AGENDA
CITY COUNCIL STUDY SESSION
OCTOBER 26, 2026 – 5:30PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order

2. Roll Call

3. Consideration of approval to enter into a closed session under Section 8(1)(h) of the Open Meetings Act for the purpose of discussing a written attorney-client privileged communication that is exempt from disclosure by state statute; and under Section 8(1)(c) of the Michigan Open Meetings Act for the purpose of discussing negotiations related to a tentative agreement with Technical, Professional and Officeworkers Association of Michigan (TPOAM). (Note: Council will return to open session immediately following the closed session).

4. Discussion regarding the Goals at a Glance document

5. Pathways for Early Childhood Initiative presentation

6. Update from the 47th District Court

7. Farmington Area FiberCity Updates from ArcLink

8. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Acting City Manager

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

FARMINGTON HILLS Michigan | a place for every path.

Farmington Hills · Goals at a Glance

City Council goals: 2025–26 progress and 2027 potential priorities

VISION

A vibrant destination—preserving a welcoming and safe community where innovation, culture and green spaces inspire people and businesses to flourish.

MISSION

To deliver best-in-class services that sustain a high quality of life in Farmington Hills.

9	5	38	17	22
KEY INITIATIVES	GOAL AREAS	2025–26 ITEMS TRACKED	COMPLETED	2027 POTENTIAL PRIORITIES

1 Community Safety & Well-being

Ensuring a safe and resilient community where residents, businesses and visitors thrive.

★ **KEY INITIATIVES**

- **Public Safety Staffing Studies and Recommendations**
- **Infrastructure Asset Management**

✓ **DELIVERED 2025–26**

- Active Assailant Preparedness
- Carcass Tracking

IN MOTION

- Crime Data Analyst Study Session
- Community Mental Health
- Police Data and CLEMIS Update
- Pedestrian Safety/E-Bikes
- Vape/Kratom Legislation

2027 POTENTIAL PRIORITIES

- Smoking Lounge Hours
- FLOCK Education for City Council
- Multi-Family Rental Inspection
- Police Presence at City Council Meetings
- Community Risk Reduction

2 Strategic Redevelopment

Vibrant, forward-looking amenities guided by the Master Plan and Market Study.

★ **KEY INITIATIVES**

- **Economic Development Initiatives**
- **Zoning Ordinance Modernization**
- **Corridor Improvements**

✓ **DELIVERED 2025–26**

- Art Policy Implementation

IN MOTION

- Zoning Text & Map Amendments
- Accelerate Redevelopment
- Data Center Ordinance (Deferred)
- Corridor Improvement

2027 POTENTIAL PRIORITIES

- Food Truck Ordinance
- Road to Housing

3 Placemaking & Community Hubs

Distinctive, walkable destinations and greenspaces for gathering.

★ **KEY INITIATIVES**

- **Activities Center Construction**

✓ **DELIVERED 2025–26**

- MNR Trust Fund Park Acquisition Grants
- Bond Park CIP

IN MOTION

- Costick Replacement
- Playground Master Plan & Sensory Play Equipment
- Heritage Park Agreement

2027 POTENTIAL PRIORITIES

- Playground Equipment
- 9 Line

4 Welcoming Community

Engagement and connections so all people feel valued and supported.

★ **KEY INITIATIVES**

- **City Website Redevelopment**
- **Vision and Mission Implementation**

✓ **DELIVERED 2025–26**

- Water & Sewer Rate Communication
- Community Calendar on City Website

IN MOTION

- South End Focus
- Mental Health Programming
- Cultural Festivals
- Redevelopment Signage

2027 POTENTIAL PRIORITIES

- Civility Pledge
- NLC Early Childhood Initiative
- New Resident Orientation
- Even-Year Elections
- Public Comment at City Council Meetings
- Community Conversation About Homelessness

5 Organizational Excellence

Strong leadership, smart technology, sound finances and continuous innovation.

★ **KEY INITIATIVES**

- **Special Services Budget Deficit**

✓ **DELIVERED 2025–26**

- Taxable Value Process
- Property Tax Reform
- Pension Board

IN MOTION

- AI on Website (RFP)
- Farmington Fair Share
- Planning Efficiencies

2027 POTENTIAL PRIORITIES

- Fund Balance Policy
- Road / Special Services Millage
- PA 152 Hard Cap
- AI Policy
- SiFi Project
- Rain Gardens
- Employee Engagement Survey

Other 2025–26 items completed: living wage · gateway lighting policy · deer management coalition · dog ordinance · charter amendments · boards & commissions.

Values: Excellence · Integrity · Collaboration · Customer Focused · Innovation

National League of Cities Pathways for Early Childhood Initiative

FARMINGTON HILLS Michigan



Special Services Department

Deputy Director Bryan Farmer

FARMINGTON HILLS Michigan

Pathways for Early Childhood Initiative Overview

- MARCH 2026 – NLC Conference
- APRIL 2026 – Pathways for Early Childhood Initiative Application
- MAY 2026 – FH Selected as 1 of 9 communities (5 Michigan, 4 Tennessee)
  - A 15-month, technical assistance program designed to empower municipal leaders and their cross-sector partners to design, implement, and champion early childhood strategies within their communities
  - The Initiative is fully funded by the Bezos Family Foundation, allowing NLC to provide city teams with in-depth guidance, actionable strategies, and opportunities to learn alongside peers as Farmington Hills strengthens and advances early childhood efforts

Pathways for Early Childhood Initiative Overview

- MAY 2026 – JULY 2027 – 15 Months – NLC Staff Assistance, Cohort/Learning and establishing Farmington Hills as an Early Learning Community
- JUNE – AUGUST 2026 – NLC Learning Sessions and creating the FH Team
- SEPTEMBER 2026 – NLC Pathways for Early Childhood Leadership Bootcamp
- OCTOBER 2026 – City Council Presentation and Direction
- NOVEMBER – JULY 2027 – NLC, Hub of Communication, Inventory, Pathway
- JULY 2027 AND BEYOND

City Mission & Values

City Mission:

To deliver best-in-class services that sustain a high quality of life in Farmington Hills

City Values:

Excellence: Striving for the highest quality results, exceeding expectations, and continuously improving in all that we do.

Integrity: Acting with honesty, transparency, and accountability in all of our actions and ensuring the responsible stewardship of public resources.

Collaboration: Demonstrating effective teamwork driven by open sharing of ideas, active listening, mutual respect, and clear communication to achieve shared goals.

Customer Focused: Being empathetic, responsive, and proactive in delivering solutions and support to meet the needs and ensure the satisfaction of our external and internal customers.

Innovation: Driving forward-thinking and creative work that embraces trying new ideas and leveraging technology to deliver high-quality services.

Farmington Hills Team

Prior to entering Kindergarten, who's job is it to raise a child? Where do they learn social skills? How to resolve conflicts? Build confidence, creativity and problem solving?

When a child is born, there is no manual, but there is the *Community* in which that child is raised

"It takes a *Village*"

Pathways for Early Childhood Initiative



What makes up a Thriving Early Learning Community?

Pregnant people and young children are healthy.

Children are ready to succeed in school.

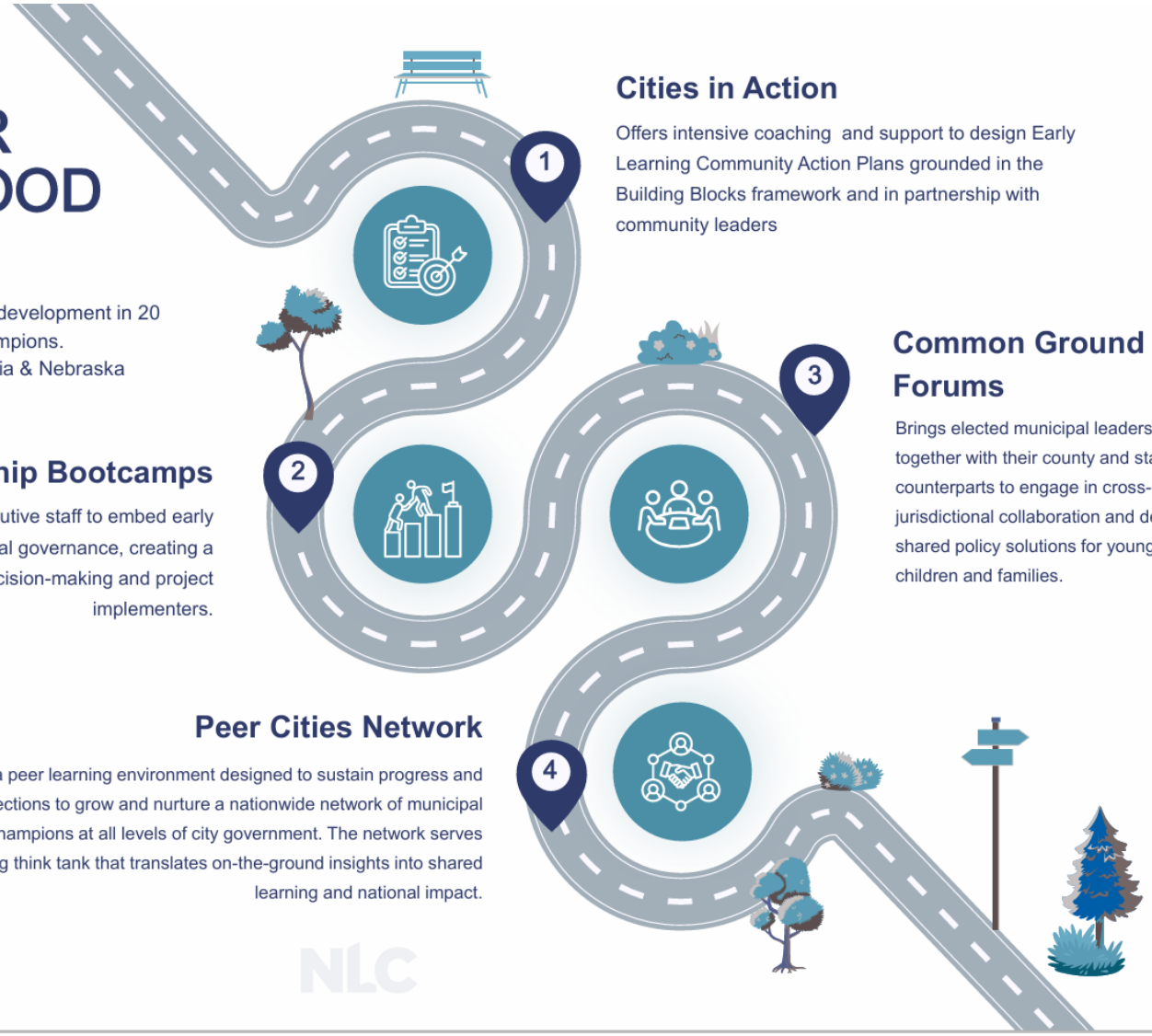
Children live in safe, stable, and nurturing families and communities.

FARMINGTON HILLS Michigan

Pathways for Early Childhood Initiative Leadership

PATHWAYS FOR EARLY CHILDHOOD LEADERSHIP

Strategic, **sequenced** and **scaffolded** leadership development in 20 cities across 4 states to create early childhood champions.
Round 1: Michigan & Tennessee; **Round 2:** Georgia & Nebraska



Cities in Action

Offers intensive coaching and support to design Early Learning Community Action Plans grounded in the Building Blocks framework and in partnership with community leaders

Leadership Bootcamps

Equips elected officials and executive staff to embed early childhood priorities into municipal governance, creating a strategic link between executive decision-making and project implementers.

Common Ground Forums

Brings elected municipal leaders together with their county and state counterparts to engage in cross-jurisdictional collaboration and develop shared policy solutions for young children and families.

Peer Cities Network

Supports a peer learning environment designed to sustain progress and deepen connections to grow and nurture a nationwide network of municipal early childhood champions at all levels of city government. The network serves as a living think tank that translates on-the-ground insights into shared learning and national impact.

NLC

FARMINGTON HILLS Michigan

Farmington Hills Team

FARMINGTON HILLS PATHWAYS FOR EARLY CHILDHOOD INITIATIVE TEAM

Organization	Position	Name
National League of Cities, Center for Municipal Strategies and Programs, Early Childhood Success	Program Manager	Emily Rupchock
National League of Cities, Center for Municipal Strategies and Programs, Early Childhood Success	Senior Program Specialist	Rachel Wessler
City of Farmington Hills	Mayor	Theresa Rich
City of Farmington Hills	Mayor Pro Tem	Jackie Boleware
City of Farmington Hills	City Manager	Karen Mondora
City of Farmington Hills	City Council	
City of Farmington Hills Special Services Department	Deputy Director	Bryan Farmer
City of Farmington Hills Special Services Department	Cultural Arts Supervisor	Rachel Timlin
City of Farmington Hills Special Services Department	Nature Center Supervisor	Liesl Blankenship
City of Farmington Hills Communications and Marketing Department	Director	Vickie Sullen-Winn
Farmington Public Schools, Early Childhood	Director	Kirsten Cicchella
Farmington Public Schools, Early Childhood	Early Childhood Teacher	Debbie Stanek
Farmington Public Schools, Early Childhood	Education Specialist	Beth Pierson
YMCA	Executive Director	Kelly Stubbe
Retired Pediatrician and Nature Preschool Supporter	Individual	Dr. Raju
City of Farmington Hills Commission on Children Youth and Families	Member	Tanya Nordhaus
City of Farmington Hills Commission on Children Youth and Families	Member	Jennifer Day
Farmington Hills/Farmington Mayor's Youth Council	Member	Mariam Dukhan
Oakland Community Schools, Early Childhood	Director	Dawn Koger
Oakland Livingston Human Service Agency, Early Childhood Services	Director	Janice Smith
Farmington Community Library	Head of Children's Services	Maria Showich-Gallup
Farmington Area Interfaith Association Leaders		
Homeschool Providers		
Healthcare Providers		

Desired Outcomes from the Initiative

- Recruit and retain families with children ages 0-8
- Connect and build a HUB of communication to unite our early childhood providers and establish an inventory of places, programs and resources
- Determine areas of need within the community, i.e. playgrounds, home for Head Start, early learning …
- Partner with NLC and other organizations on events for families, i.e. Community Supper

Farmington Hills Team

Developing a Strategic Plan



- **Create** a Strategic Action Plan aligned with the Building Blocks Framework.
- **Engage** in learning sessions, peer networking, and coaching to support local planning.
- **Reflect** on local needs, partner with the community, and identify key priorities.
- **Focus** on demonstrating progress, not solving everything at once.
- **Build** stronger early childhood systems through continuous learning and collaboration.

FARMINGTON HILLS Michigan

Farmington Hills Team

The Building Blocks

Community leadership, commitment and public will



Quality services that work for all young children and their families

Neighborhoods where families can thrive

Policies that support and are responsive to families

FARMINGTON HILLS Michigan

HUB of Communication: Inventory

Educational programs and skill development

- Preschool (Nature Preschool, Public/Private, Day Care Providers, Head Start, …)
- Swim Classes
- Safety Town
- Young Explorers
- Little Trekkers
- Visual and Performing Arts Programming
- Preschool Sport Classes

HUB of Communication: Inventory

Community gathering spaces

- Playgrounds
- Splash Pad
- Nature Discovery Trail
- Nature Center
- Hawk's Nest
- Hawk Nature Trail
- Library



HUB of Communication: Inventory

Community Events

- Library programs
- Rock Around the Hawk
- Hay Day
- Earth Day
- City Open House



HUB of Communication: Inventory

Community Services

- CARES
- Oakland Family Services
- Salvation Army
- Neighborhood House

HUB of Communication: Places to Promote



- Activities Guide
- City Hall
- Online
- Library
- Schools/Preschools (Public and Private)
- Nature Center
- The Hawk
- Optimist Club, Neighborhood House, …
- Events (Feed the Need, Open House, …)
- Places of Worship, CARES

FARMINGTON HILLS Michigan

HUB of Communication: Community Events

- NLC Early Childhood Success Team's *Community Supper* on Thursday, November 19, 2026 in Nashville, TN
  - Inspired by Jackie Bezos' vision that mayors and municipal leaders have a critical role to play in building early learning communities, the Community Supper is designed to bring together leaders from across sectors and levels of influence to explore what it means to create communities where young children and families can thrive. This experience is grounded in a core Early Learning Nation (ELN) principle: Strong early learning communities are built when leaders across roles, institutions, and lived experiences are connected in authentic relationships with one another
- Farmington Hills Opportunity to Pilot the Community Supper

HUB of Communication: Community Events

FEED THE NEED EVENTS (COMMUNITY SUPPER)

- Community Meals hosted by places of worship and other organizations

- Role of the FH Pathways for Early Childhood Initiative Team
  - Promote the list of Community Meals being offered
  - During Community Meals, promote and connect families with information about programs, places and resources

City Staff Responsibilities

- Work with NLC Staff and Community Cohorts
- Lead the Farmington Hills Pathways for Early Childhood Team
- Develop an overall inventory of programs, places and resources, and continuously improve
- Develop a marketing campaign to recruit and retain families with children ages 0-8 by promoting the HUB



NLC Pathways for Early Child Initiative
Leadership Bootcamp – September 2026

Thank You

FARMINGTON HILLS Michigan

Next Steps

City Council Feedback and Direction

Questions?



47th District Court
Monday, October 26, 2026
Update to Farmington Hills City Council

Honorable Judge Marla E. Parker
Honorable Judge James B. Brady

Matthew Friedrich, Court Administrator
Michele Muscat, Dep. Court Administrator

47th District Court Overview

Part of Michigan's One Court of Justice and the local trial court for Farmington Hills and Farmington

The Court handles:

- Civil matters
- Traffic matters
- Criminal cases

The Court is funded by both the City of Farmington Hills and the City of Farmington

Current happenings at the Court

Caseload numbers before and since the pandemic

Continued focus on the Court's Performance Standards, which include:

- Access to Justice
- Expedition and Timeliness
- Public Trust and Confidence

Significant staffing changes:

- Electing a new judge means other new staff as well
- Retirement of supervisor Donna Rusher

"The way the case was handled was fair"
95% of court users agreed or strongly agreed

"Great judges and staff. Organized and efficient every time." – Court User (civil case)

"Staff were friendly and respectful"
98% of court users agreed or strongly agreed

"The court staff is always very courteous and polite." – Local Attorney

"Great customer service." – Court User (traffic ticket)

"This was a very smooth and transparent process." – Court User (traffic ticket)

"Staff treated me the same as everybody else"
98% of court users agreed or strongly agreed

Technology Updates

MiFILE

- Statewide electronic filing system for all civil cases
- Platform went live in November 2025

Online Traffic Resolution Program

- Program went live on September 18th

Additional Items of Interest

Sobriety Court

Community Work Program

2025-2026 trainings

Building updates

Cameras in the courtrooms

INTEROFFICE CORRESPONDENCE

DATE: October 26, 2026

TO: Mayor and City Council

FROM: Jacob Rushlow, Director of Public Services

SUBJECT: Farmington Area FiberCity Updates from ArcLink

At the October 26, 2026 study session, Shane Hampton, General Manager ArcLink Midwest and supporting ArcLink staff will be providing City Council with updates on their progress for construction of the ongoing city-wide Farmington Area Fiber City project. We anticipate ArcLink will be introducing their new staff and will be providing a summary of the transition from SiFi Networks to ArcLink, status of network deployment, plans for continuation of construction, and final restoration progress.

ArcLink FIBER

Project Update

October 26, 2026

Today

1. ArcLink Fiber Introduction
2. Network Deployment Status
3. Questions

Thank you

Shane Hampton

- General Manager, ArcLink Fiber Midwest
- Responsible for delivering the fiber network Farmington Hills deserves
- Proactively communicate and always be available
- 30+ years telecom and fiber deployment

ArcLink Fiber Focus

A network services provider building fiber infrastructure the way Farmington Hills deserves: citywide connectivity, local leadership and responsibility for doing right by residents

Infrastructure that creates citywide opportunity	Local leadership invested in Farmington Hills' success	Do right by Farmington Hills residents
Fiber as fast as the speed of light Supports local business creation, online education, telehealth	Committed to working side by side with City, community boards and residents	100% fiber alternative to aging coax, cable and hybrids
The only network deploying fiber citywide	Candid, proactive and committed to collaboration	Construction communications so residents know what to expect
Privately investing in Farmington Hills on an asset that will serve city for a generation	Fast fixes and full follow-through	Property restored with care and respect

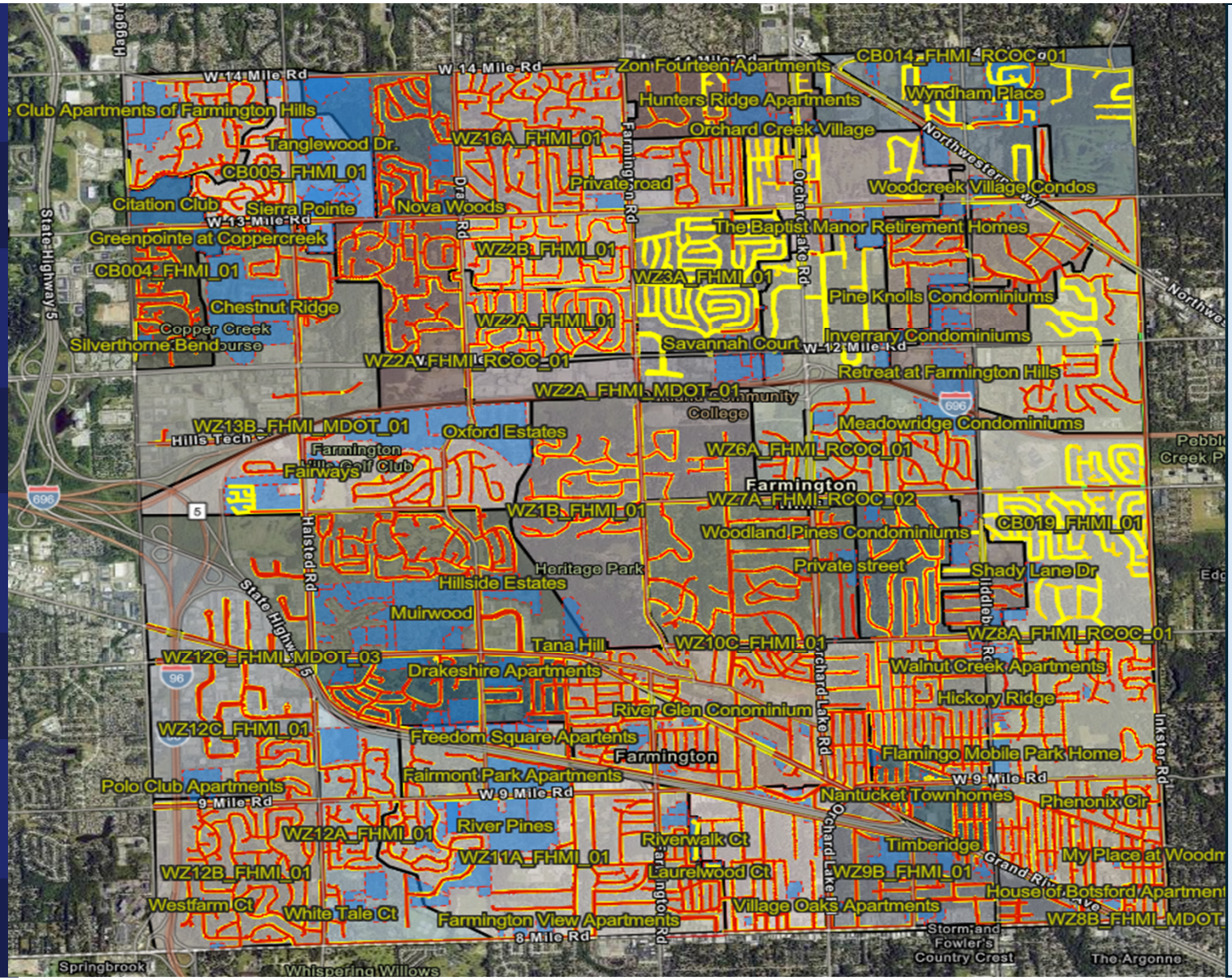
City of Farmington Hills Status

Network Deployment Progress

Total Addresses 45,897	Serviceable Addresses 18,719
Private Area Addresses 23,470	ROE-Covered Addresses 2,694

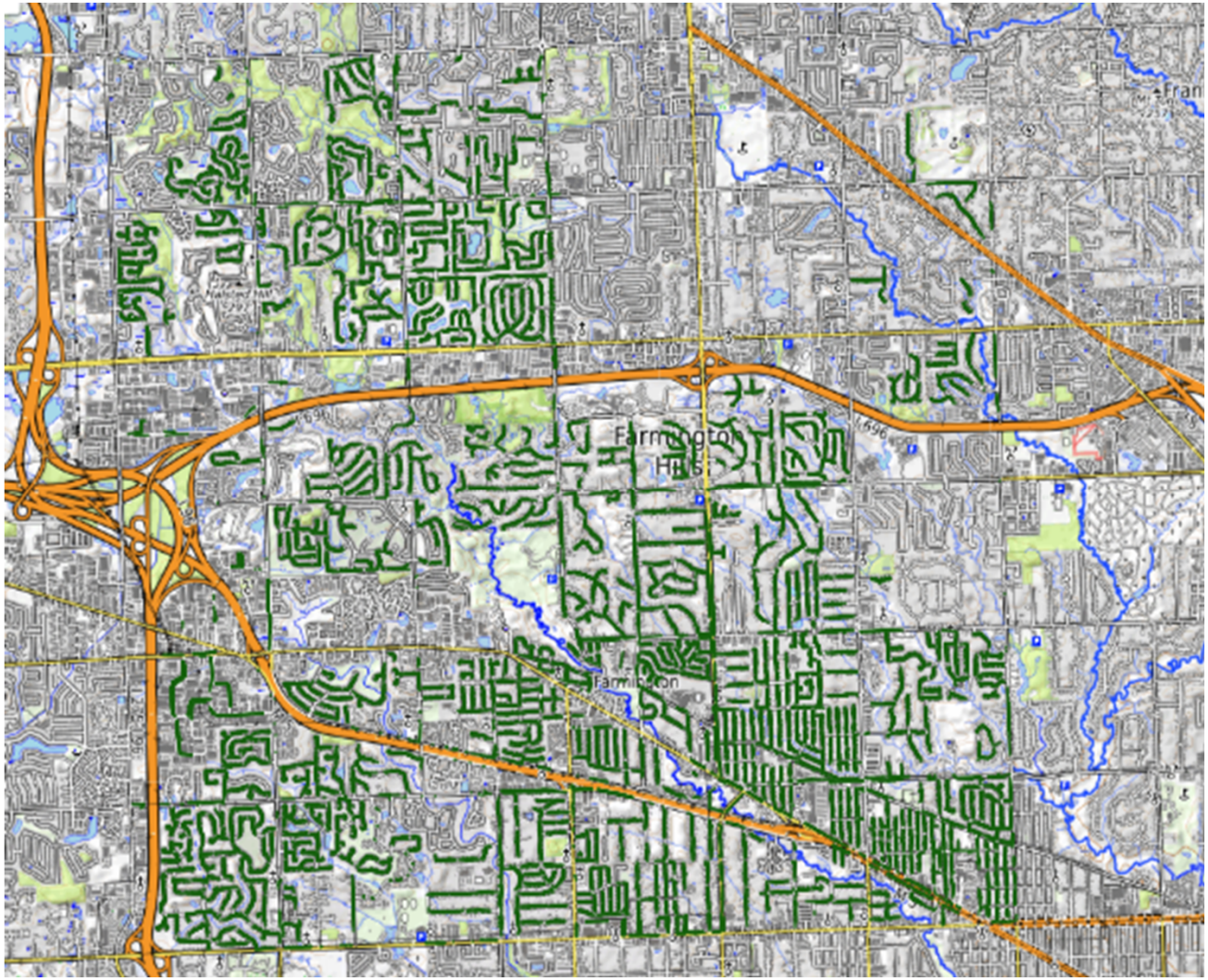
- Significant progress achieved across Farmington Hills
- Fiber service available to 18,719
- Ongoing expansion within private property areas through executed Right of Entry (ROE) agreements

ArcLink FIBER



- Key
- Red – Constructed
- Yellow – Not Started
- Blue – Private Property

Distribution- Live



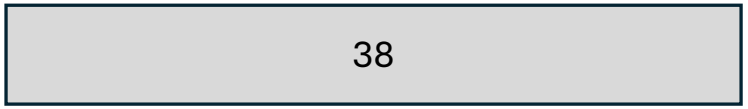
Farmington Hills Restoration Punch List Progress

Field Verified (32)



Week of 10/23 (scheduled)

Pending Field Verification (38)



Key Metrics

70 Total List Items

32 Field Verified

72% Pass Rate

32 of 70 locations have been field verified. Of those, 23 are ready for City review and 9 have been sent to our Construction Partner for further restoration

Remaining Open Items & Restoration Activities

33649 Heirloom Circle
Drive Restoration
Scheduled week ending 11/23/26

11 Mile & Skye Signal
Crosswalk Signal Malfunction
FH determining responsible party for damage

29700 High Valley Rd
Drive Restoration
Scheduled week ending 11/23/26

Kroger Entrance/Burton Ct
Soft Restoration
Scheduled week ending 11/23/26

29051 Apple Blossom Ln
Driveway restoration
ArcLink is investigating and contacting concrete contractors
TBD

Project Closeout
Completion of remaining restoration items
City coordination ongoing
Final closeout activities

ArcLink Fiber and our Construction Partner continue coordinating restoration and closeout activities with the City of Farmington Hills



Questions



Thank you

AGENDA
CITY COUNCIL MEETING
OCTOBER 26, 2026
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: https://www.youtube.com/user/FHChannel8

REQUESTS TO SPEAK: Anyone requesting to speak before Council must complete and turn in to the City Clerk a blue Public Participation Registration Form.

REGULAR SESSION BEGINS AT 7:30PM IN THE CITY COUNCIL CHAMBER

STUDY SESSION (5:30PM Community Room – See Separate Agenda)

REGULAR SESSION

CALL REGULAR SESSION TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session agenda

2. Proclamation recognizing October 28, 2026 as National First Responders Day

3. Proclamation recognizing November 1, 2026 as Extra Mile Day

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 7-15)

All items listed under Consent Agenda are considered routine, administrative, or non-controversial by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member or citizen so requests, in which event the items may be removed from the Consent Agenda for consideration.

CONSENT AGENDA ITEMS FOR DISCUSSION

COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

NEW BUSINESS:

4. Consideration of approval of appointment to the Parks and Recreation Commission.

5. Consideration of approval of the INTRODUCTION of an Ordinance to amend Chapter 6, "Animals," Article I, "In General," of the City of Farmington Hills Code of Ordinances, to repeal Sections 6-10, "Feeding of Pigeons, Gulls and Canada Geese-Prohibited" and 6-11, "Deer Feeding-Prohibited." CMR 10-26-138

6. Consideration of acceptance of Goals at a Glance document.

CONSENT AGENDA:

7. Recommended approval of the City Manager Employment Agreement.

8. Recommended approval of agreement to participate in MiCareerQuest Southeast on November 17, 2026. CMR 10-26-139

9. Recommended adoption of a Resolution amending the Rules of the City Council and Guidelines of Conduct to add a provision for police presence at special and regular City Council meetings.

10. Recommended approval of beet juice liquids for winter street maintenance to Waverly Industries, LLC in the amount not-to-exceed the annual budgeted amount with one or more administration approved extensions not-to-exceed a total of four years. CMR 10-26-140

11. Recommended approval of award of bid for as needed HVAC, Geothermal and Building Automation Systems Installation, Maintenance and Repair to W.J. O'Neil in the budgeted amount for two years with extensions. CMR 10-26-141

12. Recommended approval of agreement with Andrews Technology to Purchase UKG Telestaff Software for Fire Department Scheduling and Time Management with an implementation and first-year price to be paid in FY 2026-27 of $42,795, and an ongoing price for two subsequent years, which would last through the end of 2029, of $12,795 per year. CMR 10-26-142

13. Recommended approval of City Council goals study session minutes of October 10, 2026.

14. Recommended approval of City Council study session minutes of October 12, 2026.

15. Recommended approval of City Council regular session minutes of October 12, 2026.

ADDITIONS TO AGENDA

PUBLIC COMMENTS

Limited to three (3) minutes.

ADJOURNMENT

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Acting City Manager

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

PROCLAMATION
National First Responders Day®
October 28, 2026

WHEREAS, first responders, including dispatchers, firefighters, paramedics, police officers, public works professionals, and other emergency personnel, stand on the front lines selflessly serving and protecting the Farmington Hills community in times of crisis; and,

WHEREAS, first responders respond swiftly and courageously to emergencies, often putting their own lives at risk to ensure the safety and well-being of others, whether in natural disasters, accidents, medical emergencies, or threats to public health and safety; and,

WHEREAS, first responders answer the call to duty when it arises without hesitation and tirelessly give their time and energy in humanitarian efforts by making themselves available every hour of the day, every day of the year; and,

WHEREAS, it is in the public interest for community members and civic leaders in Farmington Hills to learn about and maintain an ongoing interest and understanding of the importance of public safety and public works; and,

WHEREAS, the year 2026 marks the 8th annual National First Responders Day sponsored by bipartisan resolutions in the U.S. Senate and House.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the entire City Council, do hereby proclaim Oct. 28, 2026, as **National First Responders Day**. I urge all community members to join activities, events and ceremonies paying tribute to first responders to recognize the substantial contributions they make to protecting our health, safety and advancing the quality of life for all.

Theresa Rich, Mayor

PROCLAMATION
Extra Mile Day
Nov. 1, 2026

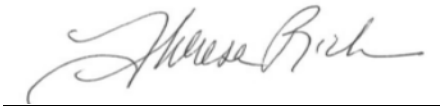
WHEREAS, the City of Farmington Hills acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively "go the extra mile" in personal effort, volunteerism and service; and,

WHEREAS, the City of Farmington Hills encourages its community members to maximize their personal contributions to society by giving themselves wholeheartedly and with total effort, commitment and conviction to their individual ambitions, family, friends and community; and,

WHEREAS, the City of Farmington Hills chooses to shine a light on, and celebrate, individuals and organizations who "go the extra mile" to make a difference and lift up fellow members of their community; and,

WHEREAS, the City of Farmington Hills acknowledges the mission of Extra Mile America to create more than 550 Extra Mile cities in our country and is proud to support "Extra Mile Day" on Nov. 1, 2026.

NOW, THEREFORE, I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim **Nov. 1, 2026** to be "**Extra Mile Day**" and urge all members of the community to not only go the extra mile in their own lives, but also to acknowledge individuals who are inspirational in their efforts and commitment to make their organizations, families, community, country and world a better place.



Theresa Rich, Mayor

INTEROFFICE CORRESPONDENCE

DATE: October 22, 2026

TO: City Council

FROM: Theresa Rich, Mayor

SUBJECT: Recommendation for appointment.

I would like to recommend the following appointment at the October 26, 2026 City Council meeting.

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. Attached, please find Jata's resume.

From: postmaster@muniweb.com
To: DistributionList-CityManagerOffice
Subject: The Form "Boards and Commissions Questionnaire" was submitted
Date: Wednesday, September 23, 2026 11:06:58 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Your Name
Jata Hibbler

Your Address
[redacted]

Your Phone Number
[redacted]

Your Email
[redacted]

Multiple choice
Arts Commission
Commission on Children, Youth and Families
Commission on Community Health
Innovation, Energy and Environmental Sustainability Committee
Mayor's Youth Council
Multicultural/Multiracial Community Council
Parks Recreation Commission

Brief Resume
JATA L. HIBBLER Public Service | Community Engagement | Advocacy & Volunteer Leadership Farmington Hills, Michigan Professional Profile Experienced public servant with 18 years of federal service, a background in communications and public relations, and extensive experience in community outreach, advocacy, mentoring and volunteer leadership. Dedicated to expanding access to resources, supporting families, encouraging civic participation and improving the well-being of the community. Professional Experience Social Security Administration — Claims Specialist September 2008–Present Serve the public by assisting individuals and families with Social Security, disability, Supplemental Security Income and Medicare programs. Mentor and train employees, coordinate specialized workloads and support office operations. Lead educational initiatives to increase public awareness and access to online government services. Collaborate with colleagues and management to improve service delivery and address complex public needs. Community Involvement & Volunteer Leadership American Federation of Government Employees (AFGE): Member and former union alternate, supporting employee representation, workplace advocacy and communication between employees and leadership. NAACP: Member with an interest in civil rights, equal opportunity and community advancement. Community Clothing & Family Assistance: Founder of one_two_another, an initiative focused on collecting gently used clothing for shelters, providing professional clothing to women and assembling care packages for mothers and individuals facing illness or hardship. Employee Mentorship & Education: Facilitated employee training, mentored new hires and supported educational initiatives promoting access to government services. Fitness & Wellness: Spin instructor

promoting physical fitness, healthy lifestyles, motivation and community through group exercise. Leadership & Additional Service Served as an office Service Leadership Council representative. Led an employee e-services committee and supported public education initiatives. Developed informational materials and training resources to help individuals access government services. Participated in community fitness activities and charitable running events. Education Wayne State University Bachelor of Arts, Communications Concentration: Public Relations | Minor: Journalism Professional & Community Affiliations American Federation of Government Employees (AFGE) | NAACP

References

Craig Simpson - [redacted] Ronda Turner - [redacted] Alisha Sorey- [redacted]

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: October 26, 2026

DEPT: Planning and Community Development

RE: Ordinance Amendment to Chapter 6 "Animals" to Repeal Sections 6-10 " Feeding of Pigeons, Gulls and Canadian Geese – Prohibited and Section 6-11 "Deer Feeding – Prohibited"

ADMINISTRATIVE SUMMARY

The state of Michigan updated the regulations regarding Wildlife Feeding on July 27, 2026. Generally, the new state law allows the public to feed wildlife, which is contrary to the City ordinances within Chapter 6, that prohibit feeding of certain birds and deer.

A review by the City Attorney's office has determined that state law pre-empts the local regulations. City Council discussion at the September 28 study session determined the best course of action would be to repeal the City Code Sections 6-10 and 6-11 to avoid conflict with the state law.

The City Attorney's office has prepared the attached draft code for Council review.

RECOMMENDED COUNCIL ACTION:

Motion to approve the introduction of City Code Sections 6-10 "Feeding of Pigeons, Gulls and Canadian Geese – Prohibited" and 6-11 "Deer Feeding – Prohibited".

ATTACHMENTS

- Draft Ordinance Amendment to City Code Chapter 6, Sections 6-10 "Feeding of Pigeons, Gulls and Canadian Geese – Prohibited and Section 6-11 "Deer Feeding – Prohibited"
- City Code Study session September 28, 2026

# # #

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

Approved by: Karen Mondora, Acting City Manager

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 6, "ANIMALS," ARTICLE I, "IN GENERAL," OF THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, TO REPEAL SECTIONS 6-10, "FEEDING OF PIGEONS, GULLS AND CANADA GEESE-PROHIBITED" AND 6-11, "DEER FEEDING-PROHIBITED."

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance.

The City of Farmington Hills Code of Ordinances, Chapter 6, "Animals," Article I, "In General," is hereby amended to repeal Section 6-10, "Feeding of Pigeons, Gulls and Canada Geese-Prohibited" and Section 6-11, "Deer Feeding-Prohibited."

Section 2 of Ordinance. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect, and the Farmington Hills Ordinance Code shall remain in full force and effect, amended only as specified above.

Section 3 of Ordinance. Savings.

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law in force when they were commenced.

Section 4 of Ordinance. Severability.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 5 of Ordinance. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect on the date provided by applicable law following publication.

Section 6 of Ordinance. Enactment.

This Ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on the _____ day of _____, 2026, and ordered to be given publication in the manner prescribed by law.

Ayes:
Nays:
Abstentions:
Absent:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on the _____ day of _____, 2026, the original of which is on file in my office.

_____
CARLY LINDAHL, City Clerk
City of Farmington Hills

Introduced:
Adopted:
Effective:
Published:

DISCUSSION REGARDING WILDLIFE-RELATED MATTERS

Acting City Manager Mondora presented two sub-items under this agenda item.

Public Act 86 — Wildlife Feeding Ordinance

Acting City Manager Mondora reported that the Michigan Legislature had amended Public Act 86 earlier in the year, which now permits residents to feed wildlife within certain parameters — specifically, within 300 feet of a residence and with no more than two gallons of feed at a time. As a result, the city's existing wildlife feeding prohibition ordinance requires attention. Three options were presented to Council: (1) take no action, which was not recommended; (2) advocate at the state level for legislative changes; or (3) amend the city's existing ordinance to incorporate the parameters of Public Act 86. City Attorney Joppich further noted a fourth option: rescind the city's existing ordinance entirely, which may be the most practical course given the enforceability challenges.

Director Kettler-Schmult provided context, noting that over the past six years, the city has received approximately 14 wildlife feeding complaints that were formally investigated. Since Public Act 86 took effect at the end of July, approximately eight additional calls have been received — a mix of complaints about neighbors feeding wildlife and inquiries about what the new law permits.

Council debated the merits of rescission versus ordinance amendment and ultimately reached consensus in favor of rescission.

The question was raised whether HOA restrictions on wildlife feeding might still be enforceable against state law, City Attorney Joppich agreed to research and issue a memo to Council on the question.

Proposed Wildlife Commission

Acting City Manager Mondora presented a follow-up to the February 2026 City Council goal session, at which interest was expressed in potentially establishing a wildlife commission. She summarized research conducted on comparable commissions in other communities, including Southfield, Rochester Hills, Warren, and Ann Arbor.

Acting City Manager Mondora further noted that since February, the city had expanded its public education and outreach efforts and had contracted with the USDA to share a joint wildlife biologist with the City of Southfield and the City of Farmington which is to begin work in October. She recommended that Council consider waiting to evaluate the effectiveness of the wildlife biologist before deciding whether to establish a commission and stressed the importance of defining a clear mission for any such body before moving forward.

Councilmember Bridges expressed support for the concept of a wildlife commission, citing Farmington Hills' unique combination of natural features particularly conducive to wildlife. He noted that a properly structured commission could serve as a vehicle for raising awareness of the city's ecological character, advising Council on wildlife-adjacent development impacts, and providing institutional support for the city's deer management program and other wildlife-related matters. He agreed with the recommendation to wait for the wildlife biologist to come on board before proceeding.

Councilmember Starkman agreed with the recommendation to wait, while expressing enthusiasm for the eventual concept. He emphasized the importance of balancing commission membership between community members and individuals with scientific or veterinary backgrounds, echoing a point

previously made by Acting City Manager Mondora, who cautioned that an overly emotional commission without a defined mission risked devolving into recurring debates rather than productive advisory work.

Councilmember Dwyer recommended tabling the matter for approximately one year, allowing time for the wildlife biologist to become established, for additional benchmarking of existing commissions, and for the development of a proper structure and clear mission before any commission is formally created.

Councilmember Aldred concurred, noting that the commissions reviewed had largely been established to address the question of whether to conduct a deer cull — a decision the city has already made — and that a compelling new mission would need to be identified before formation.

Former City Naturalist and Farmington Hills resident Joe Dereck addressed the Council. Mr. Dereck, who served as the city's naturalist for 15 years and has lectured, broadcast, and written about nature and wildlife since 1977, spoke to the breadth of wildlife present in Farmington Hills, including bobcats, coyotes, red fox, mink, diverse snake species, rare bird species such as the pileated woodpecker, an endangered fish species found in city waterways, and a self-sustaining butterfly population at the northernmost edge of its range. He emphasized the importance of public education regarding wildlife and expressed support for the formation of a wildlife commission, noting that knowledgeable, well-rounded members could serve as a valuable resource for residents and city leadership alike, preventing the commission from becoming mired in contentious debates.

The Council expressed appreciation for Mr. Dereck's expertise and agreed that the incoming wildlife biologist should be introduced to Mr. Dereck's extensive institutional knowledge of the city's natural history.

ADJOURNMENT

Mayor Rich adjourned the meeting at 7:20pm

Respectfully submitted,

Carly Lindahl, City Clerk

OFFICE OF CITY CLERK

TO: Mayor and City Councilmembers

FROM: Carly Lindahl, City Clerk

DATE: October 26, 2026

SUBJECT: Acceptance of Goals at a Glance Document

At the Goals Study Session held on October 10, 2026, Council discussed and identified a Goals at a Glance document to serve as a guide for City Council priorities and City Administration initiatives for the upcoming year.

The document is attached for your review.

RECOMMENDATION:

IT IS RESOLVED, that the Farmington Hills City Council hereby accepts the 2027 Goals at a Glance document, as discussed and identified during the October 10, 2026, City Council Goals Study Session, to serve as a guide for City Council priorities and City Administration initiatives for the upcoming year

FARMINGTON HILLS Michigan | a place for every path.

Farmington Hills · Goals at a Glance

City Council goals: 2025–26 progress and 2027 potential priorities

VISION

A vibrant destination—preserving a welcoming and safe community where innovation, culture and green spaces inspire people and businesses to flourish.

MISSION

To deliver best-in-class services that sustain a high quality of life in Farmington Hills.

9	5	38	17	22
KEY INITIATIVES	GOAL AREAS	2025–26 ITEMS TRACKED	COMPLETED	2027 POTENTIAL PRIORITIES

1 Community Safety & Well-being

Ensuring a safe and resilient community where residents, businesses and visitors thrive.

★ **KEY INITIATIVES**

- **Public Safety Staffing Studies and Recommendations**
- **Infrastructure Asset Management**

✓ **DELIVERED 2025–26**

- Active Assailant Preparedness
- Carcass Tracking

IN MOTION

- Crime Data Analyst Study Session
- Community Mental Health
- Police Data and CLEMIS Update
- Pedestrian Safety/E-Bikes
- Vape/Kratom Legislation

2027 POTENTIAL PRIORITIES

- Smoking Lounge Hours
- FLOCK Education for City Council
- Multi-Family Rental Inspection
- Police Presence at City Council Meetings
- Community Risk Reduction

2 Strategic Redevelopment

Vibrant, forward-looking amenities guided by the Master Plan and Market Study.

★ **KEY INITIATIVES**

- **Economic Development Initiatives**
- **Zoning Ordinance Modernization**
- **Corridor Improvements**

✓ **DELIVERED 2025–26**

- Art Policy Implementation

IN MOTION

- Zoning Text & Map Amendments
- Accelerate Redevelopment
- Data Center Ordinance (Deferred)
- Corridor Improvement

2027 POTENTIAL PRIORITIES

- Food Truck Ordinance
- Road to Housing

3 Placemaking & Community Hubs

Distinctive, walkable destinations and greenspaces for gathering.

★ **KEY INITIATIVES**

- **Activities Center Construction**

✓ **DELIVERED 2025–26**

- MNR Trust Fund Park Acquisition Grants
- Bond Park CIP

IN MOTION

- Costick Replacement
- Playground Master Plan & Sensory Play Equipment
- Heritage Park Agreement

2027 POTENTIAL PRIORITIES

- Playground Equipment
- 9 Line

4 Welcoming Community

Engagement and connections so all people feel valued and supported.

★ **KEY INITIATIVES**

- **City Website Redevelopment**
- **Vision and Mission Implementation**

✓ **DELIVERED 2025–26**

- Water & Sewer Rate Communication
- Community Calendar on City Website

IN MOTION

- South End Focus
- Mental Health Programming
- Cultural Festivals
- Redevelopment Signage

2027 POTENTIAL PRIORITIES

- Civility Pledge
- NLC Early Childhood Initiative
- New Resident Orientation
- Even-Year Elections
- Public Comment at City Council Meetings
- Community Conversation About Homelessness

5 Organizational Excellence

Strong leadership, smart technology, sound finances and continuous innovation.

★ **KEY INITIATIVES**

- **Special Services Budget Deficit**

✓ **DELIVERED 2025–26**

- Taxable Value Process
- Property Tax Reform
- Pension Board

IN MOTION

- AI on Website (RFP)
- Farmington Fair Share
- Planning Efficiencies

2027 POTENTIAL PRIORITIES

- Fund Balance Policy
- Road / Special Services Millage
- PA 152 Hard Cap
- AI Policy
- SiFi Project
- Rain Gardens
- Employee Engagement Survey

Other 2025–26 items completed: living wage · gateway lighting policy · deer management coalition · dog ordinance · charter amendments · boards & commissions.

Values: Excellence · Integrity · Collaboration · Customer Focused · Innovation

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ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

MEMORANDUM

TO: Farmington Hills City Council

FROM: Steven Joppich, City Attorney

CC: Carly Lindahl, City Clerk
Lori Brown, Human Resources Director

DATE: October 23, 2026

SUBJECT: City Manager Employment Agreement

On September 26, 2026, City Council voted to select Karen Mondora as the next City Manager, subject to City Council approval of an employment agreement to be presented to City Council at a future meeting. Council also authorized the Mayor and City Attorney to initiate discussions with Ms. Mondora and prepare an employment agreement to be presented to City Council for approval.

I am pleased to join Mayor Rich in informing Council that we have completed this process and submit the attached Employment Agreement to Council for its consideration and approval. Ms. Mondora has indicated that she accepts the terms of the attached Agreement and is prepared to sign it.

The following is a proposed City Council action to approve the attached Employment Agreement:

> IT IS RESOLVED that the Farmington Hills City Council approves the City Manager Employment Agreement between the City of Farmington Hills and Karen Mondora, as presented, and authorize Mayor Rich and City Clerk Lindahl to execute the Agreement for and on behalf of the City.

EMPLOYMENT AGREEMENT

This Employment Agreement (hereinafter referred to as "the Agreement"), dated October 13, 2026, is made and entered by and between the City of Farmington Hills (hereinafter sometimes referred to as "City"), a Michigan municipal corporation, and Karen Mondora (hereinafter sometimes referred to as "City Manager").

R E C I T A L S :

WHEREAS, Section 3.07 of the Charter of the City of Farmington Hills, Michigan, provides for the appointment of a City Manager by the City Council and requires that said appointment shall be by contract between the City and the person appointed to serve as the City Manager; and

WHEREAS, it is necessary, in order to fulfill the requirements of the Charter, that City and City Manager execute this contract establishing City Manager's employment as the City Manager, compensation, term of employment, and other terms and conditions of employment.

NOW, THEREFORE, the parties agree as follows:

1. Karen Mondora is hereby employed as the City Manager of the City of Farmington Hills and is hereby vested with the authority applicable to the position of City Manager as set forth in the Charter of the City of Farmington Hills and in the appropriate ordinances and resolutions of the City Council adopted thereunder. City Manager hereby assumes the duties, responsibilities, and obligations of that office, as set forth in the Charter of the City of Farmington Hills and in the appropriate ordinances and resolutions of the City Council adopted thereunder. City Manager expressly acknowledges that she serves at the pleasure of the City Council.

2. The appointment of City Manager and the terms and conditions of this Agreement shall become effective at 12:01 A.M. on October 13, 2026, and shall terminate at

12:01 A.M. on October 13, 2029, unless renewed as provided herein for one (1) additional term. This Agreement will be automatically renewed for an additional period of three (3) years, or until 12:01 A.M. on October 13, 2032, unless the City Council, by its Mayor, gives notice of its intent not to renew this Agreement by written notice served upon City Manager not less than one hundred and eighty (180) days prior to the end of any term. If this Agreement is not renewed for the additional period of October 13, 2029, to October 13, 2032, and City Manager has not attained eligibility for normal retirement under the City's Employee Retirement System Ordinance and applicable law, the City Manager's salary, compensation, perks, expenses, benefits, and position as City Manager under the balance of this Agreement shall discontinue and Sections 1 and 3 through 15 shall no longer apply, but the following salary, terms, and conditions shall apply:

A. City Manager shall continue to receive a salary equivalent to Five Hundred ($500.00) Dollars a month until such time as City Manager attains eligibility for normal retirement under the Retirement System Ordinance and applicable law;

B. It is expressly understood and agreed that City Manager shall remain an employee of the City during the period of such salary continuation for purposes of earning service credit towards retirement eligibility, and such salary continuation shall constitute compensation for services rendered to the City based on eight-hour days and forty (40) hours a week for purposes of Credited Service under the Retirement System Ordinance; and

C. During such period of salary continuation, City Manager, in the sole discretion of the City Council, may not be required to perform any duties on behalf of the City and shall not be eligible for any benefits under the City's personnel policies and/or

ordinances, with the exception of the retirement benefit or any benefit required by federal or state law.

3. As compensation for City Manager's services as the City Manager, City shall pay to City Manager the annual salary of Two Hundred Fifteen Thousand Eight Hundred ($215,800.00) Dollars, less applicable withholdings and deductions, such compensation to be paid in installments on regular City paydays. City Council shall review said salary compensation annually from the date hereof and said salary shall be increased, at a minimum, thereafter in increments equal to salary increases provided to other non-union civilian executive level employees of City, unless otherwise mutually agreed by the parties. This Agreement shall be automatically amended to reflect any such annual salary increases.

4. In addition to the compensation set forth in Section 3 of this Agreement, City agrees to annually contribute a percentage of City Manager's annual salary equal to City's annual contribution for the City's non-union general employees to the City of Farmington Hills Employees Retirement System ("the Retirement System"). At the time of entering into this Agreement, City Manager belongs to the Retirement System. City Manager will continue to belong to the Retirement System, and contributions made to the Retirement System on behalf of City Manager shall be made in conformance with the provisions of the City Code establishing the Retirement System presently in effect or as may be amended from time to time. Notwithstanding anything else in this Agreement to the contrary, with respect to City Manager's participation in the Retirement System, the terms and provisions of this Agreement are subject to compliance with the Retirement System Ordinance and applicable law, and, in the event of any conflict between said Ordinance or applicable law and this Agreement, said Ordinance and applicable law shall control.

5. City agrees to pay the professional dues and subscriptions of City Manager necessary for City Manager's continuation and full participation in national, regional, state, and local associations and organizations necessary and desirable for City Manager's continued professional participation, growth and advancement, and for the good of City in an amount as determined and approved by City Council annually in the City Budget.

6. City hereby agrees to pay the expenses of City Manager, in an amount as determined and approved by City Council annually in the City Budget, for professional and official travel, meetings, and occasions considered desirable by City Council to allow City Manager to continue the professional development of the City Manager position and to adequately pursue necessary official and other functions for City, including but not limited to the Annual Conference of the International City/County Management Association (ICMA) and conferences of the Michigan chapter of ICMA, the Michigan Municipal League, the National League of Cities, and such other national, regional, state and local governmental groups and committees thereof which City Manager serves as a member.

7. City also agrees to pay the expenses of City Manager for short courses, institutes, and seminars that are necessary for City Manager's professional development and for the good of City in a total amount not to exceed $1,000.00 annually, without prior approval of the City Council.

8. City recognizes that certain expenses of a non-personal and job related nature are incurred by City Manager and hereby agrees to reimburse said reasonable and necessary expenses, and the Finance Director is hereby authorized to disburse such monies, upon receipt of duly executed expense or petty cash vouchers, receipts, statements, or personal affidavits in a total amount not to exceed $1,000.00 annually, without prior approval of the City Council.

9. City Manager shall be provided an automobile from the City's fleet of vehicles approved by City Council. City Manager may take the vehicle home overnight and may use the vehicle for City business and other incidental personal purposes reasonably associated with ordinary daily activities, including travel between home and work and customary personal stops made in connection with such travel. Such personal use shall be reasonable in scope, shall not materially increase the City's costs, and shall remain subject to applicable law and the City's Motor Vehicle Policy 9.01. Except as otherwise stated in this Section 9, City Manager agrees to comply with the City's Motor Vehicle Policy 9.01 with regard to the use of the City-owned vehicle.

10. Except as otherwise provided in this Agreement, City agrees to provide City Manager with the same benefits generally available to non-union City employees as provided for under the City's personnel policies and/or ordinances, including, but not limited to, health insurance, life and accidental death and dismemberment (AD&D) insurance, dental and optical insurance, short-term and long-term disability insurance, longevity, and Retiree Health Savings Account.

11. City recognizes the desirability of representation in and before local civic and other civic organizations, and City Manager is authorized to become a member of one civic club or civic organization, for which the City shall pay all expenses. City Manager may join other civic organizations at City Manager's own expense.

12. During the term this Agreement is in force, City Manager agrees to devote all of City Manager's time and energy and give City Manager's best attention exclusively to the business of City and to carry out City Manager's duties and responsibilities as City Manager under and in accordance with the City Charter, City Code, and this Agreement to the best of City Manager's ability. City Manager shall hold no other employment. City Manager also shall not hold, either directly or

indirectly, an investment in any firm, corporation or legal entity supplying goods or services to City, nor in any firm, corporation or other entity which has or is likely to have any dealings with City. City acknowledges that City Manager is employed in a bona fide executive, administrative, and professional capacity and that the position requires the exercise of independent judgment regarding the time, place, and manner in which her duties are performed. Because the Employee's responsibilities frequently extend beyond normal business hours, City Manager shall have the authority to establish and modify her work schedule as she deems appropriate, provided that she continues to fulfill the duties of the full-time position and remains reasonably available to meet the operational needs of the City.

13. City Manager may take a sabbatical leave every two (2) years that this Agreement is in effect. The sabbatical leave shall be for one (1) continuous period, not to exceed six (6) weeks. City Manager shall be required to utilize accrued vacation time and accrued sick time, in that order, concurrent with the sabbatical leave. All other benefits shall continue to be provided during the sabbatical leave in accordance with the City's personnel policies and/or ordinances.

14. City Council shall review the performance of City Manager at least once each calendar year, on a date to be scheduled between City Manager and the Mayor, typically in February or March (the "annual performance review"). The annual performance review shall utilize a formal written process, form, criteria, and format that City Council shall establish in consultation with City Manager. City Manager may request or, with notice to City Manager, City Council may undertake additional performance reviews or evaluations of City Manager during the course of a calendar year in a form and manner desired by or acceptable to City Council.

15. Unless otherwise agreed in writing by the parties, in the event City Manager resigns from City Manager's position with City, City Manager shall give City Council at least

thirty (30) days' advance written notice, unless the parties agree otherwise. Unless otherwise agreed in writing by the parties, in the event City Manager resigns from City Manager's position, City Manager shall not be entitled to the severance pay described in Section 16, below, but City Manager shall be compensated for all accrued benefits (vacation leave, sick leave, and prorated longevity) to which City Manager may be entitled pursuant to the City's post-employment employee benefits policies and ordinances in existence at the time this Agreement is terminated.

16. City may terminate this Agreement at any time for any of the following reasons:

A. Because of the death of City Manager;

B. Because of the permanent disability of City Manager such that City Manager becomes unable to perform City Manager's duties and qualifies for long term disability insurance, provided City Manager has been sent written notice of such termination at least thirty (30) days prior to the effective date of the termination;

C. Because of any violation by City Manager of the terms of this Agreement;

D. Because of any violation by City Manager of the terms of the City Charter or ordinances, policies, rules, procedures, codes or resolutions adopted by City Council or City Manager (as they currently exist or may hereafter be adopted or amended), if such a violation was for personal gain, involved an intentional misrepresentation, was not inadvertent, causes civil liability to the City, or substantially impairs City Manager's ability to function effectively as City Manager or perform the duties of the City Manager;

E. Because of substantial misconduct, whether during or outside the course of employment, which substantially impairs City Manager's ability to function effectively as City Manager;

F. Because of gross negligence in the performance of duties;

G. Because of intentional dishonesty, falsification of records or documents, financial improprieties, misuse of position for personal gain, or misrepresentation of material facts to the Mayor or City Council;

H. Because of willful neglect or abandonment of City Manager's duties; or

I. Because of City Manager's conviction of: (i) any felony; (ii) a misdemeanor that would reflect negatively on City (such as, but not limited to, an offense involving illegal drug use or alcohol abuse, assault and battery, fraud, embezzlement, or theft); or (iii) any

illegal act involving personal gain to City Manager.

Termination of this Agreement pursuant to Sections C - I above shall be taken only after a designee of the City Council has provided City Manager with notice of the reason or reasons proffered against City Manager relating to any of those above causes for termination and City Manager has had an opportunity to appear before City Council in City Manager's own defense. In the event City Manager has been charged by a prosecuting authority with any of the aforementioned crimes or illegal acts, during the period of time between the issuance of any such charges against City Manager and entry of a conviction in court, and after having been notified and given the opportunity to appear before City Council in City Manager's own defense, City Manager may be suspended without pay by the City Council.

In the event that this Agreement is terminated pursuant to this Section, after the effective date of any such termination, City Manager shall have no further right to compensation, retirement plan contributions, or any other benefits identified under this Agreement and shall not be entitled to severance pay under Section 17 below, but shall be compensated for all accrued post-employment benefits to which City Manager may be entitled pursuant to City's employee benefits policies and ordinances in existence at the time this Agreement is terminated.

17. Anything herein above to the contrary notwithstanding, City reserves the right to terminate this Agreement for any reason at any time upon written notice served upon City Manager stating when, not less than thirty (30) days thereafter, such termination shall become effective, provided, however, in lieu of the 30-day written notice, City may terminate this Agreement effective immediately provided that City Manager is paid for the 30-day period.

Subject to the conditions set forth further below in this Section, if City Manager is terminated under this Section, City Manager shall receive the following in severance pay:

A. Any accrued post-employment benefits (vacation leave, sick leave, prorated longevity, and retiree health stipend) to which City Manager may be entitled pursuant to the City's employee benefits policies and ordinances in existence at the time this Agreement is terminated; and

B. Six (6) months' pay at City Manager's base rate of pay at the time of termination of this Agreement, payable as follows:

i. If City Manager has not attained eligibility for normal retirement under the City's Employee Retirement System Ordinance and applicable law, six (6) months' salary continuation, after which City Manager shall continue to receive a salary equivalent to Five Hundred ($500.00) Dollars a month until such time as City Manager attains eligibility for normal retirement under the Retirement System Ordinance and applicable law. It is expressly understood and agreed that City Manager shall remain an employee of the City during the period of salary continuation for purposes of earning service credit towards retirement eligibility, and such salary continuation shall constitute compensation for services rendered to the City based on eight-hour days and forty (40) hours a week for purposes of Credited Service under the Retirement System Ordinance. During such period of salary continuation, City Manager, in the sole discretion of the City Council, may not be required to perform any duties on behalf of the City and shall not be eligible for any benefits under the City's personnel policies and/or ordinances, with the exception of the retirement benefit or any benefit required by federal or state law; OR

ii. If City Manager is eligible for normal retirement under the City's Employee Retirement System Ordinance and applicable law, payment equal to six (6) months' salary in a one-time, lump sum payment, less any applicable withholdings or deductions.

City Manager expressly acknowledges and agrees that City Manager's receipt of the severance pay provided for under this Section shall be the sole and exclusive remedy available to City Manager; and that in order to receive the severance pay outlined above, City Manager must execute, within twenty-one (21) days of the date of a written notice of termination served on City Manager under this Section, a full and complete release of any and all claims, whether known or unknown, City Manager may have against the City, its elected officials, employees, and representatives.

18. Notices pursuant to this Agreement shall be given by first-class mailing with the United States Postal Service, postage prepaid, addressed as follows:

A. If to the City, separately to the Mayor of the City of Farmington Hills & the Clerk of the City of Farmington Hills at 31555 W. Eleven Mile Road, Farmington Hills, MI 48336; and

B. If to City Manager, to Karen Mondora, at [redacted].

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of first-class mailing of such written notice with the United States Postal Service.

19. General Provisions:

A. City Council shall fix any such other terms and conditions of employment relating to the performance of City Manager as it may determine from time to time, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement or any other law or ordinance.

B. All provisions of City's personnel rules and policies, as they now exist or hereafter may be amended, shall apply to City Manager as they would to other non-union employees of the City, unless otherwise provided in this Agreement.

C. A waiver or non-enforcement by either party of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach.

D. Employee agrees to submit appropriate and required documentation for expenses to be reimbursed under to this Agreement.

E. If any provision, or any portion thereof, contained in this Agreement is held to be unconstitutional, invalid, or unenforceable, such provision or such portion thereof shall be deemed severed from this Agreement, and the remainder of this Agreement shall not be affected and shall remain in full force and effect.

F. This Agreement contains the entire agreement between the parties and no other agreement between the parties, oral or written, shall have any force or effect after

the effective date of this Agreement. The parties agree that this Agreement may only be modified in writing and executed by both parties.

G. All agreements and covenants contained in this Agreement are severable, and in the event any of them are held invalid by any court of competent jurisdiction, the remaining portions of this Agreement shall remain in full force and effect.

H. This Agreement shall be binding upon and inure to the benefit of the heirs at law and personal representatives of City Manager.

I. City and City Manager shall exercise their respective rights and perform their obligations under this Agreement in good faith and in a manner consistent with the purposes of this Agreement. Neither party shall take any action intended to deprive the other party of the benefits expressly provided under this Agreement.

IN WITNESS THEREOF, the parties hereto have entered into this Agreement in the City of Farmington Hills, County of Oakland, State of Michigan, and have signed the Agreement or caused it to be signed by their duly authorized representatives as of the date and year first above stated.

KAREN MONDORA

_____
Karen Mondora

CITY OF FARMINGTON HILLS

By: _____
Theresa Rich, Mayor

Attested By: _____
Carly Lindahl, City Clerk

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 10/26/2026

DEPT: PUBLIC SERVICES

RE: AGREEMENT TO PARTICIPATE IN MiCareerQuest SOUTHEAST NOVEMBER 17, 2026

ADMINISTRATIVE SUMMARY

- MiCareerQuest Southeast is an event held at Vibe Credit Union Showplace in Novi, Michigan that provides high school students, counselors, and teachers a better understanding of over 200 career options available in our region.
- The goal is to provide a talent pipeline for area employers with in-demand skilled trade type jobs. The occupations showcased at the event focus on three career divisions, each with around 20 exhibitors, including Advanced Manufacturing and Technology, Construction, and Health Sciences.
- The City's DPW participated in MiCareerQuest (Construction division) in 2018, 2019, 2023, 2024 and 2025.
- Over 8,000 students from 130 different schools in Oakland, Macomb, Monroe, Wayne, Washtenaw, and Livingston Counties will be meeting with working professionals at interactive displays.
- The agreement allows the City to participate in this community event with its equipment and staff.
- The agreement has been reviewed by the City Attorney as to form.

RECOMMENDATION

It is recommended that the City Council authorizes the City Manager to sign the Event Participant Agreement for the 2026 MiCareerQuest Southeast to be held on November 17, 2026.

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL





# # #

Prepared by: Derrick Schueller, Superintendent of Public Works
Reviewed by: Jacob Rushlow, P.E., Director of Public Services
Lori Brown, Director of Human Resources
Approved by: Karen Mondora, P.E., Acting City Manager

MICAREERQUEST SOUTHEAST
EVENT PARTICIPANT AGREEMENT
(GOVERNMENT ENTITIES)

This event participant agreement (the "Agreement") is made between the County of Oakland, 1200 North Telegraph, Pontiac, Michigan, 48341 (herein the "County") and the event participant listed below (herein the "Participant"). The County and Participant may be referred to individually as a "Party" and collectively as the "Parties." The County and Participant enter into this Agreement pursuant to the Urban Cooperation Act of 1967, 1967 Public Act 7, MCL 124.501 *et seq.,* for the purpose of County permitting Participant to participate in the Event (defined below).

Name of Government Entity (the "Participant"):

Address:

Contact Person:

Telephone Number: 555-555-5555

E-Mail Address:

The Parties agree to the following terms and conditions:

1. **Definitions**. In addition to the terms and expressions defined elsewhere in this Agreement, the following words and expressions are defined and interpreted throughout this Agreement as:

   1.1. **Art Craft Display** means Art Craft Display, Inc. Art Craft Display is the exclusive contractor for display assembly at the Facility.

   1.2. **BOCO** means BOCO Enterprises, Inc., a Michigan corporation, located at 46100 Grand River Avenue, Novi, Michigan 48374. BOCO manages and operates the Facility.

   1.3. **Claims** mean any alleged losses, claims, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, liabilities, penalties, litigation, costs, and expenses, including, but not limited to, reimbursement for reasonable attorney fees, witness fees, court costs, investigation expenses, litigation expenses, amounts paid in settlement, and/or other amounts or liabilities of any kind which are incurred by or asserted against County or Participant, or for which County or Participant may become legally and/or contractually obligated to pay or defend against, whether direct, indirect or consequential, whether based upon any alleged violation of the federal or the state constitution, any federal or state statute, rule, regulation, or any alleged violation of federal or state common law, whether any such claims are brought in law or equity, tort, contract, or otherwise, and/or whether commenced or threatened.

   1.4. **County** means Oakland County, a Municipal Corporation, including, but not limited to, all of its departments, divisions, the County Board of Commissioners, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, volunteers, and/or any such persons' successors.

   1.5. **Designated Area** means an area within the Facility that is designated by the County for Participant to use at the Event for the purposes authorized by this Agreement.

1.6. **Event** means the MiCareerQuest Southeast at the Facility on November 16th and 17th of 2026.

1.7. **Facility** means the exhibit space, pre-function space, conference rooms, banquet rooms, hotel lobby and guest rooms, lounge areas, storage areas, maintenance rooms, common areas, parking lots, roadways and grounds, located at the Vibe Credit Union Showplace, 46100 Grand River Avenue, Novi, Michigan 48374 and the Hyatt Place Hotel, 46080 Grand River Avenue, Novi, Michigan 48374.

1.8. **Participant** means the government entity provided above, which is an entity created by state or local authority or which is primarily funded by or through state or local authority, including, but not limited to, its council, its commission, its Board, its departments, its divisions, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, subcontractors, attorneys, volunteers, and/or any such persons' successors.

2. **Participation at Event**. Participant may only participate in the Event as set forth in this Agreement.

2.1. County will permit Participant to use the Designated Area at the Event for the purposes authorized by this Agreement.

2.2. Participant is only permitted to use its Designated Area at the Event to provide an exhibit that concerns career options for high school students.

2.3. Participant is only allowed to use its Designated Area and the Facility for the Event on November 16th and 17th of 2026.

2.4. Participant shall not place any signs or advertisements outside of its Designated Area without the prior written consent of the County.

2.5. Participant shall keep its Designated Area and anything stored thereon in good order and repair and in a clean, safe, and healthful condition.

2.6. Participant shall not make any alternations, additions, or changes to the Facility, unless prior written approval is given by BOCO.

2.7. Participant acknowledges that it had the opportunity to inspect the Facility and accepts the Facility and its Designated Area "AS IS," "AS AVAILABLE," and "WITH ALL FAULTS."

2.8. COUNTY EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON- INFRINGEMENT.

2.9. At the expiration or termination of the Event, Participant shall leave its Designated Area in the same condition that Participant found it and clean of all rubbish. Participant shall remove of all of its personal property from the Designated Area and the Facility prior to 11:59pm on November 17, 2026. If Participant does not remove all of its personal property from the Facility prior to 11:59pm on November 17, 2026, the County may dispose of it, as County deems fit, and bill Participant for any costs associated with the disposal.

2.10. Participant will be provided with a "Vendor Kit" prior to the Event. The Vendor Kit will provide and explain, among other things, the procedures and rules for loading and unloading and setting up and dismantling the Participant's displays and exhibits. Participant acknowledges and understands that it may be required to contract with BOCO, Art Craft

Display, or another contractor that is approved by BOCO, for services or goods that Participant may need for the Event. To the extent the Vendor Kit does not conflict with the provisions in this Agreement, Participant shall comply with all requirements, rules, and procedures in the Vendor Kit. If the Vendor Kit conflicts with the provisions of this Agreement, this Agreement and its terms and exhibits will prevail.

3. **Participant Responsibilities.**

3.1. Participant's exhibit at the Event shall be a hands-on career learning experience for high school students, teachers, and counselors.

3.2. Participant and all persons performing work on behalf of Participant shall not in any manner hold themselves out to be agents or employees of the County.

3.3. Participant is responsible for and shall obtain, at its sole expense, all necessary licenses, permits, and other governmental approvals that are necessary for its participation at the Event.

3.4. Participant is prohibited from performing activities that may be injurious to County property, the Facility, or any person.

3.5. Participant shall comply with the Rules and Regulations of the Facility, which is attached and incorporated into this Agreement as Exhibit A, and the City of Novi's Fire Department Fire Prevention Practices for Exposition Events, which is attached and incorporated into this Agreement as Exhibit B.

4. **Liability/Assurances.**

4.1. Damage to Property. Participant shall be responsible for any damage to the Facility and the property of Art Craft Display, BOCO, and any other contractor that Participant contracts with for the Event, that is caused by Participant. In the event the County incurs liability for damage to the property of BOCO, Art Craft Display, or any other person or entity that is caused by the Participant, the Participant shall reimburse the County for the full amount within thirty (30) days after receiving an invoice from the County.

4.2. Participant shall be solely liable and responsible for any loss, damage, destruction, or liability relating to or arising out of any of Participant's contents, equipment, displays, or participation in the Event.

4.3. Participant shall not cause or allow any person or entity to cause any hazardous material, waste, or debris to enter or to be disposed upon the Facility.

4.4. Responsibility for Claims. Except as otherwise provided in this Agreement, each Party shall be responsible for any Claims made against that Party by a third party, and for the acts of its employees, agents, and volunteers arising under or related to this Agreement. In any Claim that may arise from the performance of this Agreement, each Party shall seek its own legal representation and bear the costs associated with such representation, including judgments and attorney fees.

4.5. IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY OTHER PERSON, FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL, AND/OR PUNITIVE DAMAGES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR PARTICIPANT'S PARTICIPATION IN THE EVENT, REGARDLESS OF WHETHER THE PARTY HAS BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGES.

4.6. No Indemnification. Except as otherwise provided in this Agreement, neither Party shall have any right under this Agreement or under any other legal principle to be indemnified or reimbursed by the other Party or any of its agents in connection with any Claim.

4.7. Reservation of Rights. This Agreement does not, and is not intended to, impair, divest, delegate or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties. Nothing in this Agreement shall be construed as a waiver of governmental immunity for either Party.

5. **Insurance.** Participant shall maintain general liability insurance for the Event on November 16th and 17th of 2026 and property/casualty insurance for any and all items and property that it brings to the Facility along with those coverages set forth in Exhibit C, which is attached to and incorporated into this Agreement. Participant shall provide BOCO and County with evidence of the insurance required in this Agreement upon request. Nothing in this Agreement precludes the County from being covered and protected by Participant's insurance for any and all Claims against the County.

6. **Termination**. Either Party may terminate this Agreement upon thirty (30) calendar days written notice to the other Party for any reason.

7. **Compliance with Law.** Participant must comply with all applicable federal, state, and local laws, regulations and ordinances, and the requirements of this Agreement.

8. **No Interest in Property.** Participant shall have no title or ownership interest to the Facility or property belonging to or owned by the Facility. Participant will not claim any such title to or any easement over the Facility or property belonging to or owned by the Facility.

9. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties. Notwithstanding the foregoing, Participant shall not assign any portion of this Agreement without the prior written consent of the County.

10. **No Employee-Employer Relationship**. Nothing in this Agreement shall be construed as creating an employee-employer relationship between County and Participant.

11. **No Third-Party Beneficiaries**. Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right in favor of any other person or entity.

12. **Force Majeure**. Notwithstanding any other term or provision of this Agreement, neither Party shall be liable to the other for any failure of performance hereunder if such failure is due to any cause beyond the reasonable control of that Party and that Party cannot reasonably accommodate or mitigate the effects of any such cause. Such cause shall include, without limitation, acts of God, fire, explosion, vandalism, national emergencies, insurrections, riots, wars, strikes, lockouts, work stoppages, other labor difficulties, or any law, order, regulation, direction, action, or request of the United States government or of any other government. Reasonable notice shall be given to the affected Party of any such event.

13. **Waiver.** The failure of the County to insist upon strict performance of any covenants or conditions of this Agreement or to exercise any option herein conferred in any one or more instances shall not be construed as a waiver or relinquishment of any such covenants, conditions, or options, but the same shall be and remain in full force and effect. No covenant, term or condition of this Agreement shall be deemed to have been waived by the County, unless such

waiver is in writing by the County.

14. **Amendments.** This Agreement cannot be modified unless reduced to writing and signed by both Parties.

15. **Severability.** If any term, covenant, or condition of this Agreement or the application thereof to any person or circumstance is deemed to be invalid or unenforceable to any extent, the remainder of this Agreement or the application of such term, covenant or condition to persons or circumstances, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law, unless removal of such term materially alters the basic intent of the Parties in executing this Agreement.

16. **Governing Law.** This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the Sixth Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.

17. **Counterparts.** This Agreement may be executed in one or more counterparts, including facsimile copies, each of which shall be deemed an original, but all of which shall together constitute one instrument.

18. **Entire Agreement.** This Agreement sets forth all covenants, promises, agreements, conditions and understandings between the Parties concerning the use of the Facility for the Event and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between the Parties other than are herein set forth.

19. **Effective Date.** The Effective Date of this Agreement shall be the date upon which the last of the Parties listed below has signed the Agreement.

20. **Authority.** The Parties represent that their respective signatories have the requisite authority to execute and bind them to the duties and responsibilities contained herein.

APPROVED AND AUTHORIZED BY PARTICIPANT:

The Authorized Official below hereby acknowledges that they have been authorized by Participant's respective board, commission, council, or other governing body to execute this Agreement on behalf of Participant and hereby accepts and binds Participant to the terms and conditions of this Agreement.

NAME OF GOVERNMENT ENTITY (THE "PARTICIPANT"):

APPROVED AND AUTHORIZED BY PARTICIPANT

PARTICIPANT SIGNATURE

DATE

APPROVED AND AUTHORIZED BY COUNTY:

David T. Woodward, Chairperson, Oakland County Board of Commissioners, hereby acknowledges that he has been authorized by a resolution of the Oakland County Board of Commissioners to execute this Agreement on behalf of Oakland County, and hereby accepts and binds Oakland County to the terms and conditions of this Agreement.

APPROVED AND AUTHORIZED BY COUNTY

SIGNATURE

David T. Woodward, Chairperson Oakland County Board of Commissioners

DATE

BOCO ENTERPRISES, INC. **RULES & REGULATIONS**
46100 GRAND RIVER AVENUE
NOVI, MICHIGAN 48374

EXHIBIT A

1. **PROMULGATION.** BOCO Enterprises, Inc., the exclusive manager and operator ("Licensor") of the Facility has promulgated these Rules and Regulations ("Rules and Regulations"), pursuant to Section 9.2 of the BOCO Enterprises License Agreement ("Agreement") under which the Licensor has agreed to allow the Licensee to use certain areas ("Authorized Area") in the Facility during those times ("License Period") and for those purposes set forth in the Agreement. If there is at any time a conflict between the provisions of these Rules and Regulations and the provisions of the Agreement, the provisions of the Agreement shall control.

2. **ADVANCE OR "CASH ON DELIVERY" SHIPMENTS.** Licensor shall not accept any goods shipped to the Facility for the Licensee or any person claiming under the Licensee prior to the beginning of the License Period or during the License Period if any sum is to be paid to the carrier of such goods upon his delivery thereof. Notwithstanding the foregoing, the Licensor shall not be obligated to accept any goods shipped to the Licensee during the License Period except upon prior written consent to the Licensor. Licensor shall not be liable for any damage to said property, and the Licensee releases the Licensor for any claim of loss or of damage to said property and to any damage to other persons or property caused by said property.

3. **RIGHT OF INSPECTION.** Licensor reserves the right to inspect all cartons, packages, and containers brought into or out of the Facility.

4. **PROPERTY OF LICENSOR.** Licensee may not use or operate any equipment, furnishings, or other property of the Licensor without the prior written consent of the Licensor, and under no circumstances may Licensee remove said equipment, furnishings, or other property from the Facility.

5. **DESIGNATED ENTRANCES.** All persons, articles, exhibits, fixtures, displays, and property of any kind and description shall be brought into and out of the Facility only at and through those entrances and exits as the Licensor may designate from time to time.

6. **RESTRICTED AREAS.** Restricted areas of the Facility are labeled "Authorized Personnel Only", and only the Licensor shall have access to those areas.

7. **IDENTIFICATION.** All persons acting for or on behalf of the Licensee must wear an identification badge provided by the Licensee.

8. **PUBLIC SAFETY.** In accordance with Section 3.5 of the Agreement, Licensor may prohibit Licensee or an exhibitor from bringing into the Facility, any material, substances, equipment, or object which may endanger the life of, or cause bodily injury to, any person in the Facility or which is likely to constitute a hazard to any other property therein.

9. **PROHIBITION AGAINST FLAMMABLE MATERIALS.** No flammable materials, such as bunting, tissue

paper, crepe paper, etc., shall be used for decorations or advertising in the Facility. All such materials to be used for decorative or advertising purposes must first be treated with a flame-retardant, and such use shall be in accordance with all applicable federal, state, and municipal fire and safety rules and regulations.

10. **PROHIBITION AGAINST FLAMMABLE LIQUIDS AND GASES.** Licensee shall not, without prior written consent of the Licensor, put up or operate any engine or motor or machinery in the Facility or use oils, burning fluids, camphene, liquid oxygen, ethylene, propane, kerosene, naphtha, gasoline, or other flammable gases for either mechanical or other purposes or any other agent other than gas or electricity for illuminating the Facility. Said prohibition against the use of oils, gases, and gasoline will not apply to the use of fork lifts, motor drive vehicles, cranes, etc., necessary for the installation and removal of exhibits in the Facility, but shall apply to the operation of any exhibit in the Authorized Area. Where any automobiles, trucks, or gasoline engines are to remain in the Facility during any portion of the License Period, the Licensee shall take the following precautions:

    (a) All battery cables are to be disconnected and taped so as to avoid any possibility of emission of sparks therefrom;

    (b) All gasoline tanks are to register in the Empty or E range on their gauges by order of the City of Novi Fire Marshall;

    (c) In the event draining of tanks and refueling must be completed outside of the Facility. Fuel is to be removed or dispensed only with safety equipment approved by the Licensor;

    (d) All gasoline tanks must be sealed with a locking type gasoline cap. If such a cap is not available, the tank must be sealed in accordance with all federal, state, and municipal fire and safety regulations;

    (e) All liquid propane tanks are to be removed from the Facility during any portion of the License Period.

    NOTE: Added to these Rules and Regulations and made a part hereof, is the Novi Fire Marshall requirements. All occupants will need to follow the BOCA fire protection code.

11. **SMOKING.** Smoking is prohibited in the Facility at all times.

12. **EMERGENCY EQUIPMENT.** Fire-fighting and emergency equipment shall not be blocked or obstructed under any circumstances. This includes fire hose and fire extinguisher cabinets, fire pull and alarm boxes, and all entrances and exits to first aid facilities within the Facility.

13. **MOTORIZED VEHICLES.** No motorized vehicle shall be operated on any carpeted or tiled areas in the Facility under any circumstances.

14. **USE OF CARTS.** Carts or dollies with steel wheels are not permitted in any carpeted or tiled area in the Facility. In motion, all crates moved in and out of the Facility must be handled in a manner so as to maximize the protection of and minimize the risk of damage to all carpeting, painted

surfaces, door fixtures, etc.

15. **USE OF TAPE.** Licensee and all of its exhibitors, is strictly prohibited from using any unauthorized style of tape or adhesive substance on any surface within the facility, including the "show floor". Duct tape, plastic double-sided tape, or masking tape is specifically prohibited! Only cloth-backed carpet tape is allowed -- the acceptable type of tape is available for purchase from the Service Desk during move in hours.

16. **CRATE STORAGE.** The Licensee shall remove all crates, packaging and related materials from the Authorized Area prior to the beginning of the Show Period set forth in the Agreement. Notwithstanding anything in this paragraph to the contrary, cartons and boxes may be stored under exhibitor tables as long as the cartons or boxes do not extend past the edges of the tables.

17. **ADVERTISING.** All advertising of the exhibition or performance to be given in the Authorized Area for which the license set forth in the Agreement was given shall be accurate and true in all respects, and the content of all such advertising must first be supplied to the Licensor for its review and comment before it is, by any means, published.

18. **BROADCAST RIGHTS.** The Licensor reserves all rights and privileges for outgoing radio and television broadcasts originating from the Facility during the License Period. Licensee will request prior approval from Licensor to have any media coverage (including radio or television broadcasts) at the Event and will share any of the broadcast footage of the Event that is owned or permitted to be distributed by Licensee with Licensor for public relations purposes.

19. **RECORDING.** No visual or audio recording of any type or kind shall be made in the Facility without the prior written approval of the Licensor. The Licensor reserves the right to charge the Licensee an additional charge that is mutually agreed to in writing by the parties to be paid in accordance with the provisions of Article III of the Agreement for that privilege.

20. **FIRE DEPARTMENT.** The Fire Department may exercise its right to assign a fire detail to the premises during open show hours. The financial responsibility shall be with the Licensee.

21. **ATTENDANCE CAPACITY.** The Licensee shall not admit into the Facility a larger number of persons than the Facility can accommodate, as determined by federal, state, and municipal fire and safety rules and regulations. Furthermore, the Licensee shall not admit into any Authorized Area a larger number of persons than can freely and safely move about therein. The decision of the Licensor, in its sole discretion, shall be final in this respect.

22. **LIVE ANIMALS.** The Licensee shall not permit any live animal, reptile, fish, or bird to enter, nor suffer the same to remain in the Facility unless it is a properly and safely muzzled "seeing eye" dog accompanying a blind person or is an animal, reptile, fish, or bird which the Licensor has in writing expressly consented to allow in the Facility. All such animals so admitted must at all times remain on a leash, within a pen, or under similar control.

23. **EXHIBITOR'S CONTRACTS.** The Licensee shall have valid, properly executed and compatible written contracts with all performers and exhibitors who are to use the Authorized Area under the Licensee's right to use such, and the Licensee shall submit the same upon demand to the Licensor.

24. **PERFORMANCE AND EXHIBIT APPROVAL.** The Licensor retains the final right to approve every performance and exhibit offered in the Facility and in no event shall any such performance or exhibit take place if the Licensor objects to such.

25. **REFUND OF TICKET REVENUE.** Licensor retains the right to determine whether the price of tickets will be refunded for cause, in keeping with the Licensor's policy of retaining the public's goodwill.

26. **ANNOUNCEMENTS.** Licensor reserves the right to make announcements during all intermission periods relating to advertisement of future Facility attractions, and also at any time such other announcements as the Licensor deems necessary in the interest of public safety.

27. **TOURS.** Licensor reserves the right to conduct public tours of the Facility and Authorized Area therein during the License Period in such a manner as to minimize any interference with the Licensee's use thereof.

28. **SOLICITATIONS.** No collections or donations, whether for charity or otherwise, shall be made, attempted, or announced in the Facility without the prior written approval of the Licensor.

29. **LOST ARTICLES.** Licensor shall have the sole right to collect and have the custody of all articles left, lost, or checked in the Facility by persons attending any performance, exhibition, or entertainment given or held in the Facility, and the Licensee shall not collect or interfere with the collection or custody of such articles.

30. **KEYS.** All Facility keys required by the Licensee during its use of the Authorized Area under the terms of the Agreement may be obtained from the Licensor, must be returned to the Licensor at the end of the License Period, and are subject to a ten- dollar ($10.00) deposit per key.

31. **PARKING.**

Exhibitor Parking: All exhibitors must park in the designated exhibitor parking area only, which may be by way of an off-site shuttle program at a location to be determined by Licensor. All exhibitors will be allowed free access in and out of the parking lot during move-in and move-out periods only. **No gray water may be dumped. There will be charges if a power hook up is required.** Licensee understands and agrees that this Exhibitor Parking Areas may be designated at an off-site location by Licensor and accommodated via a shuttle system.

Exhibitor Parking Permits: Exhibitor Parking Permits allowing unlimited access in and out of the parking lot are available through the Licensor. Exhibitor Parking Permits must be prominently displayed on the dashboard of the vehicle.

Parking Areas: Licensor shall attempt to provide as many parking spaces on-site as possible. In the event that the amount of on-site parking spaces will not be sufficient for Licensee's projected attendance, the Licensor shall attempt to coordinate additional parking areas off-site, the use of which may require the implementation of an off-site shuttle program which will be utilized in the event that the on-site parking falls short of the required amount. The acceptability and determination of whether or not to proceed with arrangements with the adjacent property

owner's parking area or the development of the on-site temporary parking area would remain solely with the Licensor, but, in any event, the Licensor and Licensee shall coordinate a mutually acceptable off-site shuttle program.

32. **MEETING ROOMS.** Meeting Rooms, unless licensed as part of the Authorized Area, may be rented at an additional charge.

33. **LOADING DOORS.** Licensee shall provide, at the Licensee's expense, a door operator designated and approved by the Licensor for the operation of loading doors within the Authorized Areas. Licensee shall be financially responsible to replace or repair doors if damage occurs during the License Period.

34. **CLEARANCE REQUIREMENTS.** Clearance requirements for combustible materials from hanging gas-fired heating units within exposition area: Five feet (5') from any side of the heating unit; Six feet (6') from the bottom of the heating unit.

35. **HANGING SIGNS, BANNERS AND STREAMERS.** No hanging signs, banners, streamers or other types of materials will be allowed directly under the heating units and the same shall maintain the appropriate distances as identified in #34 above.

36. **HELIUM BALLOONS.** Helium balloons are specifically banned from use in the areas of the exposition center serviced by these hanging gas-fired heating units.

37. **COMPLIANCE.** Licensor, in cooperation with local officials, reserve the absolute right to take whatever steps are necessary to ensure the strict adherence to these provisions, and if any costs are incurred to provide compliance, these costs shall be the responsibility of Licensee.

BOCO ENTERPRISES, INC.
By order of its Board of Directors

EXHIBIT B

FIRE DEPARTMENT

FIRE PREVENTION PRACTICES FOR EXPOSITION EVENTS

The Novi Fire Department, in an attempt to maintain a safe and enjoyable event has established the following Rules and Regulations to be observed by all exhibitors and vendors. These rules are derived from model fire prevention code such as NFPA 101, Life Safety Code and the International Fire Code. If you have any questions regarding these regulations, contact the Fire Marshal's office at #248-735-5674.

GENERAL PRECAUTIONS

1. No display or exhibit shall be installed or operated to interfere in any way with access to any required exit or with the visibility of any required exit or required exit sign.
2. Fire Fighting Equipment: All fire extinguishers and hose valves shall not be blocked by displays or exhibits and shall remain accessible at all times.
3. Electrical: The use of unfused multi-plug adaptors and multi-plug cords is prohibited. Temporary use of extension cords is allowed under the following conditions:
   1.) Of adequate gauge (size) for the equipment being supplied.
   2.) Protected from damage and not in traffic areas.
4. Smoking: Smoking is prohibited in all exhibition areas. "No Smoking" signs shall be posted. Smoking is allowed only in areas so designed.
5. Compressed flammable gases; flammable or combustible liquids, hazardous chemicals or materials; and Class II or greater lasers, blasting agents, and explosives shall be prohibited within exhibit halls unless approved by the Fire Department.

EXHIBITS

1. The travel distance within the exhibit booth or exhibit enclosure to an exit aisle shall not exceed 50 ft.
2. The upper deck of multi-level exhibits exceeding 300 square feet shall have not less than two remote means of egress.
3. Exhibit booths shall be constructed of the following:
   1.) Noncombustible of limited-combustible materials
   2.) Fire-retardant wood
   3.) Flame-retardant materials
   4.) Textile wall coverings, such as carpeting and similar products used as wall or ceiling finishes have a Class A flame spread rating.
4. Draperies, curtains and other similar loosely hanging furnishings and decorations shall be flame resistant.

5. Acoustical and decorative matter including, but not limited to, cotton, hay, paper, straw, moss, split bamboo and wood chips shall be flame-retardant treated to the satisfactions of the fire department. Materials that cannot be treated for flame retardant shall not be used.
6. The following shall be protected by automatic extinguishing systems:
   1.) Single-level exhibit booths exceeding 300 ft2 and covered with a ceiling.
   2.) Each level of multi-level booths, including the uppermost level where the uppermost level is covered with a ceiling.

   A single exhibit or group of exhibits with ceilings that do not require sprinklers shall be separated by a distance of not less than 10 ft. where the aggregate ceiling exceeds 300 ft2.

   Exception: Vehicles, boats and similar exhibited products having over 100 ft2 of roofed area shall be provided with smoke detectors acceptable to the fire department.

7. No open flame devices or pyrotechnic devices shall be used in assembly occupancy unless approved by the fire department.
8. Open flame devices, where approved, shall be isolated from the public by at least 48 inches and shall be separated from combustible materials by at least 24 inches.
9. Combustible materials within exhibit booths shall be limited to a one-day supply. Storage of combustible materials behind the booth shall be prohibited.
10. The use of compressed natural gas is allowed where permitted by the fire department.

COMBUSTION VEHICLE DISPLAYS

1. All **GASOLINE** fuel powered vehicles openings shall be locked and sealed in an approved manner to prevent the escape of vapors. Gasoline fuel tanks shall not contain in excess of one-quarter their capacity or contain in excess of 5 gallons of fuel, whichever is less.
2. All **DIESEL** fuel powered vehicles fuel tank shall be locked and sealed in an approved manner to prevent the escape of vapor. Diesel fuel tanks shall not contain in excess of one-half their capacity or contain in excess of 20 gallons of fuel, whichever is less.
3. Fueling or de-fueling of vehicles is prohibited inside the building.
4. At least one battery cable shall be removed from the batteries used to start the vehicle engine. The disconnected battery cable shall then be taped.
5. Batteries used to power auxiliary equipment shall be permitted to be kept in service.
6. Vehicles shall not be moved during exhibition hours.

ELECTRIC VEHICLE DISPLAYS

1. All electric vehicles battery state of charge **SHALL** be no more than 30%.
2. An emergency plans for an electric vehicle that starts to off gas.
3. Dedicate an area outside in the parking lot to put an electric vehicle that is off gassing.
4. All main aisleways **SHALL** be wide enough to allow the forklift that Vibe Credit Union has or a wrecker vehicle to drive down to remove the electric vehicle that is off gassing to the burn area out in parking lot.

Revised 6/24

EXHIBIT C

INSURANCE REQUIREMENTS

During this Contract, the Participant shall provide and maintain, at its own expense, all insurance as set forth and marked below, protecting the County against any Claims, as defined in the Agreement. The insurance shall be written for not less than any minimum coverage herein specified.

Primary Coverages

Commercial General Liability Occurrence Form including: (a) Premises and Operations; Products and Completed Operations (including On and Off Premises Coverage); (c) Personal and Advertising Injury; (d) Broad Form Property Damage; (e) Independent Contractors; (f) Broad Form Contractual including coverage for obligations assumed in this Contract;

$1,000,000 – Each Occurrence Limit

$1,000,000 – Personal & Advertising Injury

$2,000,000 – Products & Completed Operations Aggregate Limit

$2,000,000 – General Aggregate Limit

$ 100,000 – Damage to Premises Rented to You (formally known as Fire Legal Liability)

Workers' Compensation Insurance with limits statutorily required by any applicable Federal or State Law and Employers Liability insurance with limits of no less than $500,000 each accident, $500,000 disease each employee, and $500,000 disease policy limit. Participant must also satisfy one of the following:

1. Fully Insured or State approved self-insurer: or
2. Exempt entities, Partnerships, LLC, etc., must submit a State of Michigan form WC-337 Certificate of Exemption upon request; or
3. Sole Proprietors must submit a signed Sole Proprietor form upon request.

Commercial Automobile Liability Insurance covering bodily injury or property damage arising out of the use of any owned, hired, or non-owned automobile with a combined single limit of $1,000,000 each accident. This requirement is waived if there are no company owned, hired or non-owned automobiles utilized in the performance of this Contract.

Commercial Umbrella/Excess Liability Insurance with minimum limits of $2,000,000 each occurrence. Umbrella or Excess Liability coverage shall be no less than following form of primary coverages or broader. This Umbrella/Excess requirement may be met by increasing the primary Commercial General Liability limits to meet the combined limit requirement.

Commercial Property Insurance. Participant shall be responsible for obtaining and maintaining insurance covering their equipment and personal property against all physical damage.

General Insurance Conditions

The aforementioned insurance shall be endorsed, as applicable, and shall contain the following terms, conditions, and/or endorsements. All certificates of insurance shall provide evidence of compliance with all required terms, conditions and/or endorsements.

1. All policies of insurance shall be on a primary, non-contributory basis with any other insurance or self-insurance carried by the County;

2. The insurance company(s) issuing the policy(s) shall have no recourse against the County for subrogation (policy endorsed written waiver), premiums, deductibles, or assessments under any form. All policies shall be endorsed to provide a written waiver of subrogation in favor of the County;

3. Any and all deductibles or self-insured retentions shall be assumed by and be at the sole risk of the Participant;

4. Participant shall be responsible for its own property insurance for all equipment and personal property used and/or stored at the Facility;

5. The Commercial General Liability, Commercial Automobile Liability, and Commercial Property Insurance policies along with any required coverages shall be endorsed to name the County of Oakland and it officers, directors, employees, appointees, and commissioners as additional insured where permitted by law and policy form;

6. The Participant shall require its contractors or sub-contractors that participate in the Event, not protected under the Participant's insurance policies, to procure and maintain insurance with coverages, limits, provisions, and/or clauses equal to those required in this Contract;

7. Certificates of insurance must be provided upon request and must bear evidence of all required terms, conditions and endorsements; and

8. All insurance carriers must be licensed and approved to do business in the State of Michigan and shall have and maintain a minimum A.M. Best's rating of A- unless otherwise approved by the County Risk Management Department.

NAME OF ENTITY/PERSON (THE "PARTICIPANT"):

ADDRESS:

APPROVED AND AUTHORIZED BY PARTICIPANT	**APPROVED AND AUTHORIZED BY THE COUNTY**
SIGNATURE	SIGNATURE

DATE: **October 26, 2026**

TO: **Mayor and City Council**

FROM: **Karen Mondora, Acting City Manager**

SUBJECT: **Amendments to Rules of the City Council and Guidelines of Conduct**

At the October 10, 2026 City Council Goals Session meeting, Council established priorities around the City's 5-year Strategic Plan goals. In reference to the goal "Community Safety & Well-being," City Council discussed the issue of police presence at Council meetings. A review of benchmark and peer communities confirmed that this is standard practice. Council reached consensus to proceed with scheduling at least one on-duty officer for regular and special meetings of the City Council. In consultation with the City Attorney, we are recommending adoption of the attached Resolution with a new provision added to the Meeting Rules.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

RESOLUTION NO. R - -26

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

PRESENT:

ABSENT:

the following resolution was offered by Councilperson _____ and supported by Councilperson _____:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Farmington Hills that said Council does hereby adopt the following amendment to add a new Subsection 8 to Section A of the Rules of the City Council and Guidelines of Conduct, effective at the first regular meeting in _____, 2026:

A. REGULAR AND SPECIAL MEETINGS

1. REGULAR MEETINGS:

   Regular meetings of the City Council will be held, at a minimum, on the second and fourth Mondays of each month beginning at 7:30p.m., local prevailing time, at the City Hall. Regular meetings may be rescheduled to other times by a vote of the Council.

2. SPECIAL MEETINGS:

   A special meeting may be called by the Mayor, or any of four (4) or more members of Council and upon at least eighteen (18) hours notice to each member.

3. BUSINESS AT SPECIAL MEETINGS:

   No business shall be transacted at any special meeting of the Council unless the same has been stated in the notice of such meeting.

4. STUDY SESSIONS:

   Study sessions of the Council will be held as necessary and as scheduled by Council. The City Manager and City Clerk will prepare an agenda for these meetings prior to the start of such meetings.

5. REGULAR AND SPECIAL MEETING NOTICE (POSTING) REQUIREMENTS:

A. For regular meetings of the Council, the Clerk shall post at the City Hall, within three (3) days after the first meeting of the Council in each calendar year, a public notice stating the dates, times and places of its regular meetings for the year.

B. For a rescheduled regular or a special meeting of the Council, a public notice stating the date, time and place of the meeting shall be posted at least 18 hours before the meeting.

C. However, such notice, as described in 5A and B above, is not required for a meeting of the Council in emergency session in the event of a widespread natural disaster or a severe and imminent threat to the health, safety or welfare of the public when two-thirds of the members of the Council determine that delay would be detrimental to the City's efforts in responding to the threat.

6. MAILING OF MEETING AGENDAS:

Upon written request of an individual, organization, firm or corporation, and upon the requesting party's payments of an annual fee of not more than the reasonable estimated cost for printing and postage of such notices, the Clerk shall send to the requesting party, by first class mail, a copy of regular meeting agendas. The Clerk shall also notify any requesting party that a copy of each regular meeting agenda is posted on the City's website for public access prior to each such meeting. Upon written request, the Clerk shall electronically provide a copy of such notices of meetings to any newspaper published in the State of Michigan and to any radio and television station located in the State free of charge.

7. MINUTES OF REGULAR AND SPECIAL MEETINGS:

A. A journal of the proceedings of each regular and special meeting will be kept in the English language by the Clerk and shall be signed by the City Clerk, upon approval by Council.

B. Proceedings of the Council, or a brief synopsis thereof, will be published in a newspaper of general circulation within the City within 15 days following each meeting.

C. Proposed minutes of regular or special meetings will be available for public inspection not more than eight business days after such meeting.

D. Approved minutes will be available for public inspection not later than five business days after the meeting at which the minutes were approved.

8. SECURITY AT SPECIAL AND REGULAR MEETINGS:

A City law enforcement officer will be present at special and regular Council meetings, but not including closed sessions unless specifically requested by a vote or consensus of Council. City Council or the City Manager, with notice to City Council, may implement additional security measures at City Council meetings.

AYES:
NAYS:
ABSENT:
ABSTENTIONS:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting City Clerk of the City of Farmington Hills, County of Oakland, State of Michigan, do hereby certified 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 _____, 2026, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this _____ day of_____, 2026.

_____
CARLY LINDAHL, City Clerk

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 10/26/2026

DEPT: PUBLIC SERVICES

RE: BEET JUICE LIQUIDS FOR WINTER STREET MAINTENANCE

ADMINISTRATIVE SUMMARY

- The purchase of beet juice liquids for winter maintenance was advertised and competitively bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system and opened on October 20, 2026. Notification was sent to four hundred thirty-nine (439) vendors (including ninety-nine (99) that hold classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled).

- The beet juice additive, when combined with salt brine, assists in two ways. It lowers the freezing point of water making the application effective below 20 degrees Fahrenheit. The beet product also increases the adhesion to roads and reduces the corrosive impact of chloride solutions.

- The bid provides for a one-year contract with provisions for up to four (4) additional one-year extensions through mutual consent by the City and the vendor.

- Funding for the beet juice liquids is provided in the Major Road Maintenance Budget.

- The supplier recommended for award, Waverly Industries LLC of Indianapolis, Indiana has successfully provided winter maintenance liquid products to the City and other road agencies in our region in the past and have proven to be reliable and professional.

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

BID SUMMARY

City of Farmington Hills
Bid Tabulation
itb-fh-26-27-2607
Anti-Icing Fluid Beet Juice
Opened 10/20/2026

ITEM		Waverly Industries, LLC Indianapolis, IN	
Ready to Use DELIVERY BY VENDOR TO DPW (including all freight/fuel surcharges and any other	ESTIMATED QUANTITY (12,000 Gallons)	Unit Price	Total
GeoMelt 55	4500	$ 4.56	$ 54,720.00
GeoMelt 55	3000	$ 4.99	$ 59,880.00
GeoMelt C3	4500	$ 4.40	$ 52,800.00
GeoMelt C3	3000	$ 4.60	$ 55,200.00
GeoMelt S7	4500	2.81	$ 33,720.00
GeoMelt S7	3000	3.01	$ 36,120.00
Notes	**Bulk Delivery**		
Price Increase afer the 2nd contract year	**3%**		

Bid notification was sent to over 439 vendors. We received zero (0) "No-Bids.

RECOMMENDATION

- IT IS RESOLVED that the City Council authorize the Acting City Manager to approve the required contract and purchase orders to Waverly Industries, LLC of Indianapolis, Indiana for beet juice liquids in the amount not-to-exceed the annual budgeted amount with one or more administration approved extensions not-to-exceed a total of four (4) years.

# # #

Prepared by: Derrick Schueller, DPW Superintendent
Reviewed by: Jacob Rushlow, P.E., Director of Public Services
Michelle Aranowski, Director, Department of Central Services
Approved by: Karen Mondora, P.E., Acting City Manager

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 10/26/2026

DEPT: PUBLIC SERVICES/SPECIAL SERVICES

RE: AWARD OF BID FOR HVAC, GEOTHERMAL AND BUILDING AUTOMATION SYSTEMS INSTALLATION, MAINTENANCE & REPAIR

ADMINISTRATIVE SUMMARY

- Invitations to bid were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened, and read aloud on Wednesday, October 14, 2026, for HVAC, Geothermal and Building Automation Systems Installation, Maintenance & Repair. Notification was sent to six hundred seventy-four (674) vendors, (including one hundred sixty-four (164) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with three (3) vendors responding. We received zero (0) "No-Bids."

- The specifications require the awarded contractor to provide semi-annual inspection and preventive maintenance visits for HVAC and Geothermal systems to all City owned facilities. Included in the base program are spring and fall "start-up/shut-down" and reports for each unit noting the preventative maintenance performed, unfavorable conditions found with recommendations on improvements and/or repairs with cost estimates. In addition, specifications require the awarded contractor to provide pricing for repairs found during inspection, repairs needed on an emergency basis and provision & installation of new equipment on an as needed basis.

- Staff from the Special Services and Public Services departments reviewed all the bids and have determined that W.J. O'Neil is the lowest qualified bidder for all services. WJ O'Neil has extensive experience with HVAC, Geothermal and Building Automation Systems. They have provided this service for the City of Farmington Hills for the past fifteen (15) years.

- Funding for the maintenance & repair services is budgeted in the departmental building maintenance accounts. New equipment installation will be approved by City Council through the budget approval process and Capital Improvement Plan as needed.

RECOMMENDATION

IT IS RESOLVED City Council authorize the City Manager to issue purchase orders to W.J. O'Neil for all budgeted HVAC, Geothermal and Building Automation Systems (BAS) as needed, for two (2) years and for an additional three (3) one-year extensions under the same terms and conditions, utilizing their contract price escalator, by mutual consent between the City of Farmington Hills and W.J. O'Neil.

# # #

Prepared by: Art Walker, Senior Buyer
Reviewed by: Brian Moran, Deputy Director of Special Services
Reviewed by: Ted Davis, Director of Special Services
Reviewed by: Jacob Rushlow, Director of Public Services
Reviewed by: Michelle Aranowski, Director of Central Services
Approved by: Karen Mondora, Acting City Manager

BID TABULATION EVALUATION

City of Farmington Hills
Bid Tabulation
Bid # itb-fh-26-27-2600
HVAC, Geothermal & BAS System Maintenance
10/14/2026
EVALUATION BASED ON ORDER SAMPLING

COMPANY NAME	CITY/STATE	BASE MAINTENANCE	HISTORICAL REPAIR SAMPLING	TOTAL W/ SAMPLING
Systemp, Corp.	Auburn Hills, MI	$ 154,500.00	$ 7,287.59	$ 161,787.59
W.J. O'Neil	Livonia, MI	$ 76,972.00	$ 5,318.78	$ 82,290.78
Engineering Excellence*	Farmington Hills, MI	$ 7,397.00	$ 5,937.11	$ 13,334.11

Bid Notification was sent to 674 vendors. Zero (0) "No-Bids" were received.

***Note: Engineering Excellenence is Non-Responsive. They did not bid a a majority of the preventive maintenance line items**

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

City of Farmington Hills
Bid Tabulation
Bid # itb-fh-26-27-2600
HVAC, Geothermal & BAS System Maintenance
10/14/2026

Vendor Name	Systemp Corp, Auburn Hills, MI	W.J. O'Neil Company Livonia, MI	Engineering Excellenace Farmington Hills, MI
Preventative Maintenance			
City Hall 31555 W Eleven Mile Road	$14,900.00	$10,586.00	N/A
Police Department 31655 W ElevenMile Road	$9,400.00	$3,164.00	N/A
Fire Station #5 31455 W Eleven Mile Road	$4,650.00	$1,497.00	N/A
Fire Station #4 28711 Drake Road	$3,650.00	$1,506.00	$1,487.00
Fire Station #3 29260 Grand River	$3,950.00	$1,426.00	$1,610.00
Fire Station #2 28225 Middlebelt Road	$2,950.00	$821.00	$1,487.00
Fire Station #1 35725 Nine Mile Road	$2,950.00	$681.00	$792.00
Parks & Golf Maintenance Bldg. 38111 Interchange Drive	$2,750.00	$829.00	$492.00
Farmington Hills Golf Club 37777 W Eleven Mile Road	$3,950.00	$1,157.00	$1,102.00
Nature Center - Heritage Park 24915 Farmington Road	$2,150.00	$791.00	N/A
Visitor Center - Heritage Park 24815 Farmington Road	$1,850.00	$716.00	N/A
DPW 27245 Halsted Road	$9,400.00	$3,226.00	N/A
Longacre 24705 Farmington Road	$3,250.00	$1,181.00	N/A
William Costick Center 28600 W Eleven Mile Road	$29,200.00	$17,820.00	N/A
Farmington Hills Community Center (HAWK) 29995 Twelve Mile Road	$45,000.00	$28,104.00	$427.00
Ice Arena 35500 W Eight Mile Road	$14,500.00	$3,467.00	N/A
Total Preventative Maintenance	**$154,500.00**	**$76,972.00**	**$7,397.00**
Special Services			
Regular Labor per hour	$165.00	$118.00	$115.00
Regular Labor BAS System	$185.00	$140.00	$250.00
Parts will be billed at Cost +	25%	15%	50%
Emergency Service-on site within 2 hours			
Regular Labor per hour 7 a.m. - 4:30 p.m.	$165.00	$118.00	$115.00
Regular Labor BAS System 7 a.m. - 4:30 p.m.	$185.00	$140.00	$175.00
Labor After hours weekdays 4:30 p.m. - 7 a.m.	$240.00	$148.00	$155.00
BAS System Labor After hours weekdays	$205.00	$160.00	$250.00
Labor After hours Weekends & Holidays	$330.00	$190.00	$155.00
BAS System Labor Weekends & Holidays	$410.00	$190.00	$250.00
Capital Improvement (Provision & Installation of New equipment)			
Regular Labor per hour	$165.00	$125.00	$115.00
Parts will be billed at Cost +	25%	15%	50%
Subcontractor Charges will be billed at invoice +	25%	7.5%	35.0%
Price escalator per year beginning at the 3rd year	5%	4.0%	6.0%
NOTES	References: City of Novi, City of Detroit, City of Berkley	References: City of Farmington Hills, City of Mount Clemens, Plymouth Township	References: City of Berkley

Bid Notification was sent to 674 vendors. Zero (0) "No-Bids" were received.

City of Farmington Hills
Bid Tabulation
Bid # itb-fh-26-27-2600
HVAC, Geothermal & BAS System Maintenance
10/14/2026
Repair Evaluation

Vendor Name	Systemp Corp, Auburn Hills, MI	WJ O'Neil-Livonia, MI	Engineering Excellenace Farmington Hills, MI
HAWK - Leak in Fan Coil Unit			
per hour	$165.00	$118.00	$115.00
Total Labor	$1,320.00	$944.00	$920.00
Parts %	25%	15%	50%
Parts base cost	$522.07	$522.07	$522.07
Total Parts	$652.59	$600.38	$783.11
Grand Total Repair	$1,972.59	$1,544.38	$1,703.11
Nature Center - AHU Unit Repair + After hours			
per hour	$240.00	$148.00	$155.00
Total Labor	$1,920.00	$1,184.00	$1,240.00
per hour (After hours)	$240.00	$148.00	$155.00
Total Labor (After hours)	$1,200.00	$740.00	$775.00
Parts %	25%	15%	50%
Parts base cost	$546.00	$546.00	$546.00
Total Parts	$682.50	$627.90	$819.00
Grand Total Repair	$3,802.50	$2,551.90	$2,834.00
Costick Center-Replace Bearings on Pool Boiler			
per hour	$165.00	$118.00	$115.00
Total Labor	$825.00	$590.00	$575.00
Parts %	25%	15%	50%
Parts base cost	$550.00	$550.00	$550.00
Total Parts	$687.50	$632.50	$825.00
Grand Total Repair	$1,512.50	$1,222.50	$1,400.00
SAMPLING TOTAL	**$7,287.59**	**$5,318.78**	**$5,937.11**

CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 10/26/2026

DEPT: Finance

RE: Agreement with Andrews Technology to Purchase UKG Telestaff Software for Fire Department Scheduling and Time Management

BACKGROUND

In 2023, the City Council awarded a 5-year contract with Andrews Technology, through the end of 2027, for the provision of the **UKG Ready** timekeeping software product, which Andrews Technology has an exclusive right to resell from the UKG software company.

The UKG software company also makes the **UKG Telestaff** timekeeping software product, which Andrews Technology recently acquired the exclusive rights to resell. UKG requires clients who wish to use the UKG Ready **and** UKG Telestaff products together to purchase them through Andrews Technology.

The UKG Ready software has been successfully implemented in every department in the City except for the Fire Department; the Fire Department's operational requirements for schedule bidding, shift swaps, and overtime equity exceed what the UKG Ready can provide, but UKG Telestaff can handle properly. The Fire Department has traditionally used the Aladtec software as a stand-alone system to meet the Fire Department needs, with data being re-entered into the City's Payroll system to meet these needs. The Administration and the Fire Department attempted unsuccessfully to make Aladtech interoperate/integrate with the City's Payroll system.

Deputy Fire Chief and Fire Administration staff, who runs Payroll for the Fire Department, have researched the UKG Telestaff product over several weeks with other Fire Departments that use UKG Telestaff, and have had several hours of demonstrations and discussions with UKG and Andrews personnel to compare the Fire Department's requirements with the functionality of UKG Telestaff. They have certified that the UKG Telestaff product will meet all their needs for Fire Department time management. UKG Telestaff, as a "sister" product of the UKG software family, integrates directly with UKG Ready for the production and approval of timecards, and subsequent uploading of timekeeping information to the BS&A HR Module for Payroll production.

Successful implementation of the UKG Telestaff product in the Fire Department, and integration with the UKG Ready product, typically takes between 4 - 6 months. This will also enable timely transition to UKG Telestaff prior to anticipated staffing changes and a planned retirement with extensive institutional knowledge in the Fire Department in 2027.

Andrews' proposal for adding UKG Telestaff entails the following costs:

- $42,795 up-front for the first year of the product and for implementation costs - this is not currently included in the City's FY 26-27 Budget, but funds will be made available in the Support Services Budget from the general training budget;

- $12,795 per year, after the first year, for annual licensing and maintenance costs. This will be included in the FY 27-28 Budget and Fiscal Plan.

RECOMMENDATION

The City Council authorize the City Manager to enter into a Statement of Work, subject to further review, with Andrews Technology for the implementation, licensing, and maintenance of UKG Telestaff, with an implementation and first-year price to be paid in FY 2026-27 of $42,795, and an ongoing price for two subsequent years, which would last through the end of 2029, of $12,795 per year.

# # #

Prepared by: Thomas Skrobola, Finance Director
Reviewed by: Michelle Aranowski, Director of Central Services
Jason Olszewski, Deputy Fire Chief
Approved by: Karen Mondora, Acting City Manager

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COMMUNITY ROOM
OCTOBER 10, 2026 – 9:00AM

The goals study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 9:03am.

Council Members Present:	Aldred, Boleware, Bridges, Dwyer, Knol, Rich and Starkman
Council Members Absent:	None
Others Present:	Acting City Manager Mondora, City Clerk Lindahl and Director Skrobola

OPENING COMMENTS

Mayor Rich opened with remarks acknowledging the work of Acting City Manager Mondora in preparing a comprehensive one-page summary document consolidating the City's five strategic goals, key initiatives, items delivered, items in progress, and proposed 2027 priorities, along with the City's foundational values. The Mayor expressed that the document effectively illustrates how the City's work is not merely incremental but addresses substantive priorities, and that virtually every City employee could use it to understand where their work fits within the larger organizational mission.

Councilmember Bridges commended Acting City Manager Mondora for the document's value in guiding both the Council and administration.

Councilmember Aldred suggested the updated version, following this session, be published and made available to staff and the broader community as a communications tool. Acting City Manager Mondora confirmed that the communications team had already indicated the one-pager would assist them in crafting messaging for the coming year, and that the document would be updated to reflect the outcomes of this session.

REVIEW STATUS OF FEBRUARY 2026 GOALS

Before proceeding goal by goal, the Mayor asked whether any key initiatives were missing from the document. Councilmember Starkman raised the Orchard Lake/12 Mile corridor. Acting City Manager Mondora confirmed this was captured under 2027 potential priorities as the "Orchard Lake Corridor" and also incorporated within the corridor improvements key initiative and the accelerate redevelopment, zoning text and map amendments items.

Councilmember Dwyer asked whether economic development initiatives encompassed both commercial and residential development; Acting City Manager Mondora confirmed they did, tied to the zoning ordinance audit and implementation of its recommendations.

Councilmember Bridges asked whether enhanced zoning enforcement remained a continuing focus; Acting City Manager Mondora confirmed it did.

Mayor Rich noted that the 9 Line trail project was not reflected on the document. Acting City Manager Mondora advised that the City would be applying for a Transportation Alternatives Program grant through MDOT for non-motorized facility funding, with a construction target of 2028 or 2029, and an anticipated award notification in February. The Mayor noted this could become a 2027 goal if funded.

DISCUSSION ON 2027 GOALS

The Council discussed each of the five goal areas, reviewing delivered items, items in motion, and proposed 2027 priorities.

1. COMMUNITY SAFETY AND WELL-BEING

REVIEW OF 2025–2026 DELIVERED ITEMS AND ITEMS IN MOTION

Crime Data Analyst / Police Data Transparency

Councilmember Bridges requested an update on how the crime data analyst position, filled in October 2025, was being utilized. Acting City Manager Mondora summarized the analyst's work, which included intelligence reports, suspect lineups, bulletins, traffic stop and citation reports, use of force reports, mental health co-responder data, human trafficking analysis, and the City's dashboard data compilation, among other functions.

Councilmember Bridges expressed concern about the continued disparity in traffic citation rates, noting that African Americans receive approximately 45 percent of citations issued in the City, and asked that the crime data analyst be directed to provide clarity on whether departmental strategies are addressing this disparity.

Councilmember Dwyer requested an update on the new CLEMIS system, noting it had recently been restructured, and suggested that the Police Chief and CLEMIS representatives be invited to a future study session to present on how updated data capabilities are being used.

Councilmember Boleware noted significant discussion at the recent Traverse City conference regarding the new CLEMIS system and echoed the request for a presentation. She also observed that the crime data analyst position appeared to have expanded beyond its original scope, which was primarily focused on data extraction.

Acting City Manager Mondora acknowledged that a study session with the Chief would be appropriate to address all related questions.

Councilmember Bridges further noted that Chief King had previously issued an order discouraging the use of the "impeding traffic" citation code and refocusing enforcement on hazardous moving violations, which he supported as a potential mechanism for reducing enforcement disparities.

Case Manager and Mental Health Rapid Response
Councilmember Starkman reported that the Commission on Community Health is forming a subcommittee, with its first meeting scheduled for November 4th, to develop informational materials for citywide distribution and continue efforts to integrate mental health co-response into the police department. A presentation to City Council is anticipated in January.

Pedestrian Safety / E-Bikes / Vape Legislation
Mayor Rich noted that pedestrian safety discussions would likely include the topic of e-bikes. On vape legislation, she indicated that the state is currently considering action, and that the City would maintain a placeholder. If state legislation does not materialize, the City would consider local action given ongoing resident concerns.

2027 POTENTIAL PRIORITIES

Smoking Lounge Hours
Councilmember Bridges stated that hookah lounge hours had been reduced from midnight to 11:00 P.M. following incidents that drew significant police resources. He expressed openness to revisiting the midnight closing time and asked for a police department assessment of whether incidents at hookah lounges had decreased over the past year. Council indicated no objection to further review.

Flock Camera System
Council discussed the upcoming renewal of the City's Flock contract, which expires in June. Councilmember Dwyer provided context on the broad law enforcement use of Flock cameras nationally and in Michigan, noting that the Farmington Hills Police Department has received no complaints related to its camera usage, and cited the Woodland Park homicide as a case where Flock cameras were instrumental in solving the crime.

Councilmember Starkman expressed support for transparent, public-facing discussions about the cameras, concern about potential expansion, and the importance of public education about what the Flock system does and does not do.

Councilmember Knol agreed that council members themselves should be better informed before any public discussion, and supported smaller group meetings with the Chief before the contract renewal comes before the full Council.

Councilmember Bridges noted that he had originally supported the Flock cameras for the purpose of identifying individuals with outstanding felony warrants from other communities entering the City and confirmed with Acting City Manager Mondora that there had been zero reported instances of officers misusing the system. He requested that the Council be provided with a copy of the current Flock policy in advance of the renewal, and that state legislation on the matter be monitored.

Councilmember Boleware stated that she believed Flock camera education should be a stated goal for the year, separate from the contract renewal question. Council reached general consensus on this framing.

Councilmember Knol suggested deferring detailed discussions until after the November election, as state legislative developments were anticipated. The Council agreed to that timing.

Multifamily Rental Inspection
Acting City Manager Mondora noted that a roundtable was held with multifamily housing professionals during the summer, generating significant feedback on available tools and the challenges of implementing a new ordinance. Council had not yet provided direction on next steps. Councilmember Boleware and Councilmember Knol supported continuing the discussion and returning to Council with options. The item was confirmed to remain as an ongoing goal.

Police Presence at City Council Meetings
Councilmember Dwyer raised the issue of uniformed police presence at Council meetings, noting that nearly every comparable city in Michigan has at least one on-duty officer present, at no overtime cost. A benchmarking review of peer communities confirmed this is standard practice.

Acting City Manager Mondora recommended incorporating this as a policy within the Council's rules and guidelines rather than as a standalone goal, and Council concurred.

2. STRATEGIC REDEVELOPMENT

REVIEW OF 2025–2026 DELIVERED ITEMS AND ITEMS IN MOTION

Mayor Rich noted that zoning policy implementation, including text and map amendments, would be addressed at the Monday Council meeting. Work on accelerating redevelopment in the City's corridors continues.

Acting City Manager Mondora confirmed that a resolution establishing a six-month deferral on data center applications would also be before Council on Monday, during which the Planning Commission would review the matter and bring recommended ordinance changes

back to Council prior to March 31, 2026. A further deferral could be considered if that work is not completed in time.

Councilmember Aldred sought clarification on the distinction between deferring decisions on applications versus deferring development of a data center ordinance; Acting City Manager Mondora confirmed the resolution addresses both—applications received during the deferral period would be received but held, while the Planning Commission works on an ordinance update.

2027 POTENTIAL PRIORITIES

Food Truck Ordinance
Acting City Manager Mondora explained that both Cristia Brockway, Economic Development Director and Ted Davis, Special Services Director, have expressed interest in establishing guardrails around food truck operations—allowing them in specific instances such as the Orchard Lake corridor, city functions at The Hawk, or employer and community events—while providing the zoning division with a framework to address related inquiries.

Councilmember Knol indicated support for temporary food truck allowances tied to events but expressed concern about permanent food truck operations competing with brick-and-mortar establishments that pay property taxes.

Council agreed that the food truck ordinance should remain as a 2027 goal.

3. PLACEMAKING AND COMMUNITY HUBS
REVIEW OF 2025–2026 DELIVERED ITEMS AND ITEMS IN MOTION

Acting City Manager Mondora noted Council's awareness of the MNR Trust Fund park acquisition grant program, available on a case-by-case basis should land acquisition opportunities arise. Items in motion include the Costick Replacement and the playground master plan with sensory play equipment.

Mayor Rich reported that the newly launched Mayor's Youth Council would be engaged to help design new playground equipment at Heritage Park, working with a landscape architect and visiting parks in neighboring communities to gather inclusive design ideas.

Acting City Manager Mondora noted that Special Services Director Davis is developing a comprehensive parks asset management plan—the first of its kind for the City—to document the condition of parks amenities, establish life cycle cost analysis, and inform the upcoming five-year CIP.

The Heritage Park agreement was noted as progressing. Bond Park's CIP status under the parks master plan was confirmed.

9 Line Trail
Mayro Rich confirmed that the 9 Line trail project would be added to the Placemaking and Community Hubs goals for 2027, contingent on grant funding. Acting City Manager Mondora outlined the MDOT Transportation Alternatives Program grant application in progress, with construction targeted for 2028 or 2029, if funded.

4. WELCOMING COMMUNITY

REVIEW OF 2025–2026 DELIVERED ITEMS AND ITEMS IN MOTION

South End Focus
Mayor Rich noted that the South End and Grand River Corridor continue to receive attention, including discussion of potential Council meetings or study sessions held in the area.

Councilmember Bridges raised concerns about the appearance of the Jon Grant Community Center, noting that its landscaping is in poor condition and is situated adjacent to a closed gas station, creating a negative visual impression. He urged that attention be directed to improving the site.

Councilmember Bridges also noted that monument signs throughout the City need cleaning. Councilmember Knol suggested that court workers performing landscaping community service could be utilized for cleaning and maintenance of monument signs.

Redevelopment Signage
Acting City Manager Mondora noted that consultant Carlisle Wortman had been consulted on redevelopment notification signage practices among benchmark communities. Options under consideration include increasing the notification radius (currently 300 feet, potentially expanding to 500 feet or more) and determining whether signage is placed by the City or required of the applicant. Acting City Manager Mondora indicated that if this remains a goal, options could be brought forward for Council consideration. Council affirmed this as a continuing goal.

2027 POTENTIAL PRIORITIES

Civility Pledge
Councilmember Boleware presented a proposal, consistent with National League of Cities (NLC) initiatives, to adopt a civility pledge applicable to all who speak before the Council and boards and commissions—not limited to Council members themselves. Council expressed general support.

Early Childhood Initiative
Councilmember Boleware reported on the City's participation in the NLC Early Childhood Pathways Initiative, noting that the City was selected and that its proposal was supported by a letter from the school board. The initiative, funded through the NLC and the Bezos Foundation, is aimed at attracting young families by connecting the City with early childhood care providers and building community programming such as community suppers.

Acting City Manager Mondora confirmed that a full briefing for City Council is tentatively scheduled for the October 26th study session, covering the boot camp attended by staff and elected officials, and the draft plan produced from that session.

Mayor Rich noted that the Mayor's Youth Council expressed interest in serving as community ambassadors at early childhood programming events, drawing a parallel to the student ambassador model used at the school district's senior breakfast.

New Resident Orientation
Councilmember Knol proposed a new resident orientation event modeled on a program she observed at Sterling Heights' State of the City, in which newer residents are invited to City Hall for a structured event where each department head presents relevant information—permitting requirements, trash and recycling, available amenities, boards and commissions openings, and similar topics. She suggested this could be held during the week, targeted at newer residents including foreign-born residents less familiar with local government processes.

Councilmember Bridges suggested that the Mayor's Youth Council and student volunteers could assist with outreach and logistics. Councilmember Boleware agreed, noting that peer communication from youth increases community engagement.

Councilmember Aldred suggested supplementing any event with a written welcome packet mailed to new residents.

Acting City Manager Mondora raised the question of whether a new resident orientation might replace or alternate with the existing citywide open house, suggesting a possible rotating schedule of signature community events—open house one year, fireworks the next, a Hawk experience another year—to allow staff to focus on delivering one high-quality event annually rather than repeating the same format each year.

Even Year Elections
Mayor Rich raised the topic of moving local elections to even years to align with federal and state election cycles, noting that other cities have made this change.

City Clerk Lindahl confirmed that the City's current local elections cost around $300,000, with approximately 22,000 permanent absentee ballots going out regardless of election size. She noted that piggybacking on a federal or state election would result in administrative costs being absorbed entirely by the state. Council agreed to schedule a study session to examine the question further.

Public Comment at City Council Meetings
Councilmember Aldred raised the question of whether the format for public comment at Council meetings should be reconsidered, noting that residents sometimes wait through long meetings to speak on items not on the agenda, and some leave before reaching the end. He suggested considering allowing a limited number of resident comments near the beginning of the meeting.

Mayor Rich acknowledged the history behind the current format—public comment was previously placed at the beginning of the agenda, but during a period of high public interest on certain issues, this resulted in meetings running past 11:00 P.M. before the Council could address its business agenda. The Mayor expressed personal reservations about returning to that format but acknowledged the legitimate concern for residents who wait. Legal considerations around equitable and consistent selection of speakers were also noted.

Councilmember Bridges stated that he was inclined to revisit the prior policy, expressing concern that placing public comment at the end of the meeting could inadvertently signal that resident participation is discouraged. Council agreed to keep this as a goal item for further discussion.

Community Conversation About Homelessness
Mayor Rich reported receiving a letter from CARES regarding homelessness and expressed support for initiating a community conversation on the issue. Council indicated support for moving forward with this conversation.

5. ORGANIZATIONAL EXCELLENCE

Special Services Budget Deficit
Mayor Rich acknowledged this as the key initiative under Organizational Excellence. Finance Director Skrobola provided an update on the City's financial position.

Pension Board
Finance Director Skrobola reported that the pension fund's investment allocation has been successfully shifted to 70 percent equities, consistent with the investment policy and aligned with best practices for a long-horizon, intergenerational fund. When he arrived, the allocation was at 55 percent—more appropriate for a mature, near-retirement workforce. The new allocation reflects the fund's broad membership across career stages. He noted that the funded percentage is improving and trending toward benchmark peers, with

collective bargaining agreements incorporating an 85 percent funding target as an incentive for reducing employee contributions once achieved. His long-term goal is to reach 100 to 110 percent funding, consistent with the City's retiree healthcare fund.

HR and Employee Engagement
Mayor Rich raised the value of reviewing the City's hiring, retention, promotion, and demographic data, noting it had been some time since the Council received such a report. Acting City Manager Mondora confirmed that the NeoGov HR platform, in use for approximately 18 months, tracks relevant metrics including time-to-fill positions, turnover rates, and demographic data by employment category. She noted that the communications team is also interested in conducting an internal employee engagement survey to establish a baseline, which could be done periodically.

2027 POTENTIAL PRIORITIES

AI on the City Website / AI Policy
Acting City Manager Mondora confirmed that an RFP for comprehensive website replacement is being prepared as a major initiative for the current fiscal year.

Regarding AI policy, IT Manager Jack Li has drafted an internal AI Use Policy that will be reviewed by the Technology Task Force with departmental representatives, then sent to the City's labor attorney before being finalized and published.

Councilmember Aldred confirmed this policy would govern permissible uses, data inputs, and review processes. Acting City Manager Mondora indicated the goal is to have the policy in place by year-end.

Fund Balance Policy
Councilmember Bridges stated that the City's high fund balance, while previously viewed as a resource, presents perception challenges and that having idle, undesignated reserves above accepted standards is not fiscally appropriate. He expressed support for a formal plan to move the general fund balance toward the Government Finance Officers Association recommended range of 25 to 35 percent of expenditures.

Finance Director Skrobola provided important context: with the Council's commitment of $14 million toward the new activity center, the fund balance on June 30, 2027 is projected at approximately $44.5 million—roughly 50 percent of general fund expenditures and transfers out. He cautioned that given the City's structural deficit of approximately $4 million per year, the rating agencies have indicated that falling below 50 percent while continuing to spend down fund balance, which is projected to continue at roughly $4 million per year after FY 26-27, will trigger a ratings downgrade. He emphasized that it is necessary to eliminate the structural budget deficit as soon as possible. Council agreed to retain fund balance policy as a 2027 goal.

Refuse Millage
Acting City Manager Mondora explained the history and mechanics of the City's refuse millage, noting it is one of the oldest statutory mechanisms for funding refuse collection. As an alternative, some communities bill residents directly through the hauler. The City's current contract with Priority Waste has several years remaining, and no immediate decisions are required.

Acting City Manager Mondora offered to circulate a benchmark study published annually by RRRASOC's general manager for informational purposes. Council agreed no action is needed at this time; the item was treated as informational.

Road and Special Services Millage
Acting City Manager Mondora outlined a potential strategy previously raised by Councilmembers Knol and Aldred involving a review of whether the road millage is being fully utilized relative to needs, and whether any portion could be redirected or whether a special services millage increase might be warranted given the structural deficit and playground/park infrastructure needs. She suggested a PASER modeling study with assumptions could be commissioned to inform this analysis.

Councilmember Aldred supported further research into the trade-offs. Council agreed the item should remain on the goals list.

PA 152 Hard Cap
Acting City Manager Mondora presented this as an informational item. Public Act 152, passed in 2012, limits public employer contributions to employee medical benefits, with the cap increasing by a modest CPI factor annually. In years of high premium increases—such as the current year, in which Blue Cross Blue Shield statewide rates are rising approximately 13.9 percent—employees absorb the excess or are offered a change in plan options.

Four of the City's six benchmark communities opt out of the hard cap annually. Acting City Manager Mondora was not advocating for a change but noted this is a recurring topic in high-increase years.

City Manager Review
It was confirmed that an annual performance review for the City Manager is included in the contract and is being implemented. Administration indicated a memo from the City Attorney outlining the process would be forthcoming. Council agreed this item does not need to remain as a standalone goal.

Rain Garden/Green Infrastructure
Mayor Rich raised community education around rain gardens as a relevant topic given increased frequency of high-rainfall events.

Councilmember Aldred noted that the IEES could play a role in distributing information and that he had gathered relevant information at a recent sustainable urban council summit.

Council noted the need for clarity on the distinction between a rain garden and an untended, weedy yard, and whether an ordinance framework would be needed. Council agreed to keep this item on the goals list.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

The study session meeting adjourned at 10:59am.

Respectfully submitted,

Carly Lindahl, City Clerk

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
OCTOBER 12, 2026 – 6:00PM

The study session of the Farmington Hills City Council was called to order by Mayor Rich at 6:01pm.

Councilmembers Present:	Aldred, Boleware, Bridges, Dwyer, Knol, Rich and Starkman
Councilmembers Absent:	None
Others Present:	Acting City Manager Mondora, City Clerk Lindahl, Directors Brown, Kettler-Schmult and Skrobola, Planning Consultant Carlisle and City Attorneys Joppich and Romer

The closed session started at 6:01pm

CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO DISCUSS COLLECTIVE BARGAINING NEGOTIATIONS WITH INTERNATIONAL ASSOCIATION OF FIREFIGHTERS UNDER SECTION 8(1)(C) OF THE MICHIGAN OPEN MEETINGS ACT. (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION).

MOTION by Aldred, support by Bridges, that the City Council of Farmington Hills hereby approves entering into a closed session to discuss collective bargaining negotiations with International Association of Firefighters under Section 8(1)(c) of the Michigan Open Meetings Act. (Note: Council will return to open session immediately following the closed session).

Roll Call Vote:

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

MOTION CARRIED 7-0.

The open session resumed at 6:22pm

DISCUSSION REGARDING THE SITE PLAN REVIEW PROCESS FOR ZONING TEXT AMENDMENTS AND CITY CODE AMENDMENTS

Mayor Rich explained that the site plan review standards were among the first items identified as "low hanging fruit" to optimize and modernize. The goals were to consolidate the standards in one place in the zoning ordinance and to give the development community a path to submit more complete plans to the review bodies. She said this would require more work at the front end but would make the process "fast, fair, and predictable."

Director Kettler-Schmult noted that a companion City Code amendment would accompany the zoning text amendment when it goes before Council. It would remove confusing site plan

language from the City Code so that the zoning ordinance becomes the single location for all information. She said the update clearly defines which projects qualify for administrative approval. Past practice had relied on judgment calls by the City Planner about where the line falls between administrative and Planning Commission review, particularly for redevelopment in an established community. The update also clarifies approval terms and renewals, and it adds a table of submittal requirements for each stage of review.

Planning Consultant Carlisle said the city's earlier ordinance audit found that the ordinance lacked a defined site plan review process. The current requirements are scattered across the zoning code, general code, and engineering sections. He said this leads to incomplete submittals that consume staff, Planning Commission, and Council time. The proposed amendments would do the following:

- Completely replace Section 34-6.1 and remove the related City Code section.
- Establish two separate paths. Administrative review would cover minor alterations, less intense use changes, and accessory buildings. It would not require preliminary and final review but would allow staff to waive unnecessary submittal items. It would also let the zoning administrator send a project to the Planning Commission at their discretion. Full site plan review would cover major site improvements, major tenant buildouts, and new redevelopment through a two-step preliminary and final process. It would go to the Planning Commission and, in some cases, City Council.
- Codify submittal requirements for each stage, including a list for full site plan review, along with clear review standards for staff and the Planning Commission.
- Add life-cycle provisions, including sunset clauses requiring reapproval if approved site plans expire, so projects keep moving.

He acknowledged a learning curve, particularly for smaller developers who work only in Farmington Hills, and said upfront submittal requirements may be somewhat greater than before. He noted that of the eight developer groups who participated earlier at the listening session, he had worked with about six in other communities. Director Kettler-Schmult added that the code already provides for pre-application meetings.

Councilmember Bridges asked whether staff could handle increased administrative review. Director Kettler-Schmult responded that administrative approvals have been increasing over the past two years and closely match what the proposed code calls for. She said staff, together with the consultant, are already handling a significant volume.

City Planner Mulville-Friel noted that the city will revise its development manual, update the application forms and submittal checklist.

Mayor Rich asked about next steps for the Planned Unit Development (PUD) process, based on feedback from the listening sessions. Director Kettler-Schmult stated that PUD updates are scheduled for review with the Planning Commission beginning in March 2027. Staff already have a list of concerns drawn from the development community and from internal staff.

Mayor Rich relayed developers' concerns that they spend six figures on engineering drawings before reaching Council, and that Council may then take a different position than the Planning Commission. She said developers would like earlier feedback from Council on matters such as renderings, street layout, density, and public benefits, rather than on topographic and drainage details handled by engineering.

Planning Consultant Carlisle described a model used in other communities involving a concept plan and concept development agreement approved by the Council after Planning Commission review, followed by preliminary and final site plan approvals. Applicants could bundle the concept and preliminary stages at their own risk.

City Attorney Joppich explained that the Michigan Zoning Enabling Act allows wide flexibility, including administrative approval of PUDs, and requires only one public hearing, which must be held at the Planning Commission. The city currently holds two, one at the Planning Commission and one at Council. He noted that some communities have removed the legislative body from PUD approval or have allowed the zoning administrator to approve most amendments. He said he was not recommending any of these approaches, only noting that they exist. He also said the PUD ordinance's treatment of minor versus major amendments needs work, and that this was a recurring theme in the day's sessions.

Councilmember Bridges stated that Farmington Hills is a "99 percent built community," so projects will often be controversial because of irregular parcels and wetlands. He said he was cautious about relaxing public involvement standards.

Mayor Rich said she was comfortable with administrative-level decisions because of the close connection to Council but was less comfortable with the Planning Commission having the final say. She cited several recent cases in which the Planning Commission approved projects 7-0 and Council rejected them.

Mayor Rich raised the question of community benefit for PUDs. She noted that developers feel held hostage, and that some argue housing itself is a benefit.

City Attorney Joppich said the current ordinance does not use the term "public benefit," although some qualifying criteria amount to one. He said the language is legal but could be clearer and welcomed further review.

Planning Consultant Carlisle said some communities list recognized benefits, while others require that relief requested be commensurate with the benefit offered. He noted that this should be worked through during the update.

Mayor Rich said she was not comfortable listing specific benefits because priorities change over time and vary by area of the city. She preferred that benefits be negotiated.

Councilmember Bridges asked whether the BS&A online portal and dashboard were hindering developers. Director Kettler-Schmult explained that BS&A is the online platform for construction plan and building permit submission, review, and issuance. She said the city adopted it about a year ago, is still working through glitches. She said the system itself is working correctly and that the city is also implementing ePlanSoft for electronic plan review. She stated the dashboard can be updated.

Mayor Rich asked staff to explain the tree ordinance in response to developers' comments. Director Kettler-Schmult stated that the tree preservation ordinance regulates removal of trees six inches in diameter or larger that are in good health. Single-family residential development is exempt from replacement requirements. Instead, trees are evaluated through individual permits at the home site level, while replacement applies to general infrastructure areas such as roads, stormwater detention, and utilities. She explained that mass grading by developers who then go bankrupt or withdraw has resulted in cleared land with no construction. She said staff could consider allowing mass grading, but it would trigger upfront replacement requirements, and that she had not heard single-family developers ask for that.

Planning Consultant Carlisle clarified that administrative review of accessory buildings covers structures such as sheds and detached garages, not accessory dwelling units. Regarding potential state legislation allowing accessory dwelling units by right, Planning Consultant Carlisle said the outcome would depend on the legislation's language, but the preference would be full site plan review if still permitted.

Planning Consultant Carlisle recommended pre-development meetings with all relevant departments. He said that in other communities, he does not accept a site plan application until the applicant has attended one. Director Kettler-Schmult said staff encourage such meetings.

Councilmember Bridges asked that these meetings remain informational only, with no negotiation or commitments on matters within the purview of departments or Council. Mayor Rich clarified that the meetings concern site plans, which are staff decisions, and technical matters such as drainage that Council does not review. She added that the meetings also help clarify ambiguous zoning text for developers.

Councilmember Aldred asked whether the city has measures for how long various development types take, and how improvements would be tracked. Director Kettler-Schmult confirmed that metrics would be tracked. She noted that developers will also readily share feedback on timelines. Mayor Rich asked that successes, such as reduced permit times, be shared with Council so that members can speak to them in community meetings.

ADJOURNMENT

Mayor Rich adjourned the meeting at 7:20pm

Respectfully submitted,

Carly Lindahl, City Clerk

DRAFT

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 seeks 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