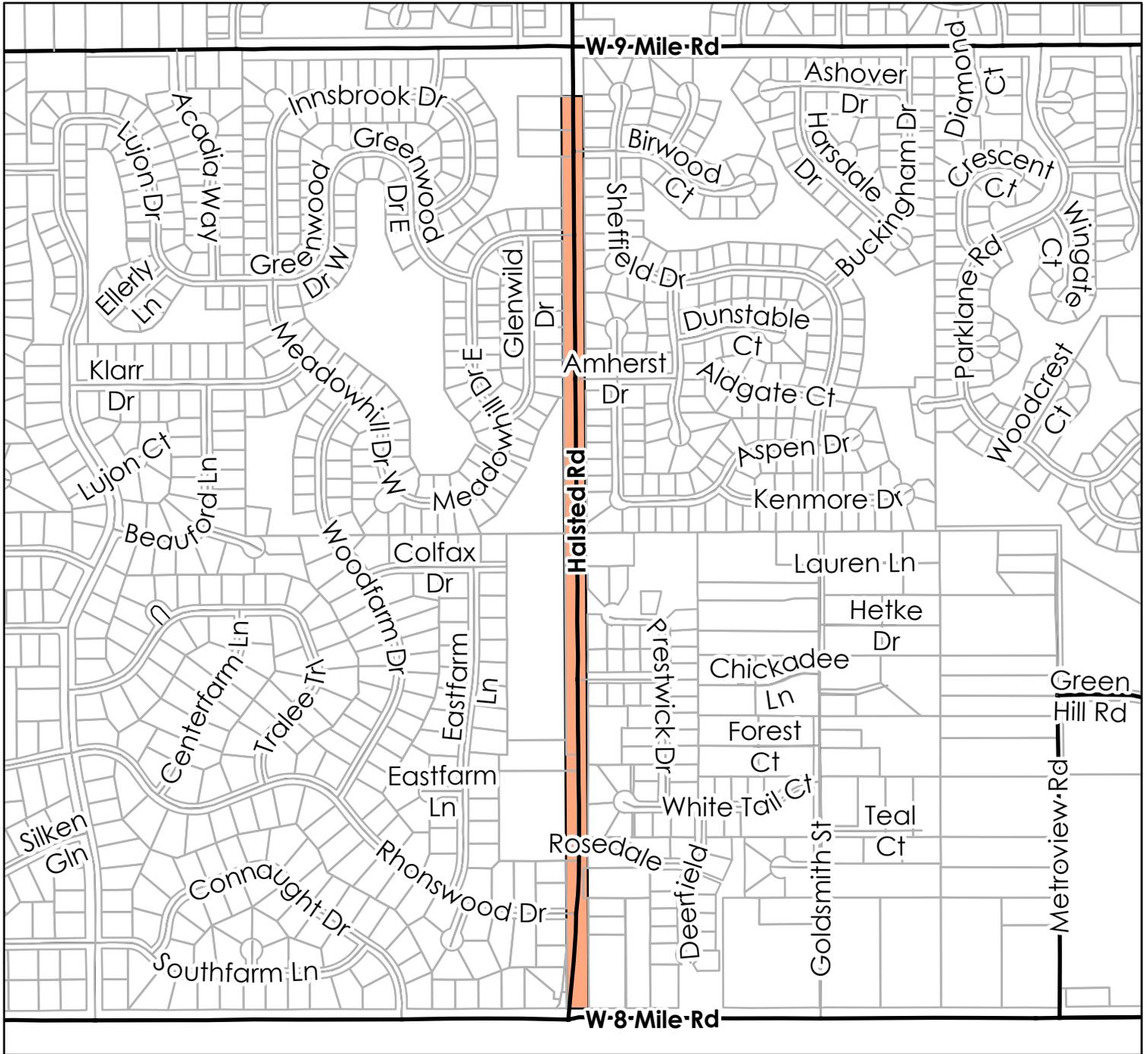
IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Prepared by: Mirandi Alexander, Civil Engineer I
 Reviewed by: James Cubera, P.E., City Engineer
 Department Authorization: Jacob Rushlow, P.E., Director of Public Services
 Approved by: Gary Mekjian, P.E., City Manager



City of Farmington Hills

Halsted Road Reconstruction - 8 to 9 Mile





CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/14/25

DEPT: Department of Public Services

RE: Award of Concrete Replacement, Catch Basin Rehabilitation and Sump Pump Connection Program

ADMINISTRATIVE SUMMARY

- This annual maintenance program includes selective concrete slab replacement, catch basin rehabilitation, and sump pump connections to the drainage system on major and local roads through the city's road network.
- Invitations to bid were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened and read aloud on Wednesday, April 2, 2025. Notification was sent to five hundred one (501) vendors, (including two hundred ninety-one (291) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with eight (8) responding. We received zero "No Bids."
- The lowest bidder, Olson Cement Work, Inc., is the recommended contractor for award. They have completed similar projects for other metro area communities in the past. References confirm that Olson Cement Work, Inc. is a qualified and reliable contractor.
- The bid specifications included an escalation clause which gave the City the option to extend the contracted unit prices for an additional four-one year extension periods; at a pre-determined percent increase. The recommended low bidder, Olson Cement Work, Inc. offered an 3.5% escalator.



**CITY MANAGER'S REPORT TO
MAYOR AND COUNCIL**

Bid Summary

CONTRACTOR	TOTAL
Olson Cement Work, Inc. Taylor, MI	\$782,962.50
Audia Concrete Construction, Inc. Milford, MI	\$894,405.00
Santos Cement 1, Inc. Lincoln Park, MI	\$894,517.00
Zuniga Cement Construction Warren, MI	\$913,245.00
Hartwell Cement Company Oak Park, MI	\$925,375.00
G.V. Cement Contracting Co. Brownstown, MI	\$943,165.00
Great Lakes Contracting Solutions, LLC. Waterford, MI	\$944,612.50
Luigi Ferdinandi & Son Cement Co. Roseville, MI	\$1,147,276.80

RECOMMENDATION

- It is recommended that City Council authorize the City Manager to award the bid for the Concrete Replacement, Catch Basin Rehabilitation and Sump Pump Connection Program to Olson Cement Work, Inc. for a one (1) year term in the approximate amount of \$782,962.50 with four (4) additional one (1) year renewal options at a 3.5% increase per year not to exceed the annually budgeted amount, beginning in year two (2), upon mutual consent of the City and vendor.

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Prepared by: Michelle Aranowski, Director of Central Services
Reviewed by: Jacob Rushlow, P.E., Director of Public Services
Approved by: Gary Mekjian, P.E., City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

RECOMMEND FOR AWARD

L.N	DESCRIPTION	UNIT	EST. QTY.	Luigi Ferdinand & Son Roseville, MI		Great Lakes Contracting Waterford, MI		G.V. Cement Brownstown, MI		Hartwell Cement Oak Park, MI		Zuniga Cement Construction Warren, MI		Santos Cement 1, Inc. Lincoln Park, MI		Anulla Concrete Construction Pinckney, MI		Olson Cement Saline, MI		
				Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price
Major Road: Concrete Replacement																				
1	8" concrete	SYD	4500	\$ 96.39	\$ 433,755.00	\$ 85.60	\$ 385,200.00	\$ 80.00	\$ 360,000.00	\$ 88.00	\$ 396,000.00	\$ 71.00	\$ 319,500.00	\$ 75.00	\$ 337,500.00	\$ 78.00	\$ 351,000.00	\$ 72.00	\$ 324,000.00	
2	3.5' Wide Joint Replacement	LF	1800	\$ 46.46	\$ 83,628.00	\$ 10.00	\$ 18,000.00	\$ 44.00	\$ 79,200.00	\$ 35.00	\$ 63,000.00	\$ 40.00	\$ 72,000.00	\$ 38.00	\$ 68,400.00	\$ 39.00	\$ 70,200.00	\$ 28.00	\$ 50,400.00	
3	6" 21AA Limestone Base	SYD	4500	\$ 29.37	\$ 132,165.00	\$ 17.50	\$ 78,750.00	\$ 12.00	\$ 54,000.00	\$ 10.00	\$ 45,000.00	\$ 15.00	\$ 67,500.00	\$ 15.16	\$ 68,220.00	\$ 13.00	\$ 58,500.00	\$ 10.00	\$ 45,000.00	
4	Saw Cutting	LF	700	\$ 3.10	\$ 2,170.00	\$ 5.00	\$ 3,500.00	\$ 3.00	\$ 2,100.00	\$ 4.00	\$ 2,800.00	\$ 2.25	\$ 1,575.00	\$ 1.00	\$ 700.00	\$ 2.00	\$ 1,400.00	\$ 1.75	\$ 1,225.00	
5	6" Concrete Driveway	SF	500	\$ 10.77	\$ 5,385.00	\$ 9.50	\$ 4,750.00	\$ 10.00	\$ 5,000.00	\$ 6.00	\$ 3,000.00	\$ 11.00	\$ 5,500.00	\$ 9.00	\$ 4,500.00	\$ 7.90	\$ 3,950.00	\$ 10.50	\$ 5,250.00	
6	Undercut Sub-base	CYD	250	\$ 24.14	\$ 6,035.00	\$ 11.00	\$ 2,750.00	\$ 30.00	\$ 7,500.00	\$ 5.00	\$ 1,250.00	\$ 45.00	\$ 11,250.00	\$ 45.00	\$ 11,250.00	\$ 10.00	\$ 2,500.00	\$ 14.00	\$ 3,500.00	
7	18" Concrete Curb & Gutter R/R	LF	200	\$ 42.06	\$ 8,412.00	\$ 39.00	\$ 7,800.00	\$ 40.00	\$ 8,000.00	\$ 17.00	\$ 3,400.00	\$ 40.00	\$ 8,000.00	\$ 40.00	\$ 8,000.00	\$ 38.00	\$ 7,600.00	\$ 45.00	\$ 9,000.00	
8	24" Concrete Curb & Gutter R/R	LF	200	\$ 48.79	\$ 9,758.00	\$ 42.00	\$ 8,400.00	\$ 45.00	\$ 9,000.00	\$ 17.00	\$ 3,400.00	\$ 45.00	\$ 9,000.00	\$ 40.00	\$ 8,000.00	\$ 38.00	\$ 7,600.00	\$ 50.00	\$ 10,000.00	
9	21AA Limestone for Undercut	TON	500	\$ 35.71	\$ 17,855.00	\$ 25.00	\$ 12,500.00	\$ 24.00	\$ 12,000.00	\$ 21.00	\$ 10,500.00	\$ 27.00	\$ 13,500.00	\$ 30.00	\$ 15,000.00	\$ 29.00	\$ 14,500.00	\$ 18.00	\$ 9,000.00	
10	Traffic Control	EA	5	\$ 1,875.00	\$ 9,375.00	\$ 2,875.00	\$ 14,375.00	\$ 5,000.00	\$ 25,000.00	\$ 3,000.00	\$ 15,000.00	\$ 3,200.00	\$ 16,000.00	\$ 3,500.00	\$ 17,500.00	\$ 850.00	\$ 4,250.00	\$ 500.00	\$ 2,500.00	
Major Road: Concrete Replacement Total					\$ 708,538.00		\$ 536,025.00		\$ 561,800.00		\$ 543,350.00		\$ 523,825.00		\$ 539,070.00		\$ 521,500.00		\$ 459,875.00	
Major Road: Catch Basin Rehabilitation																				
1	8" concrete	SYD	120	\$ 107.06	\$ 12,847.20	\$ 120.00	\$ 14,400.00	\$ 80.00	\$ 9,600.00	\$ 140.00	\$ 16,800.00	\$ 110.00	\$ 13,200.00	\$ 75.00	\$ 9,000.00	\$ 88.00	\$ 10,560.00	\$ 72.00	\$ 8,640.00	
2	Vertical Foot Adjustment	EA	20	\$ 328.57	\$ 6,571.40	\$ 350.00	\$ 7,000.00	\$ 500.00	\$ 10,000.00	\$ 125.00	\$ 2,500.00	\$ 300.00	\$ 6,000.00	\$ 350.00	\$ 7,000.00	\$ 220.00	\$ 4,400.00	\$ 200.00	\$ 4,000.00	
3	6" 21AA Limestone	SYD	120	\$ 35.07	\$ 4,208.40	\$ 17.50	\$ 2,100.00	\$ 12.00	\$ 1,440.00	\$ 10.00	\$ 1,200.00	\$ 22.00	\$ 2,640.00	\$ 20.00	\$ 2,400.00	\$ 13.00	\$ 1,560.00	\$ 10.00	\$ 1,200.00	
4	Saw Cutting	LF	150	\$ 4.65	\$ 697.50	\$ 5.00	\$ 750.00	\$ 3.00	\$ 450.00	\$ 4.00	\$ 600.00	\$ 7.00	\$ 1,050.00	\$ 1.00	\$ 150.00	\$ 2.00	\$ 300.00	\$ 1.75	\$ 262.50	
5	6" Edge Drain	LF	500	\$ 25.33	\$ 12,665.00	\$ 15.00	\$ 7,500.00	\$ 16.00	\$ 8,000.00	\$ 21.00	\$ 10,500.00	\$ 30.00	\$ 15,000.00	\$ 15.00	\$ 7,500.00	\$ 29.00	\$ 14,500.00	\$ 16.00	\$ 8,000.00	
6	Dr. structure cover 'K' or similar	EA	8	\$ 880.00	\$ 7,040.00	\$ 950.00	\$ 7,600.00	\$ 800.00	\$ 6,400.00	700	\$ 5,600.00	\$ 600.00	\$ 4,800.00	\$ 1,000.00	\$ 8,000.00	\$ 920.00	\$ 7,360.00	\$ 950.00	\$ 7,600.00	
Major Road: Catch Basin Rehabilitation Total					\$ 44,029.50		\$ 39,350.00		\$ 35,890.00		\$ 37,200.00		\$ 42,690.00		\$ 34,050.00		\$ 38,680.00		\$ 29,702.50	
Major Road: Sump Pump Connection																				
1	8" concrete	SYD	75	\$ 107.49	\$ 8,061.75	\$ 120.00	\$ 9,000.00	\$ 89.00	\$ 6,675.00	\$ 77.00	\$ 5,775.00	\$ 130.00	\$ 9,750.00	\$ 75.00	\$ 5,625.00	\$ 85.00	\$ 6,375.00	\$ 72.00	\$ 5,400.00	
2	Vertical Foot Adjustment	EA	30	\$ 328.57	\$ 9,857.10	\$ 350.00	\$ 10,500.00	\$ 500.00	\$ 15,000.00	\$ 125.00	\$ 3,750.00	\$ 250.00	\$ 7,500.00	\$ 300.00	\$ 9,000.00	\$ 220.00	\$ 6,600.00	\$ 200.00	\$ 6,000.00	
3	6" 21AA Limestone	SYD	75	\$ 37.68	\$ 2,826.00	\$ 17.50	\$ 1,312.50	\$ 14.00	\$ 1,050.00	\$ 10.00	\$ 750.00	\$ 30.00	\$ 2,250.00	\$ 20.00	\$ 1,500.00	\$ 13.00	\$ 975.00	\$ 10.00	\$ 750.00	
4	Saw Cutting	LF	100	\$ 4.65	\$ 465.00	\$ 5.00	\$ 500.00	\$ 3.00	\$ 300.00	\$ 4.00	\$ 400.00	\$ 4.50	\$ 450.00	\$ 1.00	\$ 100.00	\$ 2.00	\$ 200.00	\$ 1.75	\$ 175.00	
5	6" Edge Drain	LF	500	\$ 25.33	\$ 12,665.00	\$ 18.00	\$ 9,000.00	\$ 16.00	\$ 8,000.00	\$ 32.00	\$ 16,000.00	\$ 30.00	\$ 15,000.00	\$ 15.00	\$ 7,500.00	\$ 29.00	\$ 14,500.00	\$ 16.00	\$ 8,000.00	
Major Road: Sump Pump Connection Total					\$ 33,874.85		\$ 30,312.50		\$ 31,025.00		\$ 26,675.00		\$ 34,950.00		\$ 23,725.00		\$ 28,650.00		\$ 20,325.00	
TOTAL MAJOR ROAD					\$ 786,442.35		\$ 605,687.50		\$ 628,715.00		\$ 607,225.00		\$ 601,465.00		\$ 596,845.00		\$ 588,830.00		\$ 509,902.50	
Local Road: Concrete Replacement																				
1	8" concrete	SYD	1200	\$ 96.36	\$ 115,632.00	\$ 85.60	\$ 102,720.00	\$ 80.00	\$ 96,000.00	\$ 87.00	\$ 104,400.00	\$ 85.00	\$ 102,000.00	\$ 75.00	\$ 90,000.00	\$ 78.00	\$ 93,600.00	\$ 72.00	\$ 86,400.00	
2	3.5' Wide Joint Replacement	LF	450	\$ 46.74	\$ 21,033.00	\$ 10.00	\$ 4,500.00	\$ 30.00	\$ 13,500.00	\$ 28.00	\$ 12,600.00	\$ 36.00	\$ 16,200.00	\$ 38.00	\$ 17,100.00	\$ 39.00	\$ 17,550.00	\$ 65.00	\$ 29,250.00	
3	6" 21AA Limestone Base	SYD	1200	\$ 29.37	\$ 35,244.00	\$ 17.50	\$ 21,000.00	\$ 12.00	\$ 14,400.00	\$ 10.00	\$ 12,000.00	\$ 14.00	\$ 16,800.00	\$ 15.16	\$ 18,192.00	\$ 13.00	\$ 15,600.00	\$ 10.00	\$ 12,000.00	
4	Saw Cutting	LF	1200	\$ 1.86	\$ 2,232.00	\$ 5.00	\$ 6,000.00	\$ 3.00	\$ 3,600.00	\$ 4.00	\$ 4,800.00	\$ 2.50	\$ 3,000.00	\$ 1.00	\$ 1,200.00	\$ 2.00	\$ 2,400.00	\$ 1.75	\$ 2,100.00	
5	Undercut Sub-base	CYD	100	\$ 24.14	\$ 2,414.00	\$ 11.00	\$ 1,100.00	\$ 32.00	\$ 3,200.00	\$ 5.00	\$ 500.00	\$ 45.00	\$ 4,500.00	\$ 30.00	\$ 3,000.00	\$ 10.00	\$ 1,000.00	\$ 14.00	\$ 1,400.00	
6	18" Concrete Curb & Gutter R/R	LF	200	\$ 40.31	\$ 8,062.00	\$ 26.00	\$ 5,200.00	\$ 40.00	\$ 8,000.00	\$ 20.00	\$ 4,000.00	\$ 39.00	\$ 7,800.00	\$ 40.00	\$ 8,000.00	\$ 38.00	\$ 7,600.00	\$ 45.00	\$ 9,000.00	
7	24" Concrete Curb & Gutter R/R	LF	200	\$ 46.04	\$ 9,208.00	\$ 28.00	\$ 5,600.00	\$ 45.00	\$ 9,000.00	\$ 20.00	\$ 4,000.00	\$ 45.00	\$ 9,000.00	\$ 40.00	\$ 8,000.00	\$ 38.00	\$ 7,600.00	\$ 50.00	\$ 10,000.00	
8	21AA Limestone for Undercut	TON	100	\$ 35.71	\$ 3,571.00	\$ 25.00	\$ 2,500.00	\$ 24.00	\$ 2,400.00	\$ 20.00	\$ 2,000.00	\$ 28.00	\$ 2,800.00	\$ 35.00	\$ 3,500.00	\$ 29.00	\$ 2,900.00	\$ 18.00	\$ 1,800.00	
9	Traffic Control	EA	15	\$ 123.81	\$ 1,857.15	\$ 2,250.00	\$ 33,750.00	\$ 3,000.00	\$ 45,000.00	\$ 300.00	\$ 4,500.00	\$ 300.00	\$ 4,500.00	\$ 1,800.00	\$ 27,000.00	\$ 450.00	\$ 6,750.00	\$ 200.00	\$ 3,000.00	
Local Road: Concrete Replacement Total					\$ 199,253.15		\$ 182,370.00		\$ 195,100.00		\$ 148,800.00		\$ 166,600.00		\$ 175,992.00		\$ 155,000.00		\$ 154,950.00	
Local Road: Catch Basin Rehabilitation																				
1	8" concrete	SYD	500	\$ 114.00	\$ 57,000.00	\$ 95.00	\$ 47,500.00	\$ 80.00	\$ 40,000.00	\$ 160.00	\$ 80,000.00	\$ 90.00	\$ 45,000.00	\$ 75.00	\$ 37,500.00	\$ 88.00	\$ 44,000.00	\$ 72.00	\$ 36,000.00	
2	Vertical Foot Adjustment	EA	30	\$ 328.57	\$ 9,857.10	\$ 350.00	\$ 10,500.00	\$ 500.00	\$ 15,000.00	\$ 125.00	\$ 3,750.00	\$ 200.00	\$ 6,000.00	\$ 300.00	\$ 9,000.00	\$ 220.00	\$ 6,600.00	\$ 200.00	\$ 6,000.00	
3	6" 21AA Limestone	SYD	500	\$ 29.86	\$ 14,930.00	\$ 17.50	\$ 8,750.00	\$ 14.00	\$ 7,000.00	\$ 10.00	\$ 5,000.00	\$ 15.00	\$ 7,500.00	\$ 17.50	\$ 8,750.00	\$ 13.00	\$ 6,500.00	\$ 10.00	\$ 5,000.00	
4	Saw Cutting	LF	100	\$ 1.86	\$ 186.00	\$ 5.00	\$ 500.00	\$ 3.00	\$ 300.00	\$ 2.00	\$ 200.00	\$ 4.50	\$ 450.00	\$ 1.00	\$ 100.00	\$ 2.00	\$ 200.00	\$ 1.75	\$ 175.00	
5	Dr. structure cover 'K' or similar	EA	8	\$ 880.00	\$ 7,040.00	\$ 950.00	\$ 7,600.00	\$ 800.00	\$ 6,400.00	700	\$ 5,600.00	\$ 600.00	\$ 4,800.00	\$ 1,100.00	\$ 8,800.00	\$ 920.00	\$ 7,360.00	\$ 950.00	\$ 7,600.00	
Local Road: Catch Basin Rehabilitation Total					\$ 89,013.10		\$ 74,850.00		\$ 68,700.00		\$ 94,550.00		\$ 63,750.00		\$ 64,150.00		\$ 64,660.00		\$ 54,775.00	
Local Road: Sump Pump Connection																				
1	6" Edge Drain	LF	2000	\$ 25.27	\$ 50,540.00	\$ 26.00	\$ 52,000.00	\$ 16.00	\$ 32,000.00	\$ 29.00	\$ 58,000.00	\$ 29.00	\$ 58,000.00	\$ 15.00	\$ 30,000.00	\$ 29.00	\$ 58,000.00	\$ 16.00	\$ 32,000.00	
2	6" Concrete Driveway	SF	800	\$ 10.50	\$ 8,400.00	\$ 9.50	\$ 7,600.00	\$ 10.00	\$ 8,000.00	\$ 8.00	\$ 6,400.00	\$ 12.00	\$ 9,600.00	\$ 9.00	\$ 7,200.00	\$ 7.80	\$ 6,240.00	\$ 10.50	\$ 8,400.00	
3	Asphalt Driveway	TON	50	\$ 237.50	\$ 11,875.00	\$ 375.00	\$ 18,750.00	\$ 165.00	\$ 8,250.00	\$ 150.00	\$ 7,500.00	\$ 210.00	\$ 10,500.00	\$ 375.00	\$ 18,750.00	\$ 400.00	\$ 20,000.00	\$ 425.00	\$ 21,250.00	
4	Saw Cutting	LF	500	\$ 1.80	\$ 900.00	\$ 5.00	\$ 2,500.00	\$ 3.00	\$ 1,500.00	\$ 4.00	\$ 2,000.00	\$ 4.50	\$ 2,250.00	\$ 1.00	\$ 500.00</					



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/14/2025

DEPT: Department of Public Services

RE: Farmington Residential Condos - Right-of-way

ADMINISTRATIVE SUMMARY

- Farmington Reserves Development LLC (Reserves) has entered into an agreement to purchase a 19-lot residential development site located on Farmington Road near Colfax Road, known as the Farmington Residential site. This purchase includes all rights related to the development of the site.
- During the due diligence process, a title issue was revealed concerning the proposed road right-of-way within the development.
- A Warranty Deed was recorded on July 7, 2023, transferring ownership of the proposed road right-of-way from the current owner/developer, SFO Partners LLC (SFO), to the City of Farmington Hills. This transfer occurred prematurely, as the standard procedure is for the City to take ownership of the right-of-way only after all road improvements have been completed, inspected, approved, and formally accepted by the City.
- To correct this issue, Reserves is requesting that the City of Farmington Hills authorize, sign, and deliver a quit claim deed to SFO, transferring back any interest the City may have in the right-of-way.
- Once the quit claim deed is recorded:
 - Reserves will proceed with the acquisition of the development site.
 - Prior to beginning construction, Reserves will deliver to the City a new Warranty Deed transferring title of the right-of-way back to the City.
 - This new deed will be held and not recorded until all road construction work is completed, inspected, approved, and accepted by the City. A formal City council resolution on acceptance will then follow.

- Although this ROW dedication creates purchasing issues for the new developer that need to be resolved, we note that if we moved forward without addressing it, the City could be exposed to liability during construction.

RECOMMENDATION

- Staff recommends that the City Council authorize the execution and delivery of the quit claim deed to SFO Partners LLC to clear the title issue and allow for the proper sequencing of ownership transfer for the proposed road right-of-way. This will ensure that the City only accepts the right-of-way after all required infrastructure improvements have been completed and approved.

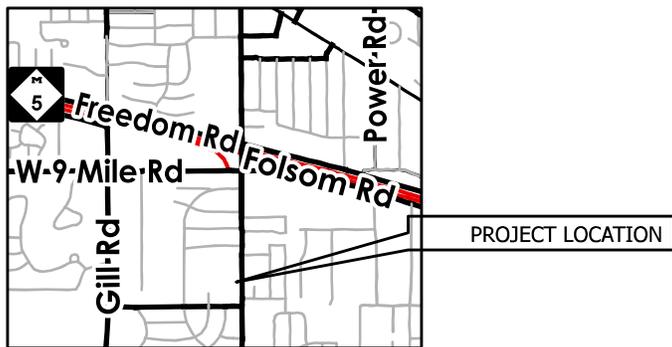
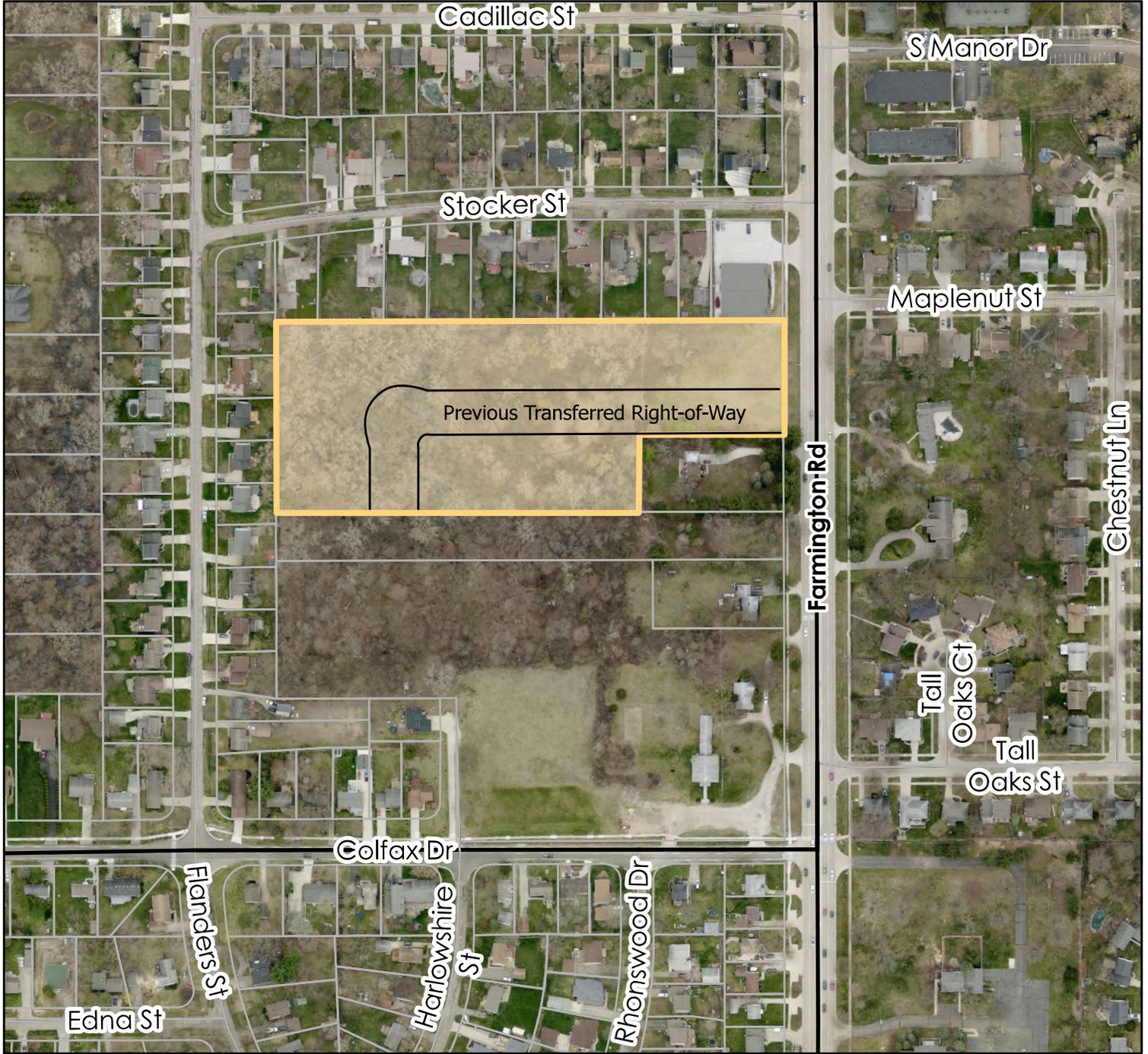
Prepared by: Mirandi Alexander, Civil Engineer I

Reviewed by: James Cubera, P.E., City Engineer

Department Authorization: Jacob Rushlow, P.E., Director of Public Services

Approved by: Gary Mekjian, P.E., City Manager

City of Farmington Hills Farmington Residential Condos



MM LLC

31355 W. Thirteen Mile Road, Suite 200
Farmington Hills, Michigan 48334

March 28, 2025

City of Farmington Hills
31555 West Eleven Mile Road
Farmington Hills, MI 48336

Attention: Ms. Elizabeth Saarela, Attorney
Mr. James Cubera, Engineer

Re: Right of Way Land Title Problem
Farmington Residential

Good afternoon:

MM LLC ("MM") has entered into an agreement to purchase the 19 lots site on Farmington Road near Colfax Road known as the Farmington Residential site together with all the owner's rights related to the development of the site.

In the process of doing our due diligence, we reviewed a commitment for title insurance issued by ATA National Title Group, LLC and discovered that a deed had been recorded transferring title and ownership of the proposed road right of way from the current owner/developer, SFO Partners LLC, to the City of Farmington Hills. The Warranty Deed transferring title was recorded on June 21, 2023.

Usually, the transfer of ownership of the road right of way would occur after all the road improvements have been completed, inspected, approved and accepted by the City.

In order to remove this cloud on title, we are asking the City of Farmington Hills to authorize, sign and deliver a quit claim deed to SFO Partners LLC, transferring whatever interest the City may have in this portion of the development back to SFO Partners LLC.

After the quit claim deed is recorded, MM will complete the acquisition of the development site and prior to starting development will deliver to the City a new Warranty Deed signed by MM transferring title to the road right of way to the City. This new Warranty Deed can be held in escrow until all of the construction work in the proposed road right of way has been completed, inspected, approved and accepted by the City.

MM LLC


George J. Mager Jr.

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

April 2, 2025

Jim Cubera, City Engineer
City of Farmington Hills
Department of Public Services
31555 West Eleven Mile Road
Farmington Hills, MI 48336

**Re: Farmington Residential Development – Windmill Homes
ROW Cloud on Title**

Dear Jim:

As you are aware, we have been contacted by Windmill Homes regarding a cloud in the chain of title for the Farmington Residential Development project that Windmill Homes is purchasing from the original developer. It appears that the deed for right-of-way granted to the City was recorded prior to the construction of the roads within the development. After discussing the options with the developer, which are: (1) quit claim the right-of-way back to the original developer so the new developer will take the development without the cloud on title or (2) issue the developer a right-of-way permit to construct the road in the City right-of-way, the developer has requested the City issue the quit claim deed. Because this option will limit liability for the City while the developer constructs the roads and utilities, we believe providing the quit claim deed is the best option.

Because the deed was accidentally recorded and the road was not formally accepted by the City as public right-of-way, vacation of the right-of-way is not required. In that regard, we are enclosing a quit claim deed for approval and conveyance to the developer. The Developer will re-convey the right-of-way after completion and inspection of the road paving by the City, in the usual manner.

Please feel free to contact me with any questions or concerns in regard to this matter.

Jim Cubera, City Engineer
City of Farmington Hills
April 2, 2025
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

C: Carly Lindhal, Clerk
Gary Mekjian, City Manager
Mirandi Alexander, Civil Engineer
Steven P. Joppich, Esquire

QUIT CLAIM DEED

KNOW ALL PERSONS that the City of Farmington Hills, a Michigan Municipal Corporation, whose address is 31555 W. Eleven Mile Rd., Farmington Hills, MI 48336-1103, ("Grantor"), Quit Claim(s) to the SFO Partners, LLC, a Michigan limited liability company, whose address is 345 Diversion Street Suite 410, Rochester, MI 48307 ("Association"), all its rights in the following described premises, if any, situated in the City of Novi, County of Oakland, State of Michigan, to-wit:

Tax Parcel No.:

LEGAL DESCRIPTION, ATTACHED AS EXHIBIT "A"

The grantor grants to the grantee the right to make 0 divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

Exempt from county and state taxation pursuant to MCL 207.505(a) and MCL 207.526(a).

WHEREFORE, upon approval by the City of Farmington Hills, City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

Dated this _____ day of _____ 2025.

QUIT CLAIM DEED

LEGAL DESCRIPTION

PARENT PARCEL

Land in the City of Farmington Hills, Oakland County, MI, described as follows:

Part of the East 1/2 of the Northeast 1/4 of Section 33, Town 1 North, Range 9 East, Farmington Hills, Oakland County, Michigan: Beginning at a point located from the East 1/4 corner of Section 33, Town 1 North, Range 9 East North 00 degrees 05 minutes 30 seconds West 744.81 feet along the East line of Section 33 and the centerline of Farmington Road (120 feet wide); thence South 89 degrees 56 minutes 20 seconds West 60.00 feet to the west line of said Farmington Road and the POINT OF BEGINNING; thence along the said east line North 00 degrees 05 minutes 30 seconds West 210.40 feet; thence North 89 degrees 59 minutes 30 seconds West 930.58 feet along the Southerly line of "FLEMINGS ROSELAND PARK, a subdivision as recorded in Liber 47, Page 42, Oakland County Records; thence South 00 degrees 05 minutes 30 seconds East 351.53 feet along the Easterly line of said subdivision; thence North 89 degrees 56 minutes 20 seconds East 667.58 feet; thence North 00 degrees 05 minutes 30 seconds West 140.00 feet; thence North 89 degrees 56 minutes 20 seconds East 263.00 feet to the POINT OF BEGINNING. Containing 6.65± acres

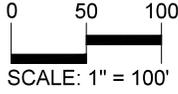
RIGHT OF WAY DEDICATION

Land in the City of Farmington Hills, Oakland County, MI, described as follows:

Part of the East 1/2 of the Northeast 1/4 of Section 33, Town 1 North, Range 9 East, Farmington Hills, Oakland County, Michigan: Commencing at the East 1/4 corner of Section 33, Town 1 North, Range 9 East, thence North 00 degrees 05 minutes 30 seconds West 744.81 feet along the East line of Section 33 and the centerline of Farmington Road (120 feet wide); thence South 89 degrees 56 minutes 20 seconds West 60.00 feet to the west line of said Farmington Road and the POINT OF BEGINNING; thence continuing South 89 degrees 56 minutes 20 seconds West 673.00 feet; thence South 00 degrees 03 minutes 40 seconds East 140.00 feet; thence South 89 degrees 56 minutes 20 seconds West 60.00 feet; thence North 00 degrees 03 minutes 40 seconds West 86.35 feet to a point of curvature; thence 37.23 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet, a central angle of 35 degrees 33 minutes 24 seconds, and a chord that bears North 17 degrees 50 minutes 22 seconds West 36.64 feet to a point of reverse curvature; thence 187.46 feet along the arc of a curve to the right, said curve having a radius of 66.00 feet, a central angle of 162 degrees 44 minutes 24 seconds, and a chord that bears North 45 degrees 45 minutes 08 seconds East 130.51 feet to a point of reverse curvature; thence 38.94 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet, a central angle of 37 degrees 11 minutes 00 seconds, and a chord that bears South 71 degrees 28 minutes 10 seconds East 38.26 feet; thence North 89 degrees 56 minutes 20 seconds East 614.34 feet to the west line of said Farmington Road; thence along said west line South 00 degrees 05 minutes 30 seconds East 60.00 feet to the POINT OF BEGINNING.

RIGHT OF WAY CENTERLINE

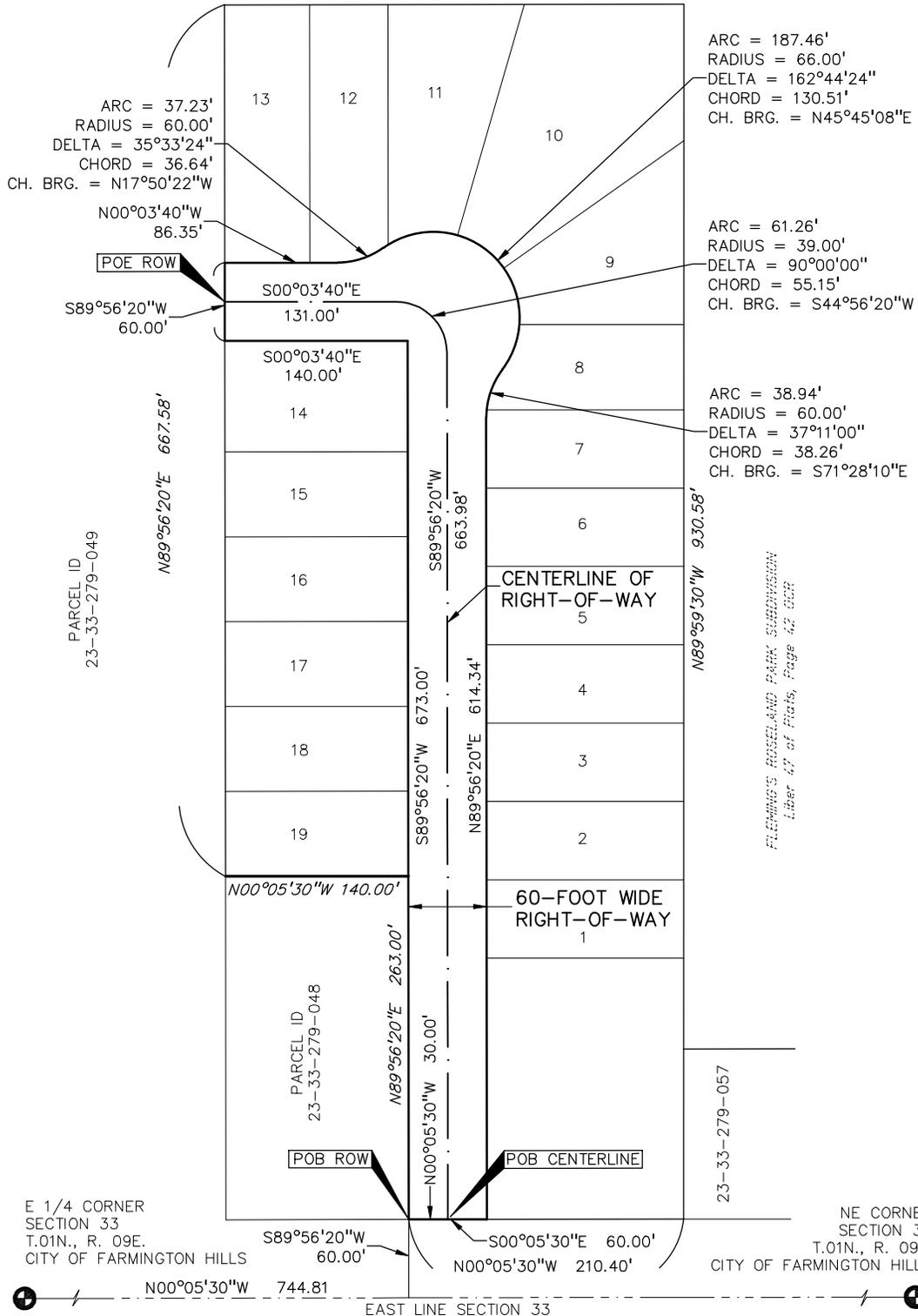
Part of the East 1/2 of the Northeast 1/4 of Section 33, Town 1 North, Range 9 East, Farmington Hills, Oakland County, Michigan: Commencing at the East 1/4 corner of Section 33, Town 1 North, Range 9 East, thence North 00 degrees 05 minutes 30 seconds West 744.81 feet along the East line of Section 33 and the centerline of Farmington Road (120 feet wide); thence South 89 degrees 56 minutes 20 seconds West 60.00 feet to the west line of said Farmington Road; thence along said west line North 00 degrees 05 minutes 30 seconds West 30.00 feet to the POINT OF BEGINNING of this right of way centerline; thence along said centerline the following three courses: 1) South 89 degrees 56 minutes 20 seconds West 663.98 feet to a point of curvature; 2) thence 61.26 feet along the arc of a curve to the left, said curve having a radius of 39.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, and a chord that bears South 44 degrees 56 minutes 20 seconds West 55.15 feet; thence South 00 degrees 03 minutes 40 seconds East 131.00 feet to the POINT OF ENDING.



QUIT CLAIM DEED



FLEMING'S ROSELAND PARK SUBDIVISION
 Liber 47 of Plats, Page 42 OCR
 S00°05'30"E 351.53'



E 1/4 CORNER
 SECTION 33
 T.01N., R. 09E.
 CITY OF FARMINGTON HILLS

NE CORNER
 SECTION 33
 T.01N., R. 09E.
 CITY OF FARMINGTON HILLS

EAST LINE SECTION 33

FARMINGTON ROAD
 (120' WIDE-PUBLIC)

SFO PARTNERS, LLC
 785 RIVER BEND DRIVE
 ROCHESTER HILLS, MI

SHEET 1 OF 2
 APRIL 4, 2025
 2019-274

PEA GROUP
 t: 844.813.2949
 www.peagroup.com

S:\PROJECTS\2019\2019-274 SFO FARMINGTON RESIDENTIAL\JPB\SURVEY-DEPT\19274BND\DWG\EASEMENTS\2019-274 QCD ROW DEDICATION FOR CITY.dwg; GWC



**CITY MANAGER’S REPORT TO
MAYOR AND COUNCIL**

DATE: 04/14/2025

DEPT: Special Services

RE: Consideration of Employment for Alexa Bailey

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Alexa Bailey.

Name: Alexa Bailey

Position Applied For: Concessions Attendant

Number of Employees Needed in this Position: 5

Date Position Posted: 6/22/2024 Open Until: Filled

Number of Applicants for this position: 10

Number of Applicants Interviewed: 10

Salary: \$12.48/hr

Relationship: Alexa is the daughter of Stan Bailey
employed at the Fire Department.

Justification: Alexa Bailey is the most qualified applicant and is
available to begin work immediately.

RECOMMENDATION

- “IT IS RESOLVED, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Alexa Bailey, who is related to an employee of the City, Stan Bailey, who works in the Farmington Hills Fire Department.”

Prepared by: James Vayis, Facilities Supervisor- The Hawk

Department Approval: Ellen Schnackel, Director of Special Services

Executive Approval: Gary Mekjian, City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/14/25

DEPT: Special Services

RE: Consideration of Employment for Julia Lincourt

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification, and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Julia Lincourt.

Name: Julia Lincourt

Position Applied For: Youth Center Site Supervisor

Number of Employees Needed in this Position: 2

Date Position Posted: July 26, 2024 Open Until: Filled

Number of Applicants for this position: 2

Number of Applicants Interviewed: 2

Salary: \$15.00/hr.

Relationship: Julia Lincourt is the sister of Olivia Lincourt who is employed in the Recreation Division of Special Services.

Justification: Julia Lincourt is the most qualified applicant and is available to begin work immediately.

RECOMMENDATION

- "IT IS RESOLVED that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Julia Lincourt, who is related to an employee of the City, Olivia Lincourt, who is a Camp Counselor for Special Services."

Prepared by: Liesl Blankenship, Recreational Specialist, Department of Special Services

Department Approval: Ellen Schnackel, Director of Special Services

Executive Approval: Gary Mekjian, City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE:04/14/2025

DEPT: Special Services

RE: Consideration of Employment for Luke Combs

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification, and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Luke Combs.

Name: Luke Combs

Position Applied For: Ice Arena Attendant

Number of Employees Needed in this Position: 4-5

Date Position Posted: 3/27/2025 Open Until: Filled

Number of Applicants for this position: 1

Number of Applicants Interviewed: 1

Salary: \$12.48-hr.

Relationship: Luke Combs is the son of Sheri Combs who is employed in the Ice Arena Division of Special Services

Justification: Luke Combs is the most qualified applicant and is available to begin work immediately.

RECOMMENDATION

- "IT IS RESOLVED, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Luke Combs, who is related to an employee of the City, Sheri Combs, who is a Skating Director for Special Services."

Prepared by: Dan Phelps, Ice Arena Supervisor

Department Approval: Ellen Schnackel, Director of Special Services

Executive Approval: Gary Mekjian, City Manager



**CITY MANAGER’S REPORT TO
MAYOR AND COUNCIL**

DATE: 04/14/2025

DEPT: Special Services

RE: Consideration of Employment for Adam Saganski

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Adam Saganski.

Name: Adam Saganski

Position Applied For: Lifeguard

Number of Employees Needed in this Position: 10

Date Position Posted: 10/01/2024 Open Until: Filled

Number of Applicants for this position: 10

Number of Applicants Interviewed: 10

Salary: \$14.00/hr.

Relationship: Adam Saganski is the brother of Ivy-Elizabeth Saganski who is employed in the Recreation Division of Special Services.

Justification: Adam Saganski is the most qualified applicant and is available to begin work immediately.

RECOMMENDATION

- “IT IS RESOLVED, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Adam Saganski, who is related to an employee of the City, Ivy-Elizabeth Saganski, who is a Lifeguard for Special Services.”

Prepared by:

Hannah Muth, Recreation Supervisor

Department Approval:

Ellen Schnackel, Director of Special Services

Executive Approval:

Gary Mekjian, City Manager



**CITY MANAGER’S REPORT TO
MAYOR AND COUNCIL**

DATE: 04/14/2025

DEPT: Special Services

RE: Consideration of Employment for Cooper Bishop

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Cooper Bishop.

Name: Cooper Bishop

Position Applied For: Lifeguard

Number of Employees Needed in this Position: 10

Date Position Posted: 10/01/24 Open Until: Filled

Number of Applicants for this position: 10

Number of Applicants Interviewed: 10

Salary: \$14.00/hr.

Relationship: Cooper Bishop is the brother of Jace Bishop who is employed in the Recreation Division of Special Services.

Justification: Cooper Bishop is the most qualified applicant and is available to begin work immediately.

RECOMMENDATION

- “IT IS RESOLVED, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Cooper Bishop, who is related to an employee of the City, Jace Bishop, who is a Lifeguard for Special Services.”

Prepared by:

Hannah Muth, Recreation Supervisor

Department Approval:

Ellen Schnackel, Director of Special Services

Executive Approval:

Gary Mekjian, City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 4/14/2025

DEPT: Special Services

RE: Consideration of Employment for Alexander Kelly

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Alexander Kelly.

Name: Alexander Kelly

Position Applied For: Camp Instructor-General

Number of Employees Needed in this Position: 10

Date Position Posted: 3/11/2025 Open Until: Filled

Number of Applicants for this position: 4

Number of Applicants Interviewed: 3

Salary: \$13.50/hr.

Relationship: Alexander Kelly is the brother of Elizabeth Kelly who is employed in the Recreation Division of Special Services.

Justification: Alexander Kelly is the most qualified applicant and is available to begin work immediately.

RECOMMENDATION

- "IT IS RESOLVED, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Alexander Kelly, who is related to an employee of the City, Elizabeth Kelly, who is an employee in the Recreation Division of Special Services.

Prepared by:

Shelby Wilson, Recreation Specialist

Department Approval:

Ellen Schnackel, Director of Special Services

Executive Approval:

Gary Mekjian, City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 04/14/25

DEPT: Special Services

RE: Consideration of Employment for Amber Warju

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification, and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Amber Warju.

Name: Amber Warju

Position Applied For: Guest Services Coordinator

Number of Employees Needed in this Position: 1

Date Position Posted: 3/27/2025 Open Until: Filled

Number of Applicants for this position: 1

Number of Applicants Interviewed: 1

Salary: \$16.00/hr.

Relationship: Amber Warju is the spouse of Nathalia Damasceno who is employed in the Cultural Arts Division of Special Services

Justification: Amber Warju is the most qualified applicant and is available to begin work immediately.

RECOMMENDATION

- "IT IS RESOLVED that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Amber Warju, who is related to an employee of the City, Nathalia Damasceno, who is a Tech in the Makerspace for Special Services."

Prepared by:

Kristen Amolsch, Secretary to the Director

Department Approval:

Ellen Schnackel, Director of Special Services

Executive Approval:

Gary Mekjian, City Manager



**CITY MANAGER’S REPORT TO
MAYOR AND COUNCIL**

DATE: 4/14/2025

DEPT: Special Services

RE: Consideration of Employment for Gavin Sibley

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification, and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Gavin Sibley.

Name: Gavin Sibley

Position Applied For: Building Attendant/Zamboni Driver

Number of Employees Needed in this Position: 3-4

Date Position Posted: January 2025 Open Until: Filled

Number of Applicants for this position: 1

Number of Applicants Interviewed: 1

Salary: \$14.00-hr.

Relationship: Gavin Sibley is the son of Michele Sibley who is employed in the Ice Arena Division of Special Services

Justification: Gavin Sibley is the most qualified applicant and is available to begin work immediately.

RECOMMENDATION

- “IT IS RESOLVED, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Gavin Sibley, who is related to an employee of the City, Michele Sibley, who is a On-Ice Skating Coach for Special Services.”

Prepared by:	Dan Phelps, Ice Arena Manager
Department Approval:	Ellen Schnackel, Director of Special Services
Executive Approval:	Gary Mekjian, City Manager



**CITY MANAGER'S REPORT TO
MAYOR AND COUNCIL**

DATE: 04/14/2025

DEPT: Special Services

RE: Purchase of one (1) E35 R2-Series Bobcat Compact Excavator for Farmington Hills Parks and Golf Maintenance

ADMINISTRATIVE SUMMARY

- The E35 R2-Series Bobcat Compact Excavator will be an addition to the Farmington Hills Parks and Golf maintenance fleet and will be utilized for trenching, irrigation work and excavation needs.
- Sealed proposals were advertised, publicly opened and read aloud by the State of Michigan (MiDeal) for Agricultural, Grounds & Maintenance Equipment. The awarded contract with Doosan Bobcat North America is offered to the City of Farmington Hills as a cooperative bid. Participating in a cooperative purchase provides cost savings for the City due to the buying power of a cooperative.
- The E35 R2-Series Bobcat Compact Excavator will be stored at the Parks and Golf Maintenance Facility.
- A two-year or 2000 hours warranty for all parts and labor was required as part of the specifications.
- Funding for the one (1) E35 R2-Series Bobcat Compact Excavator is budgeted and available in the Special Services Parks Millage Fund.

RECOMMENDATION

- In view of the above, it is recommended that City Council authorize the City Manager to approve a purchase order in the amount of \$58,530.64 for one (1) E35 R2-Series Bobcat Compact Excavator, to Doosan Bobcat North America and to take delivery of the equipment via Carleton Bobcat of Motor City as an authorized dealer.

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Prepared by: Jim Priebe, Golf Supervisor
Reviewed by: Michelle Aranowski, Director of Central Services
Reviewed by: Ellen Schnackel, Director of Special Services
Approved by: Gary Mekjian, P.E., City Manager



**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COMMUNITY ROOM & CITY COUNCIL CHAMBER
MARCH 24, 2025 – 5:30PM**

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 5:30pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, Assistant City Manager Mondora, City Clerk Lindahl, and City Attorney Joppich

**CLOSED SESSION ITEM (COMMUNITY ROOM – 5:30PM):
CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO DISCUSS AN EMPLOYEE
REQUESTED REVIEW FOR GARY MEKJIAN, CITY MANAGER. (NOTE: COUNCIL WILL RETURN TO OPEN
SESSION AT 6:00PM IN THE CITY COUNCIL CHAMBER).**

MOTION by Bridges, support by Aldred, that the City Council of Farmington Hills hereby approves entering into a closed session to discuss an employee requested review for Gary Mekjian, City Manager.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

Council entered closed session at 5:32pm

**STUDY SESSION ITEMS (CITY COUNCIL CHAMBER – 6:00PM):
PRESENTATION ON URBAN DEER MANAGEMENT**

Council re-entered Open Session at 6:00pm in City Council Chamber.

Council received a presentation on Urban Deer Management from Deputy Director of Special Services Brian Farmer, Deer Management Specialist Chad Fedewa from the Michigan Department of Natural Resources, Professor Mike Kost from the University of Michigan, and graduate students from U of M's School for Environment and Sustainability (SEAS) George Ackerman, Lauren Jones, Tristan Compton, Andy Metz, Chelsea Yang, and Zach Cavanaugh.

Overview

- Deer management in Farmington Hills started in 2015 when the City began conducting research, collecting data, and working with the DNR, leading to the establishment of the Statewide Urban Deer Management Plan for Communities.

- Review of trends in deer-vehicle collisions in Oakland County and Farmington Hills specifically.
- Concerns from residents include deer-vehicle collisions, ticks and tick-borne diseases, damage to landscaping, damage to ecosystems and native species, decline in deer health, and aggressive deer.
- Ecological impacts include damage to forest succession and structure, decline in bird abundance, overbrowsing of many flowering plants leading to a decline in pollinators, and over competition for food with other species.
- Ecological plan goals include
 - a. Promote diversity through oak regeneration
 - b. Curtail the spread of invasive species
 - c. Protection and restoration of herbaceous groundcover, flowering plants, and biodiversity
- Working with the DNR to develop and support a regional deer management approach
- Examples of success stories
 - Meridian Township, which initiated a deer management plan in 2010
 - East Lansing, which initiated a deer management plan in 2021
 - Huron-Clinton Metroparks, which began culls in 1998
 - Oakland County Parks, with deer culls in 2024 and 2025
 - City of Jackson, began culls in 2016
 - Michigan DNR, with late season deer management (urban archery) Jan. 1 – 31 every year

Culls – Defining the process

- USDA or private company will determine where culls take place, set up those areas, and perform the cull
- Typically in February or March every year
- Costs: average cost of cull \$20,000 annually
- Very specific process followed with collaboration between city and state, appropriate permitting, and includes process for donating meat to food banks
- Post-cull evaluation

Timeline – Need for long term management planning and commitment

Long term commitment is needed, most scenarios require 5 years before significant density decreases

Regional approach

- a. Southeast Michigan Urban Deer Coalition
- b. First proposed regional cull – Farmington Hills and Southfield
- c. Future expansion of regional cull with more communities

Draft Resolution highlights:

- Perform culls annually beginning 2026
- Highly regulated organized hunts (bow and crossbow) beginning 2027
- Temporarily suspend firearm ordinances during times of culls and regulated hunts
- Deer Management Report provided annually to Mayor/Council
- Deer Management ongoing with review to occur every 5 years as part of the Parks and Recreation Master Plan

COUNCIL DISCUSSION

Mayor Rich explained that there would not be public comment during the Study Session, but public comment would be allowed at the regular council meeting which would immediately follow this meeting.

Council Member Bruce

- Council Member Bruce asked about the sequencing of the deer culling process, questioning whether both firearms and archery would occur at the same time.
- Deputy Director Farmer explained that, as proposed, the program would involve a highly organized hunt – using bows and/or crossbows performed by licensed recreational hunters, followed by an organized deer cull.
 - The example presented this evening suggested using bows or crossbows for hunters during specific, designated hours in Heritage Park, with no public hiking allowed during those times.
 - Archery hunters would need prior approval from the Department of Natural Resources (DNR), as well as training to ensure safety and efficiency.
 - In the case of a large deer harvest goal, such as 300 deer, archery might account for a portion, followed by a USDA cull using sharpshooters to reach the remaining target. Any sharpshooting would take place at night using height, thermal imaging, and suppressors.
 - Any deer taken via a USDA cull would be processed for donation to food banks, specifically CARES.
- Council Member Bruce asked whether hunting would be restricted to areas far from residential zones.
- Deputy Director Farmer confirmed that initial hunting activities would be conducted in areas far from homes, gradually expanding over time to somewhat closer areas as the program progressed and as residents became more comfortable with the process.
 - The goal is to provide hunting opportunities in a controlled manner, with minimal disturbance to residents.
 - Over time, the use of hunting could become more widespread, offering a more cost-effective means of managing deer populations.

Legal and Ordinance Considerations

City Attorney Schultz clarified the process for modifying city ordinances to allow hunting within city limits.

- A resolution would be passed to create an exception, allowing hunting with specific restrictions.
- A potential amendment to the city ordinance governing the discharge of firearms may be necessary for long-term implementation of the program.

Council Member Dwyer

- Council Member Dwyer expressed concern about the long timeline for addressing deer issues and asked what could be done in the short term to alleviate residents' concerns.
- Deputy Director Farmer said that sharpshooting (USDA cull), if approved, could quickly address deer densities in specific areas of the city. However, not all parts of the city would experience the same level of impact immediately.
 - Deer management efforts would likely focus first on the most affected areas, with a gradual expansion of efforts.

- Homeowners could reduce deer attraction by avoiding feeding them and changing landscaping to less deer-attractive plants. While fences could also be constructed, this was an expensive option that often did not work and must comply with ordinance regulations and subdivision deed restrictions.

Council Member Bridges

- Council Member Bridges asked about enforcement of the city's existing ordinance prohibiting residents from feeding deer.
- Deputy Director Farmer stated that the zoning department had not issued tickets because they typically handled violations by educating residents after receiving complaints.
- Council Member Bridges raised concerns regarding the overall enforcement and management of urban deer issues in Farmington Hills. He questioned the credibility and scope of complaint data and emphasized the need for reliable reporting mechanisms:
 - 180 deer-related complaints had been logged over a seven-year period, which he calculated as approximately two per month. Deputy Director Farmer clarified that the complaints were not evenly distributed throughout the year, with some weeks seeing as many as 30 calls due to seasonal fluctuations in deer activity.
 - Has Lyme disease had been reported in Farmington Hills? Deputy Director Farmer responded that while he is not a medical professional, there have been resident-reported cases. Other diseases, including EHD (Epizootic Hemorrhagic Disease) and CWD (Chronic Wasting Disease), are also a concern.
 - Deputy Director Farmer referenced a February aerial deer count estimating approximately 1,500 deer in Farmington Hills and Southfield. He noted, however, that the DNR has moved away from population counts and now focuses on community impacts when evaluating deer management strategies.
 - Council Member Bridges asked DNR Representative Fedewa about the relationship between the City's ecological management plans and deer control. Mr. Fedewa said that he was not familiar with Farmington Hills-specific ecological practices and thus could not comment on the impact.
 - Council Member Bridges referenced sterilization efforts in Ann Arbor and Rochester Hills. Deputy Director Farmer reported that sterilization in Ann Arbor was ultimately unsuccessful. He was not familiar with Rochester Hills' efforts. The lack of information regarding outcomes led to concerns about the effectiveness and replicability of such programs.
 - Council Member Bridges expressed skepticism about the effectiveness of Farmington Hills' strategy given limited regional cooperation. Only Southfield appeared to be actively participating. Deputy Director Farmer clarified that Livonia, Novi, West Bloomfield, and others were part of a broader regional coalition and were monitoring progress. Although resolutions had not yet been passed by these municipalities, interest had been expressed, and Farmington Hills' efforts could serve as a starting point for broader participation.
- In response to further questions from Council Member Bridges, Deputy Director Farmer that the Michigan Department of Natural Resources (DNR) serves as the lead agency for deer management and must approve any local plans. Council Member Bridges also referenced a survey showing that local governments were perceived as the least credible source for accurate information about deer management. Deputy Director Farmer attributed this to the lack of biological experts on staff in most municipalities.

Council Member Knol

- Council Member Knol pointed out that enforcement depends on neighbors filing complaints, which some are reluctant to do. Enforcement alone does not equate to a comprehensive wildlife management strategy.
- Council Member Knol said that Southfield had previously passed a ballot measure in support of a deer cull and is waiting for Farmington Hills to move forward with the regional effort. The City of Farmington and Livonia have also acknowledged the issue. Livonia has held packed public meetings on the topic.
- Council Member Knol asked why March was being considered instead of the typical hunting season in November or December. She also asked why sterilization, relocation, and contraception were not used.
- In response, Deputy Director Farmer explained that:
 - Urban culls and hunts are typically scheduled after the standard hunting seasons to avoid conflicts with licensed recreational hunting opportunities. March is often chosen for this reason.
 - While both antlered and antlerless deer would likely be removed during a cull, focusing on antlerless (female) deer is key to controlling population growth due to their reproductive capacity. Many does in Farmington Hills are having two to three fawns annually.
 - To maintain a stable deer population, 35–40% of the herd must be removed each year. To reduce an overpopulated herd, the percentage must begin even higher, often over 50%. Population control must be viewed as a long-term process rather than a one-year fix.
- Regarding alternative methods:
 - Sterilization and contraception have been proven ineffective in wild populations.
 - Relocation is also not viable due to high stress on the animals, low survival rates, and the risk of spreading diseases, such as Chronic Wasting Disease and EHD. From a biological standpoint, moving deer simply transfers the problem to other parts of the state that are already overpopulated.

Council Member Aldred

Council Member Aldred acknowledged the seriousness of the deer issue and expressed appreciation for the informative presentation. He pointed to the fivefold increase in deer carcasses found on roadsides over the past decade as a clear sign of the growing problem, characterizing these incidents as an involuntary “cull” caused by vehicle collisions.

Council Member Aldred summarized the two main strategies for deer management:

1. Culling via Sharpshooters (USDA or private company)
 - Conducted at night using elevated platforms and infrared technology.
 - Typically performed in restricted-access areas such as Heritage Park.
 - Considered safe and effective based on experience in other communities.
 - The City pays for this type of cull.
2. Highly Regulated Recreational Hunting (Archery/Crossbow):
 - Involves vetted volunteers undergoing proficiency testing.
 - Hunters are assigned specific blinds and follow strict rules under supervision.
 - Deer are tracked, recovered, and processed, with options for donation to food banks.
 - This approach can be sustainable and cost-effective.

Deputy Director Farmer elaborated on how communities such as Meridian Township have successfully implemented regulated hunting programs, including with firearms. Over time, these programs expanded to include more parks and even private properties, with vetted hunters maintaining strong community support. The volunteer hunters can shoot two deer – one to take the meat home for their own consumption, and one to donate.

Mayor Rich

Mayor Rich thanked all presenters and expressed appreciation for the perspective given from various disciplines. She emphasized the need for action and discouraged further delay, framing the issue primarily as a public safety concern. While supportive of a USDA cull using sharpshooters, she expressed hesitation about the recreational hunting component; she needed to learn more about this option before supporting it.

Mayor Rich asked for more data on deer counts and patterns, expressing interest in understanding deer migration and where management efforts would be most effective.

Deputy Director Farmer responded by advising caution when interpreting exact population figures. While one aerial count had suggested approximately 1,500 deer, he stressed that management decisions should be based on impacts rather than precise numbers, which can vary seasonally and geographically.

- He confirmed that a cull targeting about 30% of the population would help stabilize the herd.
- Heritage Park was cited as an example location, but not the sole option. The USDA would assist in identifying additional high-traffic areas based on ecological data and deer corridors.

Further, Deputy Director Farmer recommended a balanced approach:

- A combined strategy provides flexibility to reach annual harvest targets.
- Hunting maintains traditional recreational opportunities for licensed residents and helps engage the community.
- The USDA would still conduct removals to meet annual goals if hunting yields are low.

Council Member Knol noted there were other sites beyond Heritage Park, such as Woodland Park, Glen Oaks (a county park), the dog park, and Oakland Community College.

Mayor Rich said that there appeared to be consensus to move forward and indicated the matter would return for Council deliberation at the April 28 meeting.

ADJOURNMENT

The Study Session meeting was adjourned at 7:28pm.

Respectfully submitted,

Carly Lindahl, City Clerk

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

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 7:38PM.

Council Members Present: Aldred, Bridges, Bruce, Dwyer, Knol, and Rich

Council Members Absent: Boleware

Others Present: City Manager Mekjian; Assistant City Manager Mondora; City Clerk Lindahl; Directors Aranowski, Brockway, Brown, Kettler-Schmult, Schnackel, and Sullen-Winn, Fire Chief Unruh and City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by former Mayor Barry Brickner.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 6-0.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

PRESENTATION OF THE FARMINGTON AREA ARTS COMMISSION 2024 ANNUAL REPORT

Farmington Area Arts Commission Vice Chair Jeff Dutka made remarks and presented the Farmington Area Arts Commission 2024 Annual Report. Farmington Area Arts Commission Chair Lesa Ferencz; Commissioners Celeste McDermott, Nora Mason, Lindsay Janoch, Bree Schwartz, Don Fritz, and Claire Perko; and volunteer Keith Janoch were also present. Mr. Dutka noted that the dedication ceremony for the Scrupture Tree in front of The Hawk will be June 25 at The Hawk Summer Kickoff.

Oakland County Commissioner William Miller made brief comments related to state and federal infrastructure funding.

CORRESPONDENCE

None.

CONSENT AGENDA

MOTION by Bridges, support by Knol, to approve the consent agenda as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

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

Nays: NONE
Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

CONSENT AGENDA ITEMS FOR DISCUSSION

There were no consent agenda items for discussion.

COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS

Council Member Bridges reported that Council members had attended the National League of Cities conference and met with U.S. Senators and Congresswoman Haley Stevens. A key topic of discussion was the importance of preserving access to municipal bonds, which remain essential for financing infrastructure projects; Farmington Hills recently issued approximately \$28.5 million in such bonds. Council Member Bridges emphasized that Farmington Hills is in a strong position compared to many other cities, highlighting its excellent services, public safety, sound financial management, and AAA bond rating, and he thanked the City's management which did an excellent job of managing the City and carrying out Council's directives.

Council Member Bridges relayed communications from residents and Pastor DuJuan Fisher to appropriate City staff and also passed on the name of someone who is looking for ways to collaborate with the City relative to mobility opportunities.

Mayor Rich congratulated American Legion Post 346 Commander Marya Davis who received the Quilt of Valor for her work with the veteran community.

Mayor Rich wished resident Betty Burrell a happy 100th birthday.

"Walk the Hawk" will be April 8 and April 13 at noon, on the track, or if the weather is inclement, on the third floor of The Hawk.

CITY MANAGER UPDATE

City Manager Mekjian highlighted the following:

- Yard waste pickup resumed starting April 7.
- SMART would be holding a meeting at The Hawk on April 30 at 5:30pm, regarding the SMARTer Mobility Draft Network.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF SUBMISSION OF A LAND AND WATER CONSERVATION FUND GRANT APPLICATION FOR \$500,000 FOR THE HERITAGE PARK PLAYGROUND AND PARKING ACCESSIBILITY IMPROVEMENTS, AND A RESOLUTION TO MAKE AVAILABLE A LOCAL MATCH THROUGH FINANCIAL COMMITMENT AND/OR DONATION(S) OF \$750,000. CMR 3-25-35

Director of Special Services Ellen Schnackel introduced the request for approval of a resolution to submit a \$500,000 Land and Water Conservation Fund grant application to support playground and parking

accessibility improvements at Heritage Park. Claire Perko, Farmington Hills resident and landscape architect with Spalding DeDecker, was also present.

Council Discussion

Council Member Knol expressed support for replacing the aging playground equipment and asked whether a fence could be added around the playground and splash pad area for safety, especially for families with young children.

Director Schnackel said that this request had also been raised during the March 17 public input session. The proposed improvements would occur in phases: the current grant would support Phase 1, including the new playground equipment and accessible parking, while future Phase 2 would focus on splash pad enhancements, and a fence would be considered at that time. The City has already allocated \$750,000 from the Parks Millage for Phase 1 and will seek additional grant funding for Phase 2.

Council Member Bridges praised Heritage Park as a regional attraction and asked if the visitor count was known. Director Schnackel said that based on cell phone pings, the park had over 758,000 visitors annually.

Public Hearing

Mayor Rich opened the public hearing. No public comments were received, and the hearing was closed.

Further discussion and motion

Council Member Aldred stressed the importance of sizing facilities properly, including parking capacity, to avoid overcrowding. Simply adding more parking without expanding facilities may contribute to overcrowding. He spoke of the importance of considering future development of similar facilities in other areas of the City. He thought the project demonstrated thoughtful planning and applauded the scaled-down parking lot design.

Mayor Rich asked if the upgrades would include equipment designed for children with special needs and those who are neurodivergent. Landscape Consultant Perko confirmed the plan includes a variety of accessibility features, including sensory-friendly zones, inclusive play equipment, appropriate signage, and surfacing that allows caregivers and children of all abilities to access the equipment and participate together. Ms. Perko further explained that the project would significantly improve parking accessibility, adding ADA-compliant spaces in both the gravel lot and the new lot, and ensuring accessible pathways to key amenities such as the play area and pavilion.

MOTION by Aldred, support by Bruce, that the City Council of Farmington Hills hereby authorizes submission of a Land and Water Conservation Fund application for \$500,000 and further resolves to make available a local match through financial commitment and/or donation(s) of \$750,000 of a total \$1,250,000 project cost, during the 2025-2026 fiscal year.

MOTION CARRIED 6-0.

NEW BUSINESS

CONSIDERATION OF SECOND AMENDMENT TO PLANNED UNIT DEVELOPMENT (“PUD”) 1, 2015 - DRAFT AGREEMENT - “COREWELL EMERGENCY SIGN” – REPLACEMENT OF FREESTANDING SIGN AT GRAND RIVER AVENUE. CMR 3-25-36

Director of Planning and Community Development Charmaine Kettler-Schmult was present on behalf of this request. Kevin Shul, Corewell Health, was also present.

Director Kettler-Schmult explained that the PUD plan and accompanying site plan had been approved at a previous meeting. Approval of the amendment language in the draft agreement is the final step in the approval process.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby approves the second amendment to the agreement for Planned Unit Development 1, 2015, Corwell Emergency Sign – Replacement of freestanding sign at Grand River Ave.

MOTION CARRIED 6-0.

CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF CITY OWNED PROPERTY, PARCELS 22-23-34-408-008 AND 22-23-34-408-003, TO CLAUDIO RODRIGO AGUILERA QUEZADA AND LUISA NAYELI CRUZ. CMR 3-25-37

Director of Economic Development Brockway explained that the City received the two RA-3 residentially zoned parcels (.40 and .43 acres) from Oakland County in September 2011 due to tax foreclosure. The applicants have made a \$750 deposit toward the \$10,000 purchase price (\$5,000 for each parcel), and City staff have been working with the City Attorney to prepare closing documents. The property value was also reviewed in consultation with the City Assessor.

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves the introduction of an Ordinance authorizing the conveyance of property 22-23-34-408-008 and 22-23-34-408-003 to Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz for the sum of \$10,000, and authorizes the City Manager to sign the quit claim deed and any other documents necessary for closing and conveying said property to Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz, conditioned upon and subject to their compliance with the terms of the Purchase Agreement between Claudio Rodrigo Aguilera Quezada and Luisa Nayeli Cruz and the City.

Roll Call Vote:

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

MOTION CARRIED 6-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF POLICY REGARDING SPONSORSHIP OF EVENTS, NAMING RIGHTS, AND ADVERTISING.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby approves the amended and restated Policy Regarding Sponsorship of Events, Naming Rights, And Advertising.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A COLLECTIVE BARGAINING AGREEMENT WITH FAOM (PAID-ON-CALL FIRE FIGHTERS). CMR 3-25-38

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager and the Assistant City Manager to execute a new agreement with Paid-on-Call Fire Fighters (FAOM), in accordance with the terms and conditions in the Tentative Settlement Agreement.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED ACCEPTANCE OF THE PLANNING COMMISSION 2024 ANNUAL REPORT. CMR 3-25-39

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager and the Assistant City Manager to execute a new agreement with Paid-on-Call Fire Fighters (FAOM), in accordance with the terms and conditions in the Tentative Settlement Agreement.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF THE AGREEMENT WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) FOR SAFETY IMPROVEMENTS FUNDED BY THE 2025 HIGHWAY SAFETY IMPROVEMENT PROGRAM. CMR 3-25-40

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager and City Clerk to sign and enter into cost participation agreement No. 25-5597 with the Michigan Department of Transportation as part of the 2025 Highway Safety Program.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE NORTH INDUSTRIAL DRIVE RECONSTRUCTION PROJECT TO ASPHALT SPECIALISTS, LLC IN THE AMOUNT OF \$1,503,943.54. CMR 3-25-41

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby approves the North Industrial Drive Reconstruction Project be awarded to the lowest competent bidder, Asphalt Specialists, LLC of Pontiac, Michigan, in the amount of \$1,503,943.54; and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE EDGEHILL AVENUE LOCAL ROAD RECONSTRUCTION PROJECT TO NAGLE PAVING COMPANY IN THE AMOUNT OF \$584,920.81. CMR 3-25-42

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby approves the Edgehill Avenue Local Road Reconstruction Project be awarded to the lowest competent bidder, Nagle Paving Company of Novi, Michigan, in the amount of \$584,920.81; and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE 2025 LOCAL ROAD ASPHALT REHABILITATION PROJECT- DUKE’S FORESTBROOK HILLS & PEBBLEBROOK ESTATES SUBDIVISION TO NAGLE PAVING COMPANY IN THE AMOUNT OF \$1,467,489.88. CMR 3-25-43

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby approves the 2025 Local Road Asphalt Rehabilitation Project – Duke’s Forestbrook Hills & Pebblebrook Estates Subdivision be awarded to the lowest competent bidder, Nagle Paving Company of Novi, Michigan, in the amount of \$1,467,489.88; and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE 2025 LOCAL ROAD ASPHALT REHABILITATION PROJECT- OAKWOOD KNOLLS SUBDIVISION TO F. ALLIED CONSTRUCTION CO., INC. IN THE AMOUNT OF \$474,085.15. CMR 3-25-44

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby approves the 2025 Local Road Asphalt Rehabilitation Project – Oakwood Knolls Subdivision be awarded to the lowest competent bidder, F. Allied Construction Co. Inc of Clarkston, Michigan, in the amount of \$474,085.15; and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE 2025 LOCAL ROAD ASPHALT REHABILITATION PROJECT- MUER ESTATES SUBDIVISION TO F. ALLIED CONSTRUCTION CO., INC IN THE AMOUNT OF \$837,358.48. CMR 3-25-45

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby approves the Muer Estates Subdivision road rehabilitation contract be awarded to the lowest competent bidder, F. Allied Construction Co., Inc of Clarkston, Michigan, in the amount of \$837,358.48; and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF ADOPTING A RESOLUTION OF PUBLIC ROAD ACCEPTANCE FOR THE CHASEWOOD VILLAS SUBDIVISION. CMR 3-25-46

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby adopts the attached resolution accepting jurisdiction of the public roads within the Chasewood Villas Subdivision.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF ADOPTING A RESOLUTION OF PUBLIC ROAD ACCEPTANCE FOR EMERALD PARK ESTATES SUBDIVISION. CMR 3-25-47

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby adopts the attached resolution accepting jurisdiction of the public road within the Emerald Park Estates Subdivision.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF FIRE DEPARTMENT CONSULTANT TO CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC IN THE AMOUNT OF \$67,390.00. CMR 3-25-48

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Center for Public Safety Management, LLC for Fire Department Consultant in the amount of \$67,390.00.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE SHADY RIDGE DRIVE GRAVEL ROAD CONVERSION TO HARD SURFACE PROJECT TO F. ALLIED CONSTRUCTION COMPANY IN THE AMOUNT OF \$566,522.01. CMR 3-25-49

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby approves the Shady Ridge Drive Gravel Conversion to Hard Surface Project be awarded to the lowest competent bidder, F. Allied Construction Company of Clarkston, Michigan, in the amount of \$566,522.01; and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MEETING MINUTES OF MARCH 3, 2025.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby approves the City Council study session meeting minutes of March 3, 2025.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF MARCH 3, 2025.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby approves the City Council study session meeting minutes of March 3, 2025.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Dennis Hubbard, resident, representing the Farmington Hills Paid-on-Call Firefighters Association, thanked Council, City Administration, and Fire Chief Unruh, and his fellow negotiation committee members for the successful negotiation of the Association's first collective bargaining agreement. Firefighter Hubbard emphasized the essential role of Paid-on-Call firefighters, who work alongside full-time staff to provide round-the-clock emergency services, bringing certifications such as Firefighter I and II, hazardous materials up to the operations level, pump operations, and at minimum basic EMT licensing. He highlighted the cost-effective and sustainable nature of the combination fire department model and the Association's pride in serving Farmington Hills.

Sandy Yagiela, resident, asked for clarification regarding the difference between contractors installing color-coded cables in her neighborhood and sales representatives from various wireless companies claiming to offer fiber optic services. In response, City Manager Mekjian asked Assistant City Manager Mandora to talk with Ms. Yagiela in the foyer.

Edwin Matysiewicz, Farmington Hills resident, said that he had received multiple complaints from women in his subdivision about the size and weight of the large black trash bins, noting that one resident even sustained a shoulder injury while handling one. He requested that the City revisit the option of offering smaller bins. He also expressed frustration about individuals placing flyers on mailboxes, stating that the practice has resulted in broken mailbox flags.

Mayor Pro Tem Dwyer read a list of individuals who would like to go on the record requesting that Council enact a long-term deer management plan: John Wilson, Theresa Cook, Chris Ziegler, Eric Hans, Fritz Morsches, Kirk Moreland, Larry Voytovich, Mike Harvilla, Nora Dolan, R. Tanaka, T. Gerwatowski, John & Shelly Gower, Roger Weber, Julie & Ernie Backalar, Sheila Walters, Theresa Walsh, Judy Lenzotti, Frank Lenzotti Jr., Debi Kastner, Nancy & Terry Hurley, David Harmon, and Miranda Liebowitz. More names had been submitted this evening and would be part of the official record.

The following comments were in response to the study session held earlier this evening regarding urban deer management:

James Winkler, resident, referenced his professional work on infectious diseases, and challenged several mitigation strategies proposed by the DNR. Common suggestions—such as installing fencing, using repellents, or planting deer-resistant vegetation—are largely ineffective, due to limitations imposed by homeowners associations and the adaptability of deer. The true scale of community concern may be underrepresented, as many residents have expressed frustration through informal channels rather than official comments. He clarified that the limited number of reported Lyme disease cases should not be considered indicative of low risk, as the disease is notoriously difficult to diagnose. Finally, he criticized the DNR for not adequately addressing the unusually high deer density in suburban areas, which he argued poses ecological concerns and affects the genetic health of the local deer population.

Dr. Karen Peper, Farmington Hills resident, emphasized the importance of using accurate data and scientific analysis in decision-making related to deer population management. She cited 2023 statistics from the Michigan Office of Highway Safety Planning, noting that although 2,125 deer-vehicle collisions occurred in Oakland County, this represents only 0.0016% (16/100 of 1%) of the county's 1.27 million residents. In Farmington Hills, there were 144 such accidents, with seven involving personal injuries and the remainder involving property damage—aligning proportionally with county-wide figures. On the topic of Lyme disease, Dr. Peper noted that approximately 20% of local ticks are black-legged ticks capable of carrying the disease. However, only 48 cases were reported in all of Oakland County, and data specific to Farmington Hills was unavailable. She urged the City to prioritize public safety in any resolution of the deer issue.

Sue Gerrity, Farmington Hills resident, expressed concern over the current proposal's combination of a professional cull and an amateur hunt, urging Council to treat them as separate issues. While supportive of a controlled cull carried out by skilled sharpshooters, she opposed allowing recreational hunters access to Heritage Park, citing safety risks in such a densely populated area. She compared Heritage Park's proximity to homes with much larger Oakland County parks where hunting is already permitted and noted the significant number of residences bordering or near the park. She asked that any necessary deer reduction be conducted exclusively by professionals.

Tom Progar, Farmington Hills resident, raised concerns that deer management facts were being presented in a biased way. He challenged the idea that there was a groundswell of deer issues, noting that developments were destroying natural space, and that some deer/car accidents could be linked to distracted driving.

Kim Korona, Farmington Hills resident, urged City Council to more thoroughly explore non-lethal strategies for deer management. She was concerned that the study session focused primarily on lethal options without giving sufficient attention to alternatives such as public education, targeted mailings, better signage, and speed reductions in high-risk areas. Communities like Rochester Hills have implemented compassionate, cost-effective approaches to reduce deer-vehicle collisions and manage landscaping concerns.

Paul Olsen, Farmington Hills resident, urged City Council to take immediate action on deer overpopulation rather than waiting for a regional consensus. He referenced aerial survey data showing a steady increase in the local deer population from 304 in 2016 to an estimated 1,500 today. He noted that the State of Michigan culls hundreds of thousands of deer annually through regulated means. He

cited growing public concern, increased deer-related incidents, and rising costs from deer-vehicle collisions—estimated at over \$1 million annually—as evidence of the need to act.

Pamela Santo, Farmington Hills resident, shared her personal experience of investing over \$9,000 in landscaping that was ultimately destroyed by deer. She expressed frustration that no effective action has been taken to address the growing deer population despite years of public meetings and suggested deterrents. Ms. Santo recommended a targeted bait-and-cull method, similar to practices used at Kensington Metropark, as the only effective approach.

Coleen Redmond, Farmington Hills resident, said that over the past decade, the growing deer population has made their yard nearly unusable, with daily sightings of 10 to 16 deer and thousands of dollars in landscaping lost despite efforts to deter them. She shared distressing experiences, including injured deer lingering in yards, police having to euthanize a suffering animal in front of children, and sightings of deer likely afflicted with chronic wasting disease. She urged the City to adopt a humane and effective solution to control the deer population in the absence of natural predators.

Patricia McGaskin, who lived near Heritage Park, shared a concerning incident involving individuals illegally bow hunting deer near her property. She reported the incident to police and expressed concern for the safety of her grandchildren and others in the neighborhood. Although initially opposed to hunting, she now supports the use of professional bow hunters to address the growing deer population.

Angie Smith, Farmington Hills resident, urged the City to proceed cautiously and prioritize community safety. She emphasized the importance of using true professionals, not recreational hunters, to participate in any deer cull.

Patricia Zacharias, Farmington Hills resident, expressed appreciation for nature and animals, including deer. She said she learned to plant things that the deer don't like. She was more concerned with littering and speeding than with the deer. She asked Council not to eliminate the reason why so many people move to this area.

Laura Paulson, Farmington Hills resident, highlighted the link between deer overpopulation and the spread of serious diseases such as chronic wasting disease (CWD) and epizootic hemorrhagic disease (EHD). Both illnesses spread rapidly in areas with high deer density and are nearly always fatal, with symptoms that often go undetected until the diseases are widespread. She warned of potential risks to other animals, including pets, and stressed that lethal management, such as professional culling by trained sharpshooters, has been effective in other municipalities. She also noted the high cost and low success rates of non-lethal methods like sterilization and contraceptives, and emphasized that without natural predators, cars have become the primary means of deer population control.

Michael Clarahan, Farmington Hills resident, expressed both encouragement and frustration regarding the City's long-standing discussions on deer overpopulation, noting that the issue dates back at least 20 years, with documented concerns appearing as early as 2008. He criticized the perceived lack of proactive solutions from the DNR and urged the City to take timely and decisive action.

Kaitlin McHenry, Farmington Hills resident, spoke as a biosystems engineer and lavender farmer. She explained that deer are creatures of habit and will return to favored plants even if the population is reduced. She advocated instead for proactive deterrents such as predator urine pellets, motion sensors, reflective objects, and high-scent repellents. Addressing Lyme disease concerns, she clarified that deer are not the primary carriers of the disease; small rodents and birds are the main vectors responsible for its spread. She also noted the active presence of natural predators like coyotes in Farmington Hills, citing recent evidence from her own yard, and suggested their role in deer control should be considered before implementing a cull. She encouraged residents to adapt appropriate landscaping choices and protection methods to effectively reduce deer damage.

Tammy Sadwell, Farmington Hills resident, expressed deep frustration with the ongoing deer issue and its impact on her property. She said her yard was overrun with deer at all hours, making it difficult to maintain due to constant droppings and damage to all types of plants, regardless of whether they are labeled "deer resistant." She was disheartened to learn that meaningful results from proposed solutions could take up to five years. She noted her prior participation in surveys and her attentiveness to City communications without seeing action. She was exhausted because of the lack of progress.

Kelly Goldberg, Farmington Hills resident, was strongly opposed to the use of sharpshooters for deer population control in the City. She said that Ann Arbor's decision to stop funding such efforts came after they found they had overestimated deer numbers. She cautioned against normalizing firearms in public parks, particularly in light of recent regional lockdowns related to gun violence and noted the negative international perception of past culls. She emphasized concerns for vulnerable populations—such as individuals with special needs or dementia—who may unknowingly enter areas where culling is occurring. She urged the City to explore alternative, non-lethal methods and prioritize public education over what she described as a culturally troubling and potentially dangerous approach.

ADJOURNMENT

The regular session of City Council meeting adjourned at 9:06PM.

Respectfully submitted,

Carly Lindahl, City Clerk