APPROVED 6/8/2026

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
MAY 11, 2026 – 7:30 PM

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:34PM.

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

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Aranowski, Brockway, Brown, Kettler-Schmult, Rushlow and Skrobola, Police Chief Piggott and City Attorney Joppich

PLEDGE OF ALLEGIANCE
The pledge of allegiance was led by Farmington Hills resident Mia Reid.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Bridges, support by Dwyer, to approve the agenda and move item #17 for discussion.

MOTION CARRIED 7-0.

PROCLAMATION RECOGNIZING MAY 2026 AS AMYOTROPHIC LATERAL SCLEROSIS (ALS) AWARENESS MONTH
The following proclamation was read by Councilmember Aldred:

Amyotrophic Lateral Sclerosis (ALS) Awareness Month
May 2026

WHEREAS, amyotrophic lateral sclerosis, also commonly known as Lou Gehrig's disease, is a progressive fatal neurodegenerative disease in which a person's brain loses connection with their muscles, slowly reducing a person's ability to walk, talk, eat, and eventually breathe; and,

WHEREAS, thousands of new amyotrophic lateral sclerosis (ALS) cases are reported every year, and estimates show that every 90 minutes, someone is diagnosed with ALS and someone passes away from ALS; and,

WHEREAS, on average, patients diagnosed with ALS survive only two to five years from the time of diagnosis; and,

WHEREAS, people who have served in the military are more likely to develop ALS and die from the disease than those with no history of military service; and,

WHEREAS, securing access to new therapies, durable medical equipment, and communication technologies is of vital importance to people living with ALS; and,

WHEREAS, clinical trials play a pivotal role in evaluating new treatments, enhancing quality of life, and fostering assistive technologies for those living with ALS; and,

WHEREAS, the ALS Association is the largest philanthropic funder of ALS research globally and has committed more than $154 million to support more than 550 projects across the United States and 18 other countries; and,

WHEREAS, Amyotrophic Lateral Sclerosis Awareness Month provides an opportunity to increase public awareness of the dire circumstances of people living with ALS, acknowledge the terrible impact this disease has on those individuals and their families, and support research to eradicate this disease; and,

WHEREAS, the ALS Association is committed to make ALS livable and cure it for everyone, everywhere.

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 May 2026 as ALS Awareness Month. I call upon all Americans to join in supporting ALS research, advocating for increased funding, and standing in solidarity with those affected by this relentless disease.

PROCLAMATION RECOGNIZING MAY 17-23, 2026 AS NATIONAL PUBLIC WORKS WEEK

The following proclamation was read by Councilmember Knol and accepted by DPS Superintendent Derrick Schueller:

National Public Works Week:
"Rooted in Service, Powered by Community"
May 17-23, 2026

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and the well-being of the people of Farmington Hills; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, and are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our community; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Farmington Hills to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the City of Farmington Hills Department of Public Services is one of only three organizations in Michigan accredited through the American Public Works Association, demonstrating the City's commitment to excellence in public service; and,

WHEREAS, 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

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 May 17–23, 2026, as **National Public Works Week** in Farmington Hills and call upon the community to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

Superintendent Schueller thanked Mayor Rich and Council and recognized the DPS team, noting that DPS employees provide vital services that form the foundation of a thriving community.

PROCLAMATION RECOGNIZING MAY 10-16, 2026 AS NATIONAL POLICE WEEK

The following proclamation was read by Councilmember Dwyer and accepted by Police Chief John Piggott, Lieutenant Tom Allen, and Detective Nate Jordan:

National Police Week
May 10-16, 2026

WHEREAS, Congress and the President of the United States have designated May 15 as Peace Officers Memorial Day and the week in which May 15 falls as National Police Week; and,

WHEREAS, National Police Week honors all law enforcement officers and Peace Officers Memorial Day pays homage to those who made the ultimate sacrifice in service to their community or became disabled in the performance of duty and also pays tribute to the survivors of these fallen heroes; and,

WHEREAS, we honor the men and women of the Farmington Hills Police Department, along with their families and community partners, and commend them on their impressive accomplishments in protecting our community; and,

WHEREAS, the Farmington Hills Police Department achieved reaccreditation from the Michigan Association of Chiefs of Police, becoming one of only nine Michigan police agencies to be reaccredited twice and currently the largest agency to achieve this prestigious accomplishment; and,

WHEREAS, it is vital that our community members know that Farmington Hills police officers are committed to practicing 21st century policing, encouraging positive community connections, and delivering superior services without prejudice or partiality; and,

WHEREAS, we are grateful to the members of our Police Department and to the community, whose partnership helps to maintain Farmington Hills as one of the safest communities in the state and country each year.

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 May 10–16, 2026, as **National Police Week** and call upon the community to join in recognizing our Farmington Hills police officers, dispatchers and civilian support staff, and honoring all the dedicated professional law enforcement personnel who protect and serve in communities across the country.

Chief Piggott thanked Mayor Rich and Council and said that the purpose of National Police Week is to honor those who have fallen in the line of duty; and recognized 38 officers who have passed away in the line of duty nationally this year.

Detective Jordan, Farmington Hills Police Officers Association (FHPOA) president, thanked Mayor Rich and Council, Farmington Hills business owners and Farmington Hills citizens on behalf of the FHPOA for continually supporting the Police Department and for providing the resources needed to keep the City safe.

Lieutenant Allen, Police Command Officer's Association president, thanked Mayor Rich and Council, and members of the community, stating that it was an honor to serve the community, and pledged to continue to do so.

PROCLAMATION RECOGNIZING JUNE 5, 2026 AS NATIONAL GUN VIOLENCE AWARENESS DAY

The following proclamation was read by Mayor Pro Tem Boleware and accepted by Farmington Hills residents Sylvia Gorte, Diane Mitchell, and Mia Reid:

National Gun Violence Awareness Day
June 5, 2026

WHEREAS, almost 40,000 people in the United States are killed by guns each year and for every life lost, an average of two more individuals are wounded; and,

WHEREAS, gun violence remains the leading cause of death for American children and teens, and for every person killed, an average of two more are wounded; and,

WHEREAS, in Michigan, nearly 1,400 people lose their lives to gun-related injuries each year, with a firearm mortality rate of more than 14 deaths per 100,000 residents and gun violence imposes billions of dollars in annual economic costs, including substantial expenses borne by taxpayers; and,

WHEREAS, cities across the nation, including the City of Farmington Hill, continue to join the growing movement to prevent senseless acts of gun violence by advancing evidence-based, community-driven solutions, including embracing initiatives such as the Wear Orange campaign to bring greater attention to the tragic impact of gun violence; and,

WHEREAS, supporting the Second Amendment rights of law-abiding citizens goes hand in hand with ensuring that firearms are kept out of the hands of individuals who pose a danger to themselves or others; and,

WHEREAS, mayors, council members and law enforcement officers, working in partnership with local violence-intervention leaders and community resources, know their communities best, understand local criminal activity and how to address it and are uniquely positioned to help keep their residents safe; and,

WHEREAS, gun violence prevention is more critical than ever as communities across the country continue to feel the profound impact of rising gun violence; and,

WHEREAS, we reaffirm our commitment to reducing gun violence, pledging to do all we can to keep firearms out of the hands of those who should not have access to them, and to promote responsible gun ownership that helps keep our families and communities safe.

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 June 5, 2026, as **National Gun Violence Awareness Day** and encourage all community members to wear orange on June 5 to further raise awareness about gun violence to commemorate the lives of gun violence victims, survivors and their families.

Ms. Gorte thanked Mayor Rich and Council for continuing to support the proclamation and emphasized the importance of maintaining the focus on tragedies of gun violence including domestic violence, suicides, mass shootings, and accidental shootings.

Ms. Reid thanked Mayor Rich and Council for bringing awareness to gun violence and supporting gun violence survivors, shared support for the Police Department, and encouraged legal gun owners to securely store guns.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

None.

CORRESPONDENCE
None.

CONSENT AGENDA

MOTION by Bridges, support by Aldred, to approve consent agenda items 9-16 and 18-24.

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

MOTION CARRIED 7-0.

CONSENT AGENDA ITEMS FOR DISCUSSION
RECOMMENDED APPROVAL OF AWARD OF BID FOR JANITORIAL SERVICES AT THE HAWK TO CRYSTAL BRIGHT JANITORIAL SERVICES, IN THE AMOUNT OF $76,139.96 FOR ONE YEAR, WITH POSSIBLE EXTENSIONS. CMR 5-26-75
Director of Central Services Aranowski explained that The Hawk and other City buildings were currently being cleaned by City employees during business hours, however Crystal Bright would clean after business hours and would not be working with the public.

In response to a question from Mayor Pro Tem Boleware, Director Aranowski explained that City employees have background checks completed, but that background checks varied with contractors.

Mayor Pro Tem Boleware noted that Crystal Bright was a majority woman owned business in Farmington Hills.

MOTION by Bridges, support by Aldred, authorizes the Acting City Manager to sign a one (1) year contract with Crystal Bright Janitorial Services (a Michigan woman and minority owned company). Contract award is $76,139.96 per year for janitorial services at The Hawk with an option to renew for four (4) additional (1) year periods upon mutual consent between the City and Crystal Bright Janitorial Services.

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

MOTION CARRIED 7-0.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS
Councilmember Aldred observed that Council had made good progress at the April 27th Council meeting regarding moving forward with the activity center and had accelerated putting the activity center on the

budget agenda. Councilmember Aldred said Council should continue to move forward making the activity center a wonderful attribute for the city in a fiscally responsible way, and thanked Council for their continued efforts.

Councilmember Aldred noted that the National Day of Prayer was on May 7th, and thanked Farmington Hills resident Ryan Fluetsch for organizing an event in Farmington Hills. The National Day of Prayer was designated in 1952 by the US Congress to be held the first Thursday in May.

Councilmember Knol encouraged residents to attend the Farmington Memorial Day Parade and ceremony in downtown Farmington, honoring active-duty service members, veterans, fallen heroes, and first responders. The parade is scheduled to start at 10:00 am.

Councilmember Starkman noted that the annual Dawoodi Bohras dinner to celebrate Eid al Fitr was held on May 8th at Burhani Masjid in Farmington Hills and was well attended by State and local elected officials and community leaders. Councilmember Starkman noted that the Dawoodi Bohras are an integral part of the Farmington Hills community and said it was a pleasure to attend.

Mayor Rich announced that Walk the Hawk was scheduled for May 12th at 7:00pm at The Hawk track. A focused topic would be added to the ask me anything format. The focus for May 12th was jobs including how jobs work in City government, how to get a job, and what full time and part time or seasonal positions are available. Mayor Rich and attending council members would be joined by a representative from HR.

Mayor Rich reported that a Feed the Need FH Task Force meeting was held that day and that:

- The Task Force was working to create a listing of free or low-cost summer camp community resources that would be posted on the library website.
- The Task Force was starting a new program called Grow a Row for Your Neighbors. Gardeners were encouraged to consider planting an extra row of produce for a neighbor. There would be distribution spots for excess produce.
- The first meal meet-up for families with school age children will be held on July 21st at Nardin Park Church at 5:00pm.

Mayor Rich reported that a City Council Special Meeting would be held on May 13th at 5:45pm about funding for the new activity center.

Mayor Rich recognized that observations in May included Older Americans Month, Jewish American Heritage Month, Chaldean American Heritage Month, Mental Health Awareness, Skin Cancer Awareness, American Stroke Awareness, Better Hearing and Speech, Physical Fitness and Sports, American and Pacific Islander Month, Arthritis Awareness, Hepatitis Awareness, Lupus Awareness, Get Caught Reading Month, National Military Appreciation, National Dental Care, National Moving Day, National Strawberry Month, National Wildlife Awareness, National Egg Month, National Foster Care Month, National Salsa Month, National Barbecue Month, and National Hamburger Month.

CITY MANAGER UPDATE

Acting City Manager Mondora reported that the Farmington Hills Fire Department and the Emergency Preparedness Commission were offering an American Heart Association Heart Saver class on Wednesday, May 20th, at Fire Station 4, 28711 Drake Rd. Training will cover CPR, AED use, and stop the

bleed tourniquet skills. The class is open to individuals age 12 and up, including those with little or no medical training. Registration fees are $10 for residents, and $30 for non-residents.

Acting City Manager Mondora congratulated Economic Development Director Cristia Brockway for being recognized by Oakland County Executive Dave Coulter and included in the Oakland Together 40 Under 40 Class of 2026.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE REVISED CLUSTER SITE PLAN 59-4-2019, DATED APRIL 2, 2026. CMR 5-26-68

Director of Planning and Community Development Kettler-Schmult introduced Revised Cluster Site Plan 59-4-2019. She explained that cluster site plans are intended to permit development of one family residential patterns that provide an alternative means for single-family areas where land characteristics typically hinder development, or where the alternative permits better preservation of natural areas.

In response to a question from Councilmember Starkman, Director Kettler-Schmult explained that the site plan was put on hold during the Covid era. A review of engineering construction drawings in 2025 revealed significant changes to lot dimensions, although not the number of lots or lot density. Additionally, the applicant had not completed the development agreement and there were new owners. There were enough layout changes to require a formal review by the Planning Commission and Council approval. The City was working with the City Attorney on an agreement to move forward if Council approves the revised site plan.

Consultant report

Planning Consultant Ben Carlisle, Carlisle Wortman, explained that the proposed site was a 10-unit cluster detached development on the east side of Farmington Road south of 13 Mile Road on the site of the former Kenwood Swim Club. The Minnow Pond Drain created a border between the site and sites to the south. The proposed site is zoned RA-2 Single Family Residential, and is surrounded to the north, south, and east by RA-2 single family homes. There is a regional stormwater basin to the north of the site and there is an RA-1 single-family district to the west, making the area predominantly a single-family home area.

The project was reviewed in 2019 as the McKenzie Green cluster development. At the time, the Planning Commission found that all cluster requirements had been met. However, the previous owners did not finalize the development agreement, the development agreement was never approved by Council, and the site plan expired.

The applicant submitted a revised site plan with the same basic layout and number of lots as the original plan, but the proposed lot sizes are smaller than the lot sizes in the original plan. The revised plan creates more open space than the original plan, particularly along the southern border; allowing more protection of the properties to the south, and more buffering and tree preservation than the original plan. Overall, the amount of open space increased from 36% to 42%.

The proposed plan of 10 units, with a density of 2.61 units per acre, arranged around a short cul-de-sac did not change from the original plan.

Most of the trees along the southern border would be undisturbed, providing a buffer between the development and the existing neighborhood, and meeting zoning ordinance buffering requirements where a subdivision meets another subdivision. There are no other requirements for buffering along any other property line. Trees removed from the center of the site would be mitigated elsewhere on the site.

The Planning Commission found that the revised site plan met both the spirit and letter of cluster requirements. The Planning Commission found that the site has frontage on a major thoroughfare and a unique parcel shape, the site contains a floodplain and poor soil which are being protected by the development, and the applicant has done a nice job preserving open space and natural features.

The proposed plan is a subdivision, and public art requirements do not apply.

The Planning Commission recommended approval of the revised site plan with two conditions of approval: the applicant will provide typical floor plans and elevations, and the applicant will provide a bond for open space management to be codified in the development agreement and approved by Council.

Council questions

In response to a question from Councilmember Bridges, Planning Consultant Carlisle said that the applicant had added conceptual renderings to the presentation that were illustrative only. The applicant would be required to submit full elevations and floor plans that would confirm all zoning requirements, including height, had been met.

In response to a question from Councilmember Aldred, Consultant Carlisle said that the drawing labeled "Site Arrangement" showed envelopes where homes could be placed, but that floor plans were needed to determine whether the proposed homes would fit.

Councilmember Aldred noted that he had questions about water management in the plan, and how it impacts Minnow Drain.

Applicant presentation

Jared Prather, Boss Engineering, said that 90 supplemental tree saplings would be added to the existing buffer on the southern border along the Minnow Pond Drain according to a PUD agreement made with the previous owners to fill in any gaps in the buffer.

Mr. Prather said that he had secured permits from EGLE for the sanitary and water main and was working with the Oakland County Water Resource Commission to divert stormwater to the stormwater basin to the north of the site.

Mr. Prather noted that a requirement for a new tree survey had been discussed but was not required by the Planning Commission at the initial meeting. However, a requirement for the tree survey was accidentally left in with the motion to approve in April. He asked Council to allow the existing tree survey as sufficient for the revised site plan.

Ayman Rida, Cedars of Farmington Road, LLC, was present to answer questions.

Council questions

In response to questions from Councilmember Bridges, Mr. Rida said there was an updated plan that was based on the buildable lot width and depth and limited the height to not exceed City ordinances. Mr. Rida showed Council an example floor plan and noted that there would be variations to accommodate the narrower lots. The square footage ranged from 2,700 to 3,300 square feet per unit. The estimated selling price ranged from $800,000 to $1.1 million.

In response to questions from Mayor Pro Tem Boleware, Mr. Prather explained that at the request of the Planning Commission, buffer maintenance would be part of the homeowners association agreement as part of the master deed.

In response to a question from Councilmember Knol, Mr. Rida said homes would not necessarily be at the north end of the envelope and that both front and backyard sizes could vary based on lot depth.

While Councilmember Knol acknowledged the need for adequate driveway depth, she suggested that putting homes at the north end of the envelope would create larger back yards and add to the buffer for residents to the south.

In response to comments, Mr. Rida said garages would be placed to maximize backyards, but there could be a larger front setback for narrower lots, particularly lot 9.

In response to questions from Councilmember Aldred, Mr. Rida said that there would be a different floor plan for lot 9 that would maintain the look of the community.

In response to questions from Councilmember Aldred, Mr. Rida said that he was a licensed contractor and an ICF (Insulated Concrete Form) certified builder. Mr. Rida said he was currently working on an $2.5 million ICF home.

In response to questions from Councilmember Aldred, Mr. Prather said the storm system was designed to capture and divert all stormwater on the site to the basin to the north of the site and would not affect property south of the site. Natural landscaping that currently drains into the Minnow Pond Drain will remain.

In response to questions from Councilmember Aldred, Planning Consultant Carlisle said that part of lot 4 was on the floodplain from the creek and for insurance reasons, the homeowner would require a letter of map amendment from FEMA that addressed the issue. Planning Consultant Carlisle said the applicant should be required to notify the homeowner of the requirement as a condition of the development agreement.

In response to questions from Councilmember Aldred, Director Kettler-Schmult said there was not a significant change in tree size or health since the existing tree survey was completed that would require a new tree survey. Director Kettler-Schmult said in order to make sure the presented information is accurate, a tree survey meeting the conditions of the site at the time of submission of a tree removal permit would be sufficient.

Public hearing

Mayor Rich acknowledged emails received by Council in opposition to the revised site plan from Daniel Hoffman, Emily Hoffman, and Lauren Herman.

Lauren Herman raised concerns that the southern border was extremely unclear. Her property was south of lot 8 and that Kendallwood drawings of her lot did not match the site plan drawings and the proposed development appeared to encroach on her lot. Ms. Herman also raised concerns about the impact the development would have on Minnow Pond Drain.

Mohamad Mokbel said that one of his goals was to build a new home in Farmington Hills, and that he supported the project because of the opportunity it provided him as a young 30-year-old in the City.

Dean Miesner said he supported the project and was excited for the area to be developed. He said he was interested in building a new home in Farmington Hills and noted that there were limited plots available.

Planning Consultant Carlisle said that City Staff had verified that the dimensions of the revised site plan met the approved subdivision plat. He said the southern boundary was the center line of the creek and was set forth in an approved and recorded plat.

Director Kettler Schmult added that the tree survey does include trees that are not on the proposed property in order to ensure that a record is kept. If, by some error, something happens, the trees are tagged, and the City has the quality, the condition, of those trees. Therefore, the City can know what's in and what's not in the development area.

Planning Consultant Carlisle said that based on the tree survey, the existing tree buffer at the creek, as well as in the rear yards of the properties, are going to be preserved in perpetuity. Most of the construction and the grading would occur where it already occurred when the swim club was operating.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves Revised Cluster Site Plan 59-4-2019 dated revised April 2, 2026, based on the information provided by the applicant, public hearing comments, the May 1, 2026 CWA review letter, the April 27, 2026 City Engineer review, the May 1, 2026 Fire Marshall review and the following findings:

1. The proposed density is 2.61 units per acre, less than the maximum 3.1 units per acre that the property qualified through the cluster option.
2. Frontage on a major thoroughfare qualifies the property for a higher density through the cluster option.
3. The site characteristics including: unique parcel shape, presence of a floodplain and poor soils meet the intent of Section 34-3.17.2.B (finding the site has natural characteristics which are worth preserving and would make platting difficult).
4. Development proposed preservation of 1.61 acres (42%) exceeding the minimum 15% open space preservation requirement of the cluster option.
5. The proposal meets the goals and objectives of the Master Plan.

IT IS FURTHER RESOLVED, that the Revised Cluster Site Plan 59-4-2019 dated revised April 2, 2026, subject to the following conditions:

1. The applicant shall designate the 1.61 acres of undisturbed vegetation/open space in the cluster agreement and master deed as a protected common area, ensuring the Homeowners Association is responsible for the maintenance.
2. The applicant shall provide an updated tree survey for administrative review prior to final site plan approval;
3. The applicant shall provide typical floor plans and building elevations;
4. All outstanding issues identified in the City Engineer's April 27, 2026, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and
5. All outstanding issues identified in the Fire Marshal's May 1, 2026, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.
6. An escrow deposit of 150% of the open space cost estimate to total $53,204.00 be submitted to ensure completion of the landscape/open space improvements plan; and
7. The applicant shall follow the letter from FEMA regarding lot 4
8. Tree survey shall be accurate to the time of the permit for the tree removal

IT IS FURTHER RESOLVED, that the City Attorney prepare the cluster agreement setting forth conditions of approval for City Council consideration and final approval.

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENT OF THE NEW DIRECTOR OF SPECIAL SERVICES. CMR 5-26-69

Acting City Manager Mondora was present on behalf of a request to approve the appointment of Edward Davis as the Director of Special Services, in accordance with the City Charter.

Director of Human Resources Brown explained that following a comprehensive and competitive recruitment and selection process, an external candidate was selected for appointment to the role of Director of Special Services. The position was publicly posted with broad regional and national exposure to diverse and qualified candidates. Eighteen candidates applied and were reviewed through the City's established screening process. Three finalists advanced in the process with one internal candidate and two external candidates. There were two rounds of interviews with internal and external shareholder participation. Candidates were evaluated using structured scoring matrices. After considering the interview results, leadership competencies, executive readiness, and organizational needs, the selection team determined Edward Davis to be the strongest overall fit for the position.

Director Brown recognized Brian Farmer, who served as the Interim Director during the transition period, for his professionalism, commitment, and dedication to supporting staff and residents; and thanked all candidates for their time, effort, and professionalism.

Acting City Manager Mondora said that Mr. Davis was an accomplished municipal executive community leader with more than 20 years of experience in parks and recreation management, public administration, operations, and capital project leadership. Mr. Davis served as Superintendent of Parks and Recreation in Livonia, overseeing one of Michigan's largest municipal recreation systems with significant growth under his leadership. Before joining Livonia in 2015, Mr. Davis held leadership roles

with the West Bloomfield Township Parks and Recreation Commission and the Southfield Parks and Recreation Department and is a certified Parks and Recreation Professional and certified National Recreation and Parks Association Accreditation Site Visitor.

Council discussion
Councilmember Bridges observed that the City could benefit from Mr. Davis's experience successfully applying for grants.

Mayor Pro Tem Boleware observed that Special Services projects included the new community center and the possible co-branding of Heritage Park agreement with Oakland County and noted that she was an advocate for adaptive playground equipment.

In response to a question from Councilmember Knol, Mr. Davis said that one lesson he learned from working on the new community center in Livonia was early involvement from the construction management firm because they have the best cost estimates and actual construction experience.

Councilmember Dwyer said that Farmington Hills was a great city to work for and said Mr. Davis would have the support of Mayor Rich, Council, and City staff.

Mayor Rich commended Acting City Manager Mondora and Director Brown for their efforts in selecting a candidate and said she appreciated that community partners were included in the second interview phase. Mayor Rich said that Farmington Hills was a premier destination for recreation and performing arts and could be even better.

Mayor Rich thanked Mr. Farmer for acting as the Interim Director and for assisting with the transition.

> MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby approves the appointment of Edward C. Davis as Director of Special Services, pursuant to the recommendation of appointment by Acting City Manager, Karen Mondora.
>
> MOTION CARRIED 7-0.

Ted (Edward) Davis introduced himself and his wife Melissa, who he thanked for attending. Mr. Davis briefly reflected on his previous experience and said he was excited for the opportunity to bring his energy and drive to Farmington Hills.

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-1-2026 TO AUTHORIZE THE CONVEYANCE OF CITY OWNED PROPERTY, PARCEL #22-23-34-126-033, TO ANDREW HABLE; AND SUMMARY FOR PUBLICATION. CMR 5-26-70

Director Brockway was present on behalf of the enactment of the ordinance to authorize the conveyance of City owned property to Andrew Hable. Director Brockway noted that the property is just under an acre in size and zoned RA-3. Mr. Hable has paid the required deposit.

> MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby approves the ENACTMENT of ordinance C-1-2026 authorizing the conveyance of the property located at 22-23-34-126-033 to Andrew Hable for the sum of $1,700, and authorizes the Acting City Manager

to sign the quit claim deed and any other documents necessary for closing and conveying said property to Andrew Hable, conditioned upon and subject to his compliance with the terms of the Purchase Agreement between Andrew Hable and the City.

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

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE 15TH ANNUAL CIPRIANO CLASSIC 5K RACE TO BE HELD ON FRIDAY, JUNE 5, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves a Special Event Permit for the 15th Annual Cipriano Classic 5K Race to be held on Friday, June 5, 2026, from 6:00pm to 9:00pm, subject to the following terms and conditions:

- Cooking/open flame devices shall not be used under tents and shall be at least 20' away; fire extinguisher (2A:10B:C) shall be available onsite
- Fire lanes shall not be blocked or restricted
- The event shall comply with minimum Fire Prevention Code requirements
- There will be officers assisting with traffic control at Kendallwood Drive at Brandywine Road and Chesterbrook Street at West Wayburn Street for the event
- There will be ample parking for all attendees of the event at the YMCA
- The residents of Kendallwood Subdivision will be notified by staff of the event the week prior to the run
- The overtime cost to the Police Department, for traffic control within the subdivision and two (2) motorcycles, for five (5) police officers and one (1) Sergeant for the duration of the event
- There will be approximately 200 runners
- The Police Department provides traffic control during the event

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE WARD CHURCH OF FARMINGTON HILLS 3RD ANNUAL CAR AND BIKE SHOW FEATURING A BLESSING OF THE BIKES TO BE HELD ON SATURDAY, MAY 30, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves a Special Event Permit for Ward Church Farmington Hills to hold the 3rd Annual Car and Bike Show

featuring a Blessing of the Bikes on Saturday, May 30, 2026 at Ward Church located at 27996 Halsted Rd., from 10am to 3pm, subject to the following terms and conditions:

- The event will be open to the public and all parking will be on the property
- There will be four 10 x 10 tents and one 20'x30' tarp awning on the property
- Food trucks, music and lawn games will be available and noise ordinance was discussed
- Emergency vehicles will have no issues entering onto the property if needed
- There will be no parking within 20' of any tent
- Egress shall be maintained throughout the building
- Fires lanes shall not be blocked or restricted
- Cooking/open flame devices shall not be used under tents/awnings and shall be at least 20' away
- Tents shall be properly anchored according to manufacturer's recommendation to prevent movement during unexpected winds
    - Tents require NFPA 701 flame resistance label affixed to panels/canopy
- All applicable permits shall be applied for through the Building Department
- Lawn games shall be properly anchored according to manufacturers' recommendations to prevent movement during unexpected winds
- Proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
- Event shall comply with minimum Fire Prevention Code requirements
- Event sign shall not be taller than 6 feet in height
- When placing the sign for the event, ensure it does not impact sight distance leaving the property

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE MOTORCITY HARLEY-DAVIDSON MOTORCYCLE EXHIBITION SHOWCASE TO BE HELD ON MAY 15 AND MAY 16, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves a Special Event Permit for the MotorCity Harley-Davidson Motorcycle Exhibition Showcase on May 15 and May 16, 2026 from 11:00am-8:00pm, both days, subject to the following terms and conditions:

- The event is open to the public and anticipating approximately 250 participants per day
- The location will accommodate all parking for the event
- The business will place a 10'x20' tent on the property for the vendor
- Applicant is not requesting police presence during the event
- The event shall comply with minimum Fire Prevention Code requirements
- No parking within 20' of any tent
- No smoking within 500' of flammable or combustible liquid

- Tents must meet the NFPA 701 Standard and flame resistance label affixed to panel
- Certificate of Flame Resistance for the tent(s) must be provided 10 days prior to the date of the event
- Egress from the facility shall not be blocked or restricted
- Fire lanes shall not be blocked or restricted
- Proponent must contact Fire Prevention to schedule an inspection prior to the event
- Licensed electrician must apply for an electrical permit for Fairs/Festival inspection
- Electrical inspection must be scheduled prior to the start of the event

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR ISKCON FARMINGTON HILLS ANNUAL CHARIOT FESTIVAL PARADE TO BE HELD ON SUNDAY, JUNE 7, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves a Special Event Permit for ISKCON Farmington Hills to hold the Annual Chariot Festival Parade on Sunday, June 7, 2026, from 11:00am to 5:00pm, subject to approval by the Fire Department, Police Department, Department of Public Services, and Planning and Community Development, as well as compliance with any conditions imposed by those departments.

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE HUNTER'S POINTE COLONY ROAD RECONSTRUCTION PROJECT TO PRO-LINE ASPHALT PAVING CORPORATION, IN THE AMOUNT OF $595,744.00. CMR 5-26-71

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the award of Hunter's Pointe Colony Road Reconstruction Project to the lowest competent bidder, Pro-Line Asphalt Paving Corporation, in the amount of $595,744.00.

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE 2026 LOCAL ROAD ASPHALT REHABILITATION PROJECT - WOODBINE SUBDIVISION TO HUTCH PAVING, INC., IN THE AMOUNT OF $1,443,200.85. CMR 5-26-72

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the award of the 2026 Local Road Asphalt Rehabilitation Project –Woodbine Subdivision to the lowest competent bidder, Hutch Paving, Inc. of Warren, Michigan, in the amount of $1,443,200.85 and;

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

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR THE HAWK THEATRE HOUSE LIGHTING UPGRADE TO ADVANCED LIGHTING & SOUND IN THE AMOUNT OF $34,975.60. CMR 5-26-73

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to execute a purchase order to Advanced Lighting & Sound in the amount of $34,975.60 ($31,796.00 plus a 10% contingency cost of $3,179.60 for unforeseen costs once the project starts) for house lighting upgrades at The Hawk Theatre.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE PRINTING OF TAX BILLS AND ASSESSMENT NOTICES TO KENT COMMUNICATIONS, INC. FOR A PERIOD OF TWO YEARS, WITH POSSIBLE EXTENSIONS. CMR 5-26-74

MOTION by Knol, support by Starkman, , that the City Council of Farmington Hills hereby approves the award of proposal for Printing of Tax Bills and Assessment Notices to Kent Communications, Inc. (KCI) for a two-year contract with the option to renew for three (3) additional one-year periods under the same terms and conditions upon mutual consent between the City and vendor.

Roll Call Vote:

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

Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A SEASONAL LABORER – PARKS. CMR 5-26-76

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Pierce Moran III who is related to an employee of the City, Pierce Moran Jr, who is Equipment Operator II for DPS-DPW.

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A SWIM LEADER. CMR 5-26-77

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Skylar Smith, who is related to an employee of the City, Anthony Merritt, who is a Facility Coordinator for Special Services.

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A LIFEGUARD. CMR 5-26-78

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Zoey Keiper, who is related to an employee of the City, Violet Keiper, who is a Lifeguard for Special Services.

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF APRIL 27, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the City Council study session minutes of April 27, 2026.

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF APRIL 27, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the regular session minutes of April 27, 2026.

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL BUDGET STUDY SESSION MINUTES OF MAY 4, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the budget study session minutes of May 4, 2026.

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL BUDGET STUDY SESSION MINUTES OF MAY 5, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the budget study session minutes of May 5, 2026.

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

Abstentions: RICH

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Mayor Rich read an email comment from Charles Blackwell, pursuant to the Michigan Persons with Disabilities Civil Rights Act, who wrote, "Good evening. Former City Manager Gary Mekjian must have resigned since it's chaotic working in cohesion with Mayor Theresa Rich over the years."

CITY ATTORNEY REPORT

The City Attorney Report was received by Council.

ADJOURNMENT

The regular session of City Council meeting adjourned at 9:14pm.

Respectfully submitted,

Carly Lindahl, City Clerk