

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
OCTOBER 12, 2026 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:30PM.

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

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Aranowski, Davis, Kettler-Schmult, Rushlow and Skrobola and City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Farmington Hills resident Rachel Potter.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves the regular session agenda as published.

MOTION CARRIED 7-0.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS
UPDATE FROM DTE ENERGY REPRESENTATIVES

DTE Energy Director of Policy and Regional Affairs Daniel Mahoney provided an update on delivering reliable energy for the City. DTE had previously presented to Council during a study session.

Mr. Mahoney said that 2026 had been a challenging year for DTE and DTE customers, with five declared storms including tornadoes, and some of the most significant weather damage that DTE has ever seen, challenging the infrastructure, DTE processes, and restoration teams. Data from 2023-2025 showed that restoration times can be improved, but sustaining restoration time improvements year after year remains a challenge.

DTE is focused on improving the restoration process, and completed action reviews after each storm to improve the process. One fundamental change in the restoration process has been to increase command and control decisions in the field, and accelerating the restoration process by staging restoration crews and equipment before storms hit. Restoration crews usually have days' or weeks' notice before a storm, although the July 3rd storm was an anomaly with only hours of notice.

Two of the six substations that serve Farmington and Farmington Hills did not meet performance expectations, specifically during the July 3rd storm. DTE will invest \$53 million over the next five years in the Farmington and Farmington Hills electric infrastructure, including 16 new automation devices in 2026 to allow power to be rerouted from a command center in Detroit, in order to shrink the size and scale of outages. DTE will also invest in pole-top maintenance on 12 circuits in Farmington Hills, in order to replace cross arms and in some cases entire poles; as well as tree trimming 130 miles of line in Farmington and Farmington Hills in 2027.

Information about reliability data and infrastructure improvements, including for specific addresses, can found on the Power Improvements Map on the DTE website.

Councilmember comments

- In response to a question from Councilmember Starkman, Mr. Mahoney said that reasons why Farmington Hills was so vulnerable to outages and why there were disparities in vulnerability in certain areas of Farmington Hills included weather patterns, area-specific infrastructure needs, and tree density. Large trees located outside DTE's utility right-of-way can damage electrical infrastructure during storms, particularly in heavily wooded neighborhoods where DTE may not have authority to trim trees.
- In response to questions from Councilmember Aldred, Mr. Mahoney said DTE's goal was to completely automate the entire service territory by the end of the decade. Automation devices can isolate outages and reduce the number of affected customers, potentially reducing an outage affecting 1,000 customers to approximately 100. 37% of circuits in the Farmington Hills area are currently automated, with additional installations planned. Each device represents an investment of hundreds of thousands of dollars.

Councilmember Aldred emphasized the importance of establishing measurable reliability improvements associated with the planned infrastructure investments. He requested baseline performance statistics, projected improvements through 2028, and a method for tracking whether the investments deliver the expected benefits.

- Councilmember Knol expressed concern regarding frequent power interruptions occurring during normal weather conditions, including repeated short outages over several days. She asked what causes these interruptions and whether the planned infrastructure and technology upgrades would address them.

Mr. Mahoney said reasons for outages when there is no storm include intentional outages, tree branches on power lines, failed infrastructure, vehicle collisions with utility poles, animal damage, and other causes. Trees remain the leading cause of outages, both during storms and when there is no storm. He further explained that underground electrical infrastructure can be beneficial in certain circumstances but may require longer repair times because problems are more difficult to locate and access.

- In response to a question from Councilmember Bridges, Mr. Mahoney said that the March 2026 \$242 million rate increase was for distribution system investments.

Councilmember Bridges expressed concern that DTE has a natural monopoly, but has not lived up to its responsibility in terms of reliability and affordability. He observed that DTE was an outlier in the Midwest with a higher than average cost per KWH, while being below standards relative to reliability. He emphasized the effects of electricity costs and unreliable service on older residents, businesses and economic development, and asked how DTE would address energy costs and reliability compared to other areas of the region.

Mr. Mahoney responded that DTE evaluates affordability primarily through customers' monthly bills rather than electricity rates alone. He reported that the average residential electric bill over the preceding 12 months was approximately \$132, below the Great Lakes regional and national averages. Average residential bill growth since 2021 was 9.9%, which was among the lowest increases nationally. He attributed this performance partly to energy efficiency programs and cost controls.

Mr. Mahoney also pointed out that an aging, non-growing population in Michigan and an economy that is not diversifying or growing put a strain on customers, with a utility system that was built for a different economy. Additionally, DTE was investing large amounts of capital to improve reliability and meet the aggressive clean energy goals set by the State. These factors drive rates, and also affect bills. He noted that electricity usage patterns can produce higher rates but lower average bills in Michigan, compared with states having greater electricity consumption.

Mr. Mahoney stated that additional electricity sales to data centers could help offset the cost of infrastructure improvements. He reported that DTE anticipated the possibility of foregoing rate increases for two years, as the Saline Township data center begins operating. DTE had approved agreements involving Oracle and Google. New large customers could provide long-term economic and affordability benefits.

Councilmember Bridges noted that DTE ranked in the bottom 25% of investor-owned utilities for power restoration. He emphasized that vegetation management and capital investment should be continuing priorities, stating that tree trimming should not fall behind when it is known to be a major cause of outages and extended interruptions.

- Mayor Pro-Tem Boleware questioned whether DTE's planned \$53 million investment over five years in the Farmington and Farmington Hills area, averaging approximately \$10.5 million annually, would be sufficient to meet residents' electrical needs and improve reliability.

Mr. Mahoney said he could not definitively state whether the proposed funding was sufficient. He explained that DTE annually evaluates its worst-performing circuits and prioritizes investments in tree trimming, automation, pole-top maintenance and circuit reconstruction to achieve the greatest improvements for customers. The Michigan Public Service Commission oversees the company's investments and performance.

Mayor Pro-Tem Boleware expressed concerns regarding DTE's rate increases, citing a \$242 million increase earlier in 2026, an additional \$474 million rate increase since then, and another pending request. She referenced concerns raised by the Michigan Attorney General regarding the adequacy of information provided to evaluate proposed increases. She also questioned the balance between rising customer costs and shareholder returns, noting that shareholder dividends had increased by approximately \$61 million over the previous year, while rate payers saw their bills go up. She emphasized the financial burden this placed on residents, particularly older adults, and questioned whether previous infrastructure investments and tree trimming commitments had produced meaningful improvements. She requested assurances that the planned investments would reduce outages and improve reliability.

Mr. Mahoney pointed out that DTE's reliability data demonstrated improvements from 2023 through 2025. Severe weather had adversely affected performance in 2026. He committed to continued infrastructure investments intended to reduce outages, improve affordability and distribute costs equitably.

Mayor Pro-Tem Boleware questioned whether the electrical infrastructure could accommodate planned data centers, and who would bear the costs of any necessary improvements for the centers. Mr. Mahoney explained that large data centers connect to a high-voltage transmission system rather than the local distribution system serving homes and small businesses. Michigan law requires data centers to pay the costs associated with connecting to the grid and providing the additional power generation necessary to serve their operations. He maintained that these arrangements could provide affordability benefits to existing customers and support additional reliability investments.

Mayor Pro-Tem Boleware asked whether DTE's future infrastructure planning accounted for changing weather patterns and the possibility of increasingly frequent or severe storms. Mr. Mahoney confirmed that severe weather considerations are incorporated into DTE's planning. The company began modifying its vegetation management practices around 2017 in response to stronger winds, and subsequently improved its storm response procedures following major storms in 2021 and 2023. These improvements included transferring more operational decision-making authority to local personnel. He emphasized that infrastructure modernization requires incremental, cumulative investments. DTE's objective is sustained long-term improvement in reliability, despite continuing severe weather challenges.

- Mayor Rich expressed concern regarding the burden placed on the City's Fire Department when electrical lines are downed during storms. 38 lines went down during the July 3 2026 storm, requiring City firefighters to remain at potentially hazardous locations until DTE personnel arrived. This diverted firefighters from other emergencies, resulted in overtime expenses, and sometimes required mutual aid from neighboring communities who were experiencing the same difficulties. She asked if DTE had a plan to reimburse municipalities for these additional costs.

Mr. Mahoney responded that not all reported downed wires are electrical lines, although DTE was the first to respond to reports because of the potential danger.

Mayor Rich addressed reports that DTE line staff had told residents experiencing extended outages that restoration was delayed because the City's Department of Public Works had not removed fallen tree branches. She clarified that DPW employees are not trained or authorized to remove trees or branches entangled with live electrical lines. This work requires DTE's qualified personnel. She requested clearer communication with residents and DTE work crews, particularly crews arriving from outside the area, regarding the respective responsibilities of DTE and the City.

Mayor Rich expressed concern for residents who depend on electricity for medical equipment, particularly older adults who may be unable to afford generators. She asked what protocols DTE has to identify and assist medically vulnerable residents during extended outages, including helping them obtain necessary services or access alternative locations with electricity. Mr. Mahoney explained that customers who rely on life-sustaining electrical equipment can notify DTE so their accounts can be flagged for additional outreach during outages. DTE also deploys employees to

conduct wellness checks during major storms, and is developing a database of locations with concentrated senior populations, such as the Costick Center, to receive additional attention during emergencies.

Mayor Rich requested that the City work with DTE to inform residents about registering medically necessary electrical equipment. She asked whether information could be included in utility bills. Mr. Mahoney responded that billing communications are subject to Michigan Public Service Commission regulations. He agreed to explore available options. Acting City Manager Mondora agreed to coordinate with DTE representative Liz Vogel regarding communication with residents.

CORRESPONDENCE

Mayor Rich shared correspondence from Todd Lipa, Executive Director of CARES, entitled "Beyond the Pantry: A Community Conversation on Homelessness." The letter described a growing number of individuals and families seeking food assistance who are also experiencing homelessness, facing eviction or living in vehicles, including mothers with school-aged children.

The letter emphasized that homelessness requires a coordinated response among municipalities, nonprofit organizations, school districts, faith communities and service providers. CARES requested Mayor Rich's leadership in convening a community conversation to identify available resources in order to address gaps in services and opportunities for collaboration. Particular concerns included access to emergency shelter, housing assistance, domestic violence services, transportation, and mental health support. The goal would be to strengthen coordination among existing organizations rather than create additional agencies or duplicate services.

CONSENT AGENDA

After Mayor Pro-Tem Boleware read the Consent Agenda, Mayor Rich recognized Angana Jhah, who had submitted a request to speak on Consent Agenda #10.

Ms. Jhah, Berkley, spoke regarding the data center that was approved in Southfield at Eleven Mile and Inkster Roads, on the border of Farmington Hills. She said that this data center would affect Farmington Hills more than it would affect Southfield residents. Effects from the data center will include a temperature rise within four miles of the center, and air pollution. Ms. Jhah asked Farmington Hills to oppose the data center, which she believed could still be stopped.

City Attorney Joppich explained that Consent Agenda #10 contained a resolution which temporarily defers any decision on any data center application while the City reviews how such uses will be regulated. The postponement will extend to March 2027. The resolution only applied to applications for data centers within Farmington Hills.

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby approves consent agenda items 8 through 15 as published.

Roll Call Vote:

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

MOTION CARRIED 7-0.

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves consent agenda items 16 and 17 as published.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

City Clerk Lindahl noted that Mayor Pro-Tem Boleware was incorrectly marked as absent in the September 28, 2026 meeting minutes; Mayor Pro-Tem Boleware was present at both the study session and regular meetings on that date.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby reconsiders the previous motion to approve consent agenda items 16 and 17 as published.

Roll Call Vote:

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

MOTION CARRIED 7-0.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves consent agenda items 16 and 17 as published.

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

None.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Bridges addressed the public comments regarding the approved data center in Southfield. The City had reviewed the matter with the City Attorney and City administration to determine what actions were available regarding the proposed development. City Attorney Joppich

clarified that the City's zoning authority is limited to properties within its municipal boundaries. Farmington Hills has no jurisdiction over another city's zoning decisions.

Mayor Rich:

- Thanked City staff for their work on the Citywide Open House and residents for attending, noting great attendance at this event.
- Mayor's Youth Council has begun for the year and will be designing a new playground that will be built at Heritage Park.
- A free winter clothing distribution event will be held at the Church of Jesus Christ of Latter-day Saints.
- The Farmington Public Schools District will hold their annual senior breakfast on October 15.
- The annual CARES of Farmington Hills fundraiser will be held on October 15

CITY MANAGER UPDATE

Acting City Manager Mondora:

- The Great Lakes Water Authority was scheduled to begin construction work for water main improvements along 14 Mile Road in the next 30-60 days. A project open house was scheduled for October 15. Project information and updates will be posted at glwater.org.
- The Hawk Experience with the Michigan Maker's Market will be held on Saturday, October 17th from 10:00am-4:00pm. The Fan Jam at The Hawk Experience will be 12:00pm-4:00pm.
- Bagels & Business will be held October 29th in the Black Box Theater at The Hawk.
- About 35 people attended the developer roundtable hosted by the City at Fire Headquarters earlier today. City staff, the Planning Consultant, and the development community met for a robust conversation regarding opportunities to modernize and optimize the planning process.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENT TO THE PARKS AND RECREATION COMMISSION.

MOTION by Starkman, support by Boleware, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individual to the Parks and Recreation Commission:

Parks and Recreation Commission

	Length of Term:	Term ending:
Jata Hibbler	Unexpired Term	February 1, 2028

Jata Hibbler will replace the vacant seat left by Stacey Diefenbach who resigned May 2026.

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE OAKLAND LIVINGSTON HUMAN SERVICE AGENCY CONCESSION AGREEMENT WITH THE CITY OF FARMINGTON HILLS DEPARTMENT OF SPECIAL SERVICES. CMR 10-26-128

Director of Special Services Davis explained that the proposed Concession Agreement between the City of Farmington Hills and the Oakland Livingston Human Service Agency would provide three classrooms and two office spaces on the third floor of The Hawk for Head Start and Pre-Head Start programs. Head Start would serve children ages 3 to 5, while Pre-Head Start would serve children from birth to age 3.

The agreement would have an initial one-year term, with three additional one-year renewal options, at an annual lease rate of \$70,090. The agreement would also provide \$30,000 toward a playground at The Hawk, should the City elect to install one.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to approve the Concession Agreement with Oakland Livingston Human Service Agency.

MOTION CARRIED 7-0.

CONSIDERATION OF APPEAL OF A FREEDOM OF INFORMATION ACT REQUEST DATED AUGUST 3, 2026.

Mr. Morgan addressed Council regarding his Freedom of Information Act (FOIA) appeal, Appeal No. 1049-4-26, concerning police case No. CR250021342, involving an assault of Mr. Morgan at Corewell Health Hospital on June 10, 2025.

Mr. Morgan stated that records initially provided by the City contained approximately 101 redactions across the police report, computer-aided dispatch records, body camera footage, 911 recording and video evidence. He questioned whether the redactions were adequately justified under Michigan law and expressed concern that the records did not accurately identify the individual involved in the incident.

Mr. Morgan acknowledged that subsequent discussions with City Attorney Young resulted in revisions to certain records, including resolution of concerns involving the 911 recording and some video redactions. He identified three outstanding issues:

1. He requested an officially corrected police report, supplemental report or signed document from the Records Division reflecting the correct spelling of the individual's last name, which had been confirmed through email correspondence but remained incorrect or replaced with a placeholder in the report.
2. He requested reimbursement of the \$31.16 FOIA processing fee, contending that the City had not provided the written justification for labor charges that he believed was required under Michigan law.
3. He requested a written explanation of the reasons for extending the deadline associated with his fee appeal, citing statutory notification requirements.

Mr. Morgan emphasized that accurate records were necessary for him to pursue potential civil remedies or professional licensing complaints related to the incident.

Mr. Morgan also discussed his citizen's complaint filed August 28, 2026, regarding the Police Department's handling of the original assault investigation. The Police Chief's correspondence dated October 7, 2026, indicated that the detective had acted appropriately following supervisory review. Mr. Morgan expressed concern that the Police Department's response did not adequately explain the investigation or the basis for its findings. He questioned whether relevant evidence and witness statements had been reviewed and whether the case had received appropriate follow-up. He was concerned that errors and omissions involving the suspect's name, numerous redactions and disputed processing fees hindered his ability obtain accurate records and pursue legal remedies. As civil assault claims have a 2 year limit, he emphasized the importance of timely access to information. Victims should be able to rely on police reports, but the records process made it harder to understand the crime

instead of easier. He objected to the unexplained redactions, the broken name field and a fee charged without the legal finding to charge it.

Mr. Morgan asked City Council to consider establishing a process for residents to request an independent review of police complaint outcomes. He provided a written copy of his comments to the City Clerk, and requested a response within 14 days.

Mayor Rich clarified that the matter before Council was Mr. Morgan's request for reimbursement of the \$31.16 FOIA processing fee.

City Attorney Joppich explained that the remaining concerns regarding redactions had largely been resolved through discussions with City Attorney Young, who was working with the Police Department to provide accurate information regarding the suspect's name. He confirmed that the fee appeal was the only matter requiring Council action. He noted that the case record had been provided to Mr. Morgan, and that Mr. Morgan was asking for additional information to be provided. City Attorney Joppich said that based on exchanges between Mr. Morgan and City Attorney Young, Mr. Morgan was satisfied with the redaction correction process, but objected to the fee for the FOIA response. City Council was being asked to make a decision about the fee for the FOIA response.

Councilmember Bridges expressed concern regarding Mr. Morgan's additional allegations about the Police Department's complaint review process and requested that those matters be examined separately. City Attorney Joppich agreed to follow up with the Acting City Manager and City Attorney Young.

MOTION by Bridges, support by Dwyer, that the City Council of Farmington Hills hereby upholds the Police Department's costs set forth in its Itemized Fee Schedule, and relating to Mr. Morgan's August 3, 2026, FOIA request for the following reasons:

1. The cost complies with the City's publicly available procedures and guidelines and section 4 of the Freedom of Information Act;
2. FOIA Section 4 (1)(a) permits the City to seek the costs associated with preparing and responding to a FOIA Request;
3. FOIA Section 4 (3) permits the City to seek reimbursement for FOIA responses that would pose "unreasonably high costs" to the City.
4. FOIA Section 4 (2)(a) does not apply as the requestor has not provided the necessary documentation required for a cost reduction of \$20.00;
5. The fee waiver request under FOIA Section 4(2) is permissive, no basis has been provided supporting approval of a waiver in this instance, and the decision on a fee waiver request is not listed under FOIA Section 10a as being subject to appeal or challenge; and
6. FOIA Section 13, including but not limited to 1 (a), and (l) allows the City to redact information that would infringe upon an individual's privacy rights, including medical information.

Mayor Pro Tem Boleware requested clarification and confirmation that the outstanding concerns would receive further attention. City Attorney Joppich clarified that the additional information being provided by City Attorney Young was the full name of the suspect, spelled correctly, and not redacted information.

Mr. Morgan confirmed that he had paid the FOIA fee. He reiterated his request for reimbursement and a written explanation of the charges. Mayor Rich asked City Attorney Joppich to meet with Mr. Morgan after the motion, and provide Mr. Morgan with an explanation about FOIA fees. She also asked City Attorney Joppich to coordinate with City Attorney Young to address the remaining concerns.

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF A RESOLUTION SUPPORTING THE TRANSPORTATION ALTERNATIVE PROGRAM GRANT APPLICATION SUBMISSION FOR THE “9 LINE” NON-MOTORIZED PATH ALONG 9 MILE ROAD FROM I-275 TO FARMINGTON ROAD. CMR 10-26-129

Director of Public Services Rushlow explained that the resolution would support the Transportation Alternative Program (TAP) grant for a 10-foot wide non-motorized shared pathway along Nine Mile Road between the I-275 Metro Trail and Farmington Road. The proposed pathway will fill an important three mile gap along a 30-mile regional network connecting ten South Oakland County communities from South Lyon to Hazel Park, known as the “9 Line”. The preliminary project estimate is \$4.5 million. TAP grant funding would cover about 70% of the costs with \$3.2 million of federal grant money and a \$1.3 million City share. Letters of support have been received from MDOT Oakland Transportation Service Center and from the cities of Farmington, Novi, and Southfield.

MOTION by Knol, support by Dwyer, that the City Council of Farmington Hills hereby adopts the below resolution for the application of a TAP Grant for the section of the “9 Line” from I-275 to Farmington Road and authorize the Director of Public Services as the designated representative of the City to apply and carry out all duties to administer the grant, if awarded.

In response to a question from Mayor Pro-Tem Boleware, Acting City Manager Mondora confirmed that a trailhead on Halsted Road with a connection to the I-275 Metro Trail would be connected to the new pathway, and noted that the trailhead was a condition of a PUD previously approved by City Council.

Mayor Rich noted that the pathway was expected to be completed in 2029.

CITY OF FARMINGTON HILLS
RESOLUTION OF SUPPORT

WHEREAS, the Michigan Transportation Alternatives Program (TAP) has grant funds available for construction costs for projects improving pedestrian and bicycle facilities in public rights-of-way; and

WHEREAS, the City of Farmington Hills participated with its neighboring communities on the Nine Mile Corridor Urban Trail Feasibility Study which identified this shared-use pathway as a priority project; and

WHEREAS, the City of Farmington Hills 2024 "The Next 50" Master Plan states that any priorities identified by the Feasibility Study should be pursued by the City;

WHEREAS, the City of Farmington Hills intends to apply for a TAP grant through MDOT to construct a shared use pathway along 9 Mile Road, between Farmington Road and the I-275 Metro Trail; and

WHEREAS, the City of Farmington Hills application will include a request for TAP grant funding in the amount of \$3,166,380.87 or 70% of the construction costs for the shared-use pathway; and

WHEREAS, the City of Farmington Hills is committing local match for construction of 30% or \$1,357,020.38; and

WHEREAS, the City of Farmington Hills commits to being responsible for engineering, permitting, administration, potential cost overruns, and any non-participating items; and

WHEREAS, the City of Farmington Hills commits to own and maintain the newly constructed shared-use pathway in perpetuity; and

NOW, THEREFORE, BE IT RESOLVED: That your Honorable Body authorizes the Director of Public Services as the designated representative of the City to apply for the TAP grant application and carry out all duties to administer the grant, if awarded.

Motion by DWYER

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

NAYS: NONE

ABSENT: NONE

The motion passed unanimously.

I, Carly Lindahl, the duly elected and qualified City Clerk of the City of Farmington Hills, County of Oakland, State of Michigan, do hereby certify that the foregoing resolution was adopted by the Farmington Hills City Council at their Regular Council Meeting held on October 12, 2026, 31555 W. 11 Mile Road, Farmington Hills, Michigan.

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE AGREEMENT WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION FOR THE CONGESTION MITIGATION AND AIR QUALITY GRANT PROGRAM. CMR 10-26-130

City Traffic Engineer Nicita explained that this request was for a cost share agreement with the Michigan Department of Transportation (MDOT) for a Congestion, Mitigation, and Air Quality (CMAQ) grant. The

City was awarded a CMAQ grant to optimize signal timings north of 11 Mile Road in 2021. The funds were scheduled to be released in fiscal year 2024, but the City applied for an extension due to concerns that detours and traffic patterns caused by the I-696 closure would compromise the data. I-696 is in the process of being reopened, and the project can start.

Signal optimization is the retiming of signals to reduce unnecessary waiting periods and help vehicles move through green lights, reducing idling of vehicles, which will result in a reduction of carbon emissions, the focus of the grant. The total project cost estimate is just under \$350,000 with nearly \$280,000 funded by the grant and \$70,000 funded by the City.

OHM Advisors and Connected Traffic Intelligence will be providing engineering services. OHM and CTI will use connected vehicle trajectory data to determine speeds, locations, and travel paths to help optimize the signal network. The City has support from the Road Commission of Oakland County on roads within their jurisdiction, such as 12 Mile, Haggerty, Orchard Lake, and Middlebelt Roads.

MDOT requires a certified resolution indicating that federal funds and the cost share agreement amount are acceptable. MDOT will then draft a cost share agreement for all authorized officials to sign, which is included in the meeting packet. The project was expected to start in early 2027.

MOTION by Dwyer, support by Aldred, that the City Council of Farmington Hills hereby authorizes the Acting City Manager and City Clerk to develop a certified resolution and sign and enter into the Cost Participation Agreement (26-5317) with MDOT as part of the CMAQ Grant Program.

MOTION CARRIED 7-0.

CONSENT AGENDA

ACKNOWLEDGMENT OF FOURTH QUARTER FINANCIAL SUMMARY AND QUARTERLY INVESTMENT REPORTS. CMR 10- 26-131 AND CMR 10-26-132.

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby acknowledges the fourth quarter financial summary and quarterly investment reports.

Roll Call Vote:

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

MOTION CARRIED 7-0.

ACKNOWLEDGMENT OF FIRST QUARTER FINANCIAL SUMMARY AND QUARTERLY INVESTMENT REPORTS. CMR 10-26-133 AND CMR 10-26-134.

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby acknowledges the first quarter financial summary and quarterly investment reports.

Roll Call Vote:

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

Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED ADOPTION OF A RESOLUTION REGARDING THE STUDY AND POSSIBLE CONSIDERATION OF ZONING ORDINANCE AMENDMENTS AND THE TEMPORARY DEFERRAL AND POSTPONEMENT OF DECISIONS REGARDING DATACENTER USES.

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

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

RESOLUTION REGARDING THE STUDY AND POSSIBLE CONSIDERATION OF ZONING ORDINANCE AMENDMENTS AND THE TEMPORARY DEFERRAL AND POSTPONEMENT OF DECISIONS REGARDING DATACENTER USES

RESOLUTION NO. R-210-26

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on October 12, 2026, at 7:30 p.m., Eastern Daylight Savings Time, with those present and absent being,

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

ABSENT: NONE

the following preamble and resolution were offered by Councilperson Aldred and supported by Councilperson Starkman:

WHEREAS, for many years, the Farmington Hills Zoning Ordinance has had regulations that allow for computer processing centers or data centers (referred to in this Resolution as “data centers”) in the B-3, General Business District, and LI-1, Light Industrial District, as principal permitted uses with some conditions that include Planning Commission review; and

WHEREAS, over the time period since the adoption of those Zoning Ordinance regulations, the use and construction of datacenters throughout the country and within Michigan has evolved in a manner that now sees different, multi-scale types of datacenter facilities that were not contemplated by the City’s current ordinance regulations, and which in turn have become a topic of interest and concern for residents of the City and the City Council and its Planning Commission, particularly the impact such datacenters may have on the environment, public health and safety, community character and aesthetics, and other land uses; and

WHEREAS, depending on where and how they are constructed and operated, datacenters may have a large ecological footprint and cost once they are constructed and operating, including but not limited to

the potential need for a large amount of space, either vertically or horizontally, the consumption of water for cooling, electricity usage, and the use of noise-producing generators and other equipment; and

WHEREAS, the City's zoning and other ordinances currently do not contemplate or adequately address these advancements and changes in the industry related to this type of land use, nor do they adequately address the impacts on the character and types of other land uses within and surrounding the districts in which such datacenters may be permitted under current ordinances; and

WHEREAS, accordingly, the City Council, with the assistance and recommendations of the City Planning Commission and City staff, desires to ascertain the most appropriate path for the City to address issues and concerns in its ordinances relative to datacenter land uses in order to protect the public health, safety, and welfare, and the character, aesthetics, appearance, and property values of the surrounding areas and Farmington Hills as a whole; and

WHEREAS, multiple news and information sources have demonstrated a significant increase, growth, and expansion by the datacenter industry of constructing multi-scale datacenter developments in Michigan, the Great Lakes region, and other states; and

WHEREAS, it is further believed that the City's Master Plan, adopted pursuant to the Michigan Planning Enabling Act, Act 33 of 2008, has not fully contemplated or evaluated the development of properties for datacenters in the City; and

WHEREAS, in connection with the foregoing, and considering the complexity of the subject matter and the emerging nature of the datacenter industry, the City Council determines that it is necessary and appropriate that any action taken by a City entity, body, official, and/or agent regarding rezoning, special land use, site plan, change of use and other similar proposals and submissions pertaining to datacenter uses must be temporarily postponed or deferred for the following reasons:

- a. It is of major importance, for the future overall development or redevelopment of Farmington Hills, to ensure that reasonable land uses are authorized and that compatible development is required in connection with land uses in the City;
- b. If permitted, datacenter land uses in the City are likely to have a significant impact on the character of the areas of the City in which they are located, as well as an impact on property values and quality of life, and on the general public health, safety and welfare of the communities in the City and its residents, businesses, and property owners;
- c. To promote development or redevelopment of the City, and communities within the City, over the long term in a manner that would complement the rest of those communities and the City as a whole, not undermine the overall character and planning of the City and its communities, and remain consistent with the purpose, goals and objectives of the Master Plan that is implemented by the Zoning Ordinance, including any updates or amendments to the Master Plan that are under consideration;
- d. To ensure consistent, cohesive and sensible development and land uses in Farmington Hills;
- e. To clear-up any uncertainty in the City's zoning and other ordinances regarding the types of datacenter land uses that are prevalent today and ascertain the most appropriate and

safest path for the City to address them in order to protect the public health, safety, and welfare;

- f. The consideration of deciding requests or applications for rezoning, special land use, site plan, change of use, or other similar submissions and proposals relating to datacenter land uses during the process of considering whether and how to amend the City's ordinances to address such uses in the community would be counter-productive and undermine the City's efforts to accomplish the above community-wide planning and zoning objectives and to provide for the health, safety and welfare of the City and its residents, businesses, and property owners; and
- g. Under the current circumstances described above, it is within the rights of the City to establish the rules and procedures regarding postponements and deferrals for decisions to be made relative to datacenter land uses in order to protect the public health, safety, and welfare, and other legitimate and lawful land use and zoning considerations.

WHEREAS, the City's Planning Commission will be studying and reviewing potential ways to amend the City ordinances to address the types of datacenter land uses that are prevalent today; and

WHEREAS, it is anticipated that, over the course of the next several months, the Planning Commission will complete its study and review of this subject and will have draft ordinance amendments forwarded to the City Council for review and consideration, with a report and recommendation from the Planning Commission; and

WHEREAS, it is the intention of the City Council to complete its review and consideration of the Planning Commission's recommendation regarding ordinance amendments within 30-60 days of its receipt; and

NOW, THEREFORE, IT IS HEREBY RESOLVED that, for the reasons and based on the findings set forth above, the Farmington Hills City Council review and decision on whether to adopt amendments to the Code of Ordinances to address the issue of datacenter land uses should precede any development, zoning, planning or other decisions in the City pertaining to applications and submissions relating to such land uses; and, accordingly, the City Council hereby directs that any decision taken by a Farmington Hills entity, body, official, and/or agent regarding any proposal or submission for rezoning, special land use, site plan, planned unit development, change of use, and other types of proposals and submissions that include the establishment of datacenter land uses, shall be temporarily postponed and deferred, until March 31, 2027.

IT IS FURTHER RESOLVED that the City Council also recognizes that the postponement or deferral of such actions and decisions could result in inconvenience for some landowners and others desiring to engage in datacenter land uses in the City, and that such persons might claim an interference with legitimate rights, and on this basis, the City Council has determined that it is necessary to expedite the actions contemplated and necessary for completion of the review and adoption of amendments, if any, to the Code of Ordinances to address the issues relating to datacenter land uses (without compromising the quality and integrity of the results of such actions), and that it is also necessary to provide a mechanism allowing a written petition to be submitted to the City Council for relief from the postponement or deferral. Accordingly:

- (1) The City officials and Planning Commission engaged in the process of reviewing and forwarding recommended amendments, if any, of the Code of Ordinances to the City

Council in connection with this matter are directed to proceed with such efforts as a top priority and without delay.

(2) Any property owner who shall feel aggrieved by the temporary postponement or deferral of decision-making may submit a written request for relief to the City Council, and upon such submission shall be entitled to a hearing for the purpose of providing an opportunity to be heard and to demonstrate to the City Council that the temporary postponement will result in the unreasonable preclusion of viable economic use of property or otherwise violate applicable provisions of State or Federal constitution or law. Such hearing shall be conducted within thirty (30) days of the City's receipt of such written request. After the conclusion of the hearing, the City Council shall make findings and conclusions. If it is demonstrated and found that the postponement or deferment has the effect of unreasonably precluding viable economic use of property, or that it violates a law or constitutional provision, the City Council will grant relief from the postponement or deferment to the degree necessary to cure the contravention.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

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

NAYS: NONE

ABSENT: NONE

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting City Clerk of Farmington Hills, 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 October 12, 2026, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 13th day of October, 2026.

CARLY LINDAHL, Clerk
City of Farmington Hills

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE UNIVERSALIST UNITARIAN CHURCH OF FARMINGTON'S TREATS ON THE TRAIL EVENT TO BE HELD ON SUNDAY, OCTOBER 25, 2026.

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby approves a Special Event Permit for Universalist Unitarian Church of Farmington to hold the Treats on the Trail event on Sunday, October 25, 2026, from 10:30am to 1:00pm at Universalist Unitarian Church of Farmington, located at 25301 Halsted Road, subject to the following terms and conditions:

- A trick or treat event open to the general public with available parking on property
- The event is anticipating 200 people
- No police assistance requested for this event
- Egress shall be maintained throughout the building
- Fires lanes shall not be blocked or restricted
- Open flame candles shall be prohibited. Only battery powered candles or glow sticks shall be utilized
- All applicable permits shall be applied for through the Building Department
- The proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
- The event shall comply with minimum Fire Prevention Code requirements

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE PUBLIC ART REQUIREMENT GUIDELINES AND PROCEDURES. CMR 10-26-135

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby approves Public Art Requirement Guidelines and Procedures.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF NEW RAIN BIRD IRRIGATION SATELLITES AND CIRRUS PRO CENTRAL CONTROL STATION FOR THE GOLF COURSE TO SITEONE LANDSCAPE SUPPLY IN THE AMOUNT OF \$126,059.79. CMR 10-26-136

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a purchase order in the amount of \$126,059.79 for these Rain Bird PAR+ES Satellites (15) and Cirrus Pro Central Control, to SiteOne Landscape Supply as the exclusive distributor in the state of Michigan.

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 T-SHIRT IMPRINTING AND GARMENT EMBROIDERY TO SP DESIGNS AND MFG., INC. FOR THE NEXT THREE YEARS AT AN ESTIMATED ANNUAL AMOUNT OF \$70,000 PER YEAR WITH EXTENSIONS. CMR 10-26-137

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a budgeted purchase order to SP Designs and Mfg., Inc. for the next three (3) years at an estimated annual amount of \$70,000 per year and for an additional three (3) one (1) year extensions upon mutual consent of the City and SP Designs and Mfg., Inc.

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 SPECIAL MEETING MINUTES OF SEPTEMBER 26, 2026.

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby approves the City Council special meeting minutes of September 26, 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 STUDY SESSION MINUTES OF SEPTEMBER 28, 2026.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the City Council study session minutes of September 28, 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 SEPTEMBER 28, 2026.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the City Council regular session minutes of September 28, 2026.

Roll Call Vote:

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

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Rachel Potter, Farmington Hills resident, said that her nine-year-old child was struck by an e-bike shortly after exiting her school bus on September 30, 2026. She urged the City to review its ordinances and consider restrictions on speed and operation in pedestrian areas, particularly near schools and bus stops. She also requested clearer age and safety requirements, stronger enforcement, public education, improved signage, and police training to ensure appropriate enforcement of applicable laws.

Ray Ingles, Farmington Hills resident, reminded City Council that he had attended the February 23rd City Council meeting and requested all Farmington Hills Police Department policies regarding the use of Flock cameras, but the Farmington Hills Police Department did not have a Flock camera use policy, and still did not have a policy presently. He urged Council to consult with the City Attorney regarding potential misuse and legal liability. He recommended either establishing clear policies for camera access and auditing, or discontinuing the system and redirecting the funds to other City priorities.

Mayor Rich noted that the Police Chief attended the City Council meeting following the February meeting and walked City Council through City policies and practices. Additionally, the issue was discussed during Council's recent goal-setting session, and further review would continue before the current contract expires in mid-2027.

Frank Levanauski, Woodbrook Homeowners Association president, spoke regarding increased traffic and unsafe turning movements near the Henry Ford Hospital access road at 14 Mile Road and Berry Hill Street. He noted that the access road, intended for emergency use, has experienced increased traffic associated with the behavioral health center. He suggested restricting access to right turns only and requested a City contact to help coordinate potential solutions with Henry Ford Hospital and West Bloomfield Township, given the jurisdictional and private property considerations.

Acting City Manager Mondora said she would meet with Mr. Levanauski after the meeting.

Julie Spirtus, West Bloomfield resident, addressed similar concerns regarding traffic conditions on 14 Mile Road near Finnegan Street and Orchard Lake Road. She described a near collision on September 29 while attempting to exit her subdivision, and expressed concern about the roadway configuration following construction of the roundabout at 14 Mile and Orchard Lake Roads. She requested installation of a traffic signal at 14 Mile and Finnegan Street, and asked for assistance coordinating with the appropriate agencies.

Mayor Rich asked Acting City Manager Mondora to meet with Ms. Spirtus after the meeting.

CITY ATTORNEY REPORT

None.

ADJOURNMENT

The regular session of City Council meeting adjourned at 9:47pm.

Respectfully submitted,

Carly Lindahl, City Clerk