

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
SEPTEMBER 14, 2026 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:36PM.

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

Councilmembers Absent: Boleware

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Aranowski, Davis, and Kettler-Schmult, Fire Chief Unruh and City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by David Farbman, of The Farbman Group.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 6-0.

PROCLAMATION RECOGNIZING THE 50TH ANNIVERSARY OF FARBMAN GROUP

The following proclamation was read by Mayor Rich.

**PROCLAMATION
Recognizing the 50th anniversary of Farbman Group
September 14, 2026**

WHEREAS, the City of Farmington Hills appreciates the contributions and economic impact of local businesses that drive innovation, provide jobs and create products and services that make the City a desirable destination to live and work; and

WHEREAS, the late Burton Farbman, described as “self-taught in commercial real estate” who entered the industry with no money, founded Farbman Group in 1976 and then watched it grow into one of the most important brokerage and real estate firms in Michigan; and

WHEREAS, brothers Andy and David Farbman have continued the family legacy since 2000 when their father surprised them with news he was putting them in charge; and

WHEREAS, the company constructed its 40,000-square-foot shared headquarters for the broader Farbman family-owned enterprises at 31700 Middlebelt Road in Farmington Hills to support the growth and expansion of the organization for years to come; and

WHEREAS, since its inception 50 years ago, Farbman Group has remained committed to the well-being of its employees, clients and communities throughout the Midwest and beyond; and

WHEREAS, today, Farbman Group employs more than 200 people and manages more than 30 million square feet of office, retail, multifamily, senior housing and industrial real estate; and

WHEREAS, Farbman Group is a wonderful Farmington Hills business and community partner.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize Farbman Group on 50 years of serving the community and wish the group continued success for the next 50 years and beyond.

David Farbman, representing the Farbman Group, thanked Mayor Rich and Council on behalf of the Farbman family, and his late father, and said they loved being in Farmington Hills.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS
REPORT ON THE FARMINGTON HILLS POLICE AND FIRE BENEVOLENT ASSOCIATION

Fire Chief Jon Unruh reported that the 32nd annual Farmington Hills Police and Fire Benevolent Association golf outing was held on September 11th with 172 golfers participating. The FHPFBA is a non-profit organization that assists Farmington Hills firefighters, police officers, Farmington public safety officers and dispatchers in times of need. Following the outing was the 9/11 Community Day of Remembrance and Scout Salute held at Riley Park, marking the 25th anniversary of the September 11 attacks. Three public safety officers were honored at the event: Fire Department Sergeant Stan Bailey, Police Officer Colin Hanosh, and Farmington Public Safety Officer Mark Keeley.

Mayor Rich recognized Acting Mayor Pro Tem Bill Dwyer for his service as former Police Chief and for founding the FHPFBA.

EMERGENCY PREPAREDNESS COMMISSION TIP OF THE MONTH

Emergency Preparedness Commissioner Mike Sweeney announced that September is Emergency Preparedness Month. Commissioner Sweeney noted recent storms that resulted in a loss of power and discussed the use of portable power stations as an emergency power source. The Emergency Preparedness Committee will be distributing literature from Oakland County Emergency Management, Michigan State Emergency Management, and FEMA at the Citywide Open House on October 3rd.

Mayor Rich noted that DTE representatives had attended this evening's Study Session to discuss recent outages and were invited to an upcoming Council meeting.

CORRESPONDENCE

None.

CONSENT AGENDA

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves consent agenda items 10 through 23 as published.

Public comment on Consent Agenda Item 20: *Commitment of General Fund Reserve for the Activities Center*:

- Susan Dengiz, Farmington Hills resident, voiced concerns that the budget for a new senior center had dropped from \$35 million to \$25 million with only \$14 million from the general fund balance. She asked that a meeting be scheduled to explain budget reductions, with a chance for attendees to

ask questions.

- Ruth Morrison, Farmington Hills resident, said she, along with many other seniors, uses the swimming pool at the Costick Center several times weekly for medical reasons and asked for a new pool that includes the therapeutic features of the existing pool.
- Glenn Whitelaw, Farmington Hills resident, said he was unhappy with how Council has handled replacing the Costick Center and voiced concerns about budget reductions for a new senior center. He asked for more transparency about the process.

Roll Call Vote:

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

MOTION CARRIED 6-0.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves consent agenda item 24 as published.

Roll Call Vote:

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

MOTION CARRIED 5-0-1.

CONSENT AGENDA ITEMS FOR DISCUSSION

None.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Bridges thanked Acting City Manager Mondora for her cleanup efforts along Orchard Lake Road, noting dramatic improvement in landscaping and zoning ordinance enforcement; and for her outreach to Oakland County regarding their obligation to Orchard Lake Road as a County Road.

Acting City Manager Mondora responded that the cleanup was a team effort and acknowledged Director of Planning and Community Development Kettler-Schmult and Director of Public Services Rushlow for their assistance.

Councilmember Bridges reported that he attended the 4th Anniversary Open House for The Hawk Makerspace on September 12th. The Makerspace is an excellent opportunity to share ideas and focus on hobbies and small businesses. The event was well attended by members of the community and visitors from around the region.

In response to public comment, Councilmember Aldred explained that Consent Agenda item number 20, which committed \$14 million from the General Fund and \$5 million from the 2026 Capital

Improvements Bond, was a positive amount that ensured the money would be set aside for the new activities center but was not the total amount that would be expended.

Councilmember Knol added that the amount of funds being set aside by Consent Agenda item number 20 was the exact amount of funds Council discussed setting aside to protect the funds during the July 13, 2026 City Council meeting. Meeting minutes for that meeting are available on the City website.

Acting Mayor Pro Tem Dwyer said the Farmington Hills Police and Fire Benevolent Association was founded in 1994 with co-founders John Giannopoulos and Judge Fred Harris following the loss of Farmington Hills Police Officers Gary Bradley and Bert Cook, to support the officers' families. The FHPFBA is a 501(c)(3) nonprofit with all funds used to support the cause of helping public safety, firefighters, police officers, and their families throughout the Tri-County area.

Mayor Rich reported on the following:

- The next meeting of the Senior Center Ad Hoc Committee was in the process of being scheduled with a target date of September 29th. The meeting will be held at the Costick Center with the opportunity for all community members to make public comments, so that Neumann/Smith Architecture can hear from the community before presenting drawings.
- The final Walk The Hawk event took place on September 8th. Topics discussed were free meditation classes at The Hawk, the new Senior Activity Center, and the Ad Hoc Committee. Mayor Rich thanked Finance Director Skrobola and Councilmember Starkman for their attendance.
- Mayor Rich attended the Oakland County Water Resources Commissioner "All About Water" event for elected and appointed officials.

Acting City Manager Mondora reported on the following:

- The Citywide Open House will take place on October 3rd from 12:00pm-3:00pm at City Hall.
- *The Hawk Experience* was scheduled for Saturday, October 17th, from 10:00am-4:00pm at The Hawk. The Hawk Experience will include facility tours and information, as well as the Michigan Makers Market. The 2027 Men's Final Four Fan Jam event will also be at The Hawk that day from 12:00pm-4:00pm.
- Three meetings had been held with the Neumann/Smith Architecture team about the new activity center with a focus on programming and space needs evaluation. The request for proposals for Construction Manager as Constructor was posted to the Michigan Intergovernmental Trade Network on September 8th and is on schedule.

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-2-2026 TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES TO ADD A NEW CHAPTER ENTITLED "CITY SEALS, LOGOS, AND FLAGS" TO PROHIBIT USE OF THE CITY'S OFFICIAL SEAL, LOGOS, AND FLAG FOR PRIVATE COMMERCIAL USE; AND SUMMARY FOR PUBLICATION. CMR 9-26-110

MOTION by Starkman, support by Aldred, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-2-2026 to amend the City of Farmington Hills Code of Ordinances to add Chapter 32, "City Seals, Logos, and Flags," to define and identify permitted uses of the official city seal, logos, and flags, and to establish the prohibited uses of such seal, logos, and flags and the penalties for same; and summary for publication.

Roll Call Vote:

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

MOTION CARRIED 6-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals to various Boards and Commissions:

Committee to Increase Voter Participation

	Length of Term:	Term ending:
Dr. Patricia Coleman-Burns	Unexpired Term	February 1, 2027

Dr. Patricia Coleman-Burns will be promoted from the alternate seat to the vacant seat left by Dennis Hubbard who resigned July 2026.

Farmington Area Arts Commission

	Length of Term:	Term ending:
Craig Nowak	Unexpired Term	February 1, 2028

Mr. Nowak will be promoted from the alternate seat to the vacant seat left by Cindy Carleton who recently passed away.

Mayor Rich observed that Cindy Carleton was a gem to the community and a long-term arts commissioner whose art had been shown many times in the City. Mayor Rich expressed condolences to Cindy's family and her husband Steve.

MOTION CARRIED 6-0.

CONSIDERATION OF APPROVAL OF INTRODUCTION OF AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 12, "FIRE PREVENTION AND PROTECTION," ARTICLE II, "FIRE PREVENTION CODE," TO ADOPT THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE. CMR 9-26-111

Fire Marshall Baloga was present on behalf of the ordinance to adopt the 2021 edition of the International Fire Code. Fire Marshall Baloga said the update is necessary to align the local fire code with the Michigan Building Code.

Mayor Rich noted that a study session had been held on this topic, and this motion and the two that follow all relate to the 2021 International Fire Code.

MOTION by Dwyer, support by Knol, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the City of Farmington Hills Code of Ordinances

Chapter 12, "Fire Prevention and Protection," Article II, "Fire Prevention Code," to adopt the 2021 Edition of the International Fire Code.

Roll Call Vote:

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

MOTION CARRIED 6-0.

CONSIDERATION OF APPROVAL OF INTRODUCTION OF AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 12, "FIRE PREVENTION AND PROTECTION," ARTICLE IV, "HAZARDOUS MATERIALS," SECTION 12-63, "HAZARDOUS MATERIALS LIST; SAFETY DATA SHEETS," TO AMEND THE CITATION FOR ACT 207 OF THE PUBLIC ACTS OF 1941. CMR 9-26-111

MOTION by Dwyer, support by Aldred, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the City of Farmington Hills Code of Ordinances, Chapter 12, "Fire Prevention and Protection," Article IV, "Hazardous Materials," Section 12-63, "Hazardous Materials List; Safety Data Sheets," to amend the Citation for Act 207 of the Public Acts of 1941.

Roll Call Vote:

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

MOTION CARRIED 6-0.

CONSIDERATION OF APPROVAL OF INTRODUCTION OF AN ORDINANCE AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 12, "FIRE PREVENTION AND PROTECTION," ARTICLE I, "IN GENERAL," SECTION 12-11, "FIRE DEPARTMENT SITE PLAN REVIEW AND DESIGN STANDARDS," TO AMEND THE STANDARDS FOR HYDRANTS, AND SECTION 12-15, "RESIDENTIAL SMOKE ALARMS," TO REFERENCE THE CURRENT EDITION OF THE INTERNATIONAL FIRE CODE. CMR 9-26-111

MOTION by Dwyer, support by Bridges, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the City of Farmington Hills Code of Ordinances, Chapter 12, "Fire Prevention and Protection," Article I, "In General," Section 12-11, "Fire Department Site Plan Review and Design Standards," to amend the standards for hydrants, and Section 12-15, "Residential Smoke Alarms," to reference the current Edition of the International Fire Code.

Roll Call Vote:

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

MOTION CARRIED 6-0.

CONSIDERATION OF APPROVAL OF AMENDED PLANNED UNIT DEVELOPMENT PLAN 12, 2014, AND SITE PLAN 60-7-2025 FOR CULVERS RESTAURANT. CMR 9-26-112

Director of Planning and Community Development Kettler-Schmult explained that the requested approval was the last formal step for the amendment to the PUD, Outlet of Orchard 12 Plaza for the Culver's restaurant. The Site Plan was approved on April 13, 2026. The original agreement was approved in 2014. The applicant was working on construction drawings with the City in order to move forward with the project when ready.

In response to Council comments and questions:

- Community Development Kettler-Schmult said the agreement included direction from the Planning Commission and Council.
- City Attorney Joppich said the agreement was not substantially different from the previous version seen by Council and was consistent with direction from City Council provided at the April 13, 2026 meeting.

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby approves the First Amendment to Planned Unit Development Agreement - Orchard 12 Center (PUD 12, 2014) and authorizes the Acting City Manager to sign on behalf of the City.

MOTION CARRIED 6-0.

CONSIDERATION OF APPROVAL OF THE THIRD MODIFICATION OF CONSENT JUDGMENT #108 BETWEEN THE CITY OF FARMINGTON HILLS AND THE HOLOCAUST MEMORIAL CENTER. CMR 9-26-113

Director of Planning and Community Development Kettler-Schmult reviewed this proposed third modification to the Consent Judgment for the Holocaust Memorial Center. She noted that the first modification occurred in 2008 in connection with an addition to the building and parking lot, and the second modification occurred in spring 2025 to permit a replacement entrance sign and donor wall. This third modification would change the property boundary. Director Kettler-Schmult referenced the displayed site plan showing the current boundary and the proposed revision, which would incorporate a portion of the residential property along Park Hill into the Holocaust Memorial Center property. The Holocaust Memorial Center has possession of the entire residential property but proposes to incorporate only a portion of it. No additional improvements are currently anticipated as part of this modification.

Director Kettler-Schmult stated that a demolition permit had been issued for the house on the residential parcel and that, according to the plans, the house would not remain.

Lisa Kravitz, of the Holocaust Memorial Center, confirmed that the house had recently been demolished. The Holocaust Center intends to split the property and sell the front portion, which aligns with the property lines of the other homes in the residential subdivision. The intent is eventually to sell that parcel to a developer for construction of a home.

City Attorney Joppich explained that the site plan and use were approved under a consent judgment, and the request was for the third modification of the consent judgment. City Attorney Joppich was in

communication with the attorney for the Holocaust Memorial Center and, if approved by Council, the modification would be presented to the court before becoming effective.

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves and authorizes the Acting City Manager and City Attorney to sign, on behalf of the City, the Third Modification of Consent Judgment between the City of Farmington Hills and the Holocaust Memorial Center, and take such actions as are necessary to submit the same to the Oakland County Circuit Court for entry and recording.

MOTION CARRIED 6-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF AMENDMENT TO BID WAIVERS AND AWARDS FOR THE FISCAL YEAR 26/27. CMR 9-26-114

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the amendment to the fiscal year 2026/2027 Bid Waiver List by adding the vendors identified in the attached City Manager's Report (CMR 9-26-114) and ensure the City can efficiently procure specialized goods and services necessary to support municipal operations.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED ADOPTION OF A RESOLUTION EXERCISING THE OPTION TO PURCHASE PROPERTY, WEST OF THE CURRENT COSTICK ACTIVITIES CENTER PROPERTY.

MOTION by Bridges, support by Knol, to adopt the following resolution exercising the option to purchase property, west of the current Costick Activities Center property:

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

RESOLUTION EXERCISING OPTION TO PURCHASE PROPERTY

RESOLUTION NO. R-184-26

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on September 14, 2026, at 7:30 p.m., Eastern Daylight Savings Time, with those present and absent being,

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

the following preamble and resolution were offered by Councilperson Bridges and supported by Councilperson Knol:

WHEREAS, the City of Farmington Hills (the "City") and Farmington Hills Senior Living, LLC ("Farmington Hills Senior Living") entered into an "Option Agreement for Purchase of Real Property," dated December 3, 2021 (the "Option Agreement"); and

WHEREAS, the Option Agreement grants City the right to purchase a 3.91-acre parcel of vacant land adjoining the City's current Costick Center property to the west for a period of five (5) years, in exchange for the payment of \$360,000 to Farmington Hills Senior Living; and

WHEREAS, City desires to exercise the option granted to it at this time.

NOW THEREFORE BE IT RESOLVED that the City of Farmington Hills City Council hereby authorizes and directs the Acting City Manager to provide the written notice required under the Option Agreement to exercise City's right to acquire the Property from Farmington Hills Senior Living pursuant to the terms of the Option Agreement, and authorizes the Acting City Manager and City Attorney to proceed with taking all actions and signing all documents necessary, on behalf of the City of Farmington Hills to exercise the City's option and acquire and complete the closing and acquisition of said Property, including without limitation payment of the \$360,000 purchase price and any costs and expenses related thereto.

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, BRIDGES, DWYER, KNOL, RICH, AND STARKMAN
NAYS: NONE
ABSENT: BOLEWARE
ABSTENTIONS: NONE

RESOLUTION DECLARED ADOPTED.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to sign the Tentative Agreement with the Paid-On-Call Fire Fighters (FAOM), ratified by the parties and outlined in the City Manager's Report dated September 14, 2026, (CMR 9-26-116).

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A RESOLUTION RECOGNIZING PEOPLE FOR A BETTER LIFE AS A NON-PROFIT ORGANIZATION OPERATING IN THE COMMUNITY FOR THE PURPOSE OF OBTAINING A CHARITABLE GAMING LICENSE.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the Local Governing Body Resolution for Gaming Licenses Issued by the Bureau of State Lottery, recognizing People For A Better Life as a non-profit organization operating in the community for the purpose of obtaining a Charitable Gaming License.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A SWIM LEADER. CMR 9-26-117

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Troy Lamey, who is related to an employee of the City, Adriana Lamey, who is a Swim Instructor for Special Services.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF DESICCANT WHEEL REPLACEMENTS AT THE FARMINGTON HILLS ICE ARENA TO MUNTERS CORPORATION IN THE AMOUNT OF \$122,066.78. CMR 9-26-118

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to execute a purchase order to Munters Corporation in the amount of \$122,066.78 (\$110,969.80 plus a 10% contingency cost of \$11,096.98 for unforeseen costs once the project starts) for desiccant wheel replacements at the Farmington Hills Ice Arena.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF TWO AMBULANCES TO EMERGENCY VEHICLES PLUS, IN THE TOTAL AMOUNT OF \$828,038.00. CMR 9-26-119

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a purchase order to Emergency Vehicles Plus representing Horton, for two new ambulances, in the amount of \$414,019.00 per unit for a total purchase price of \$828,038.00.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF FLEET VEHICLES TO LUNGHAMER FORD FOR NINE VEHICLES IN THE AMOUNT OF \$422,876; LAFONTAINE AUTOMOTIVE GROUP FOR THREE VEHICLES IN THE AMOUNT OF \$91,230; AND BERGER CHEVROLET FOR TEN VEHICLES IN THE AMOUNT OF \$499,101. CMR 9-26-120

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue purchase order(s) as follows:

- 1) To Lunghamer Ford of Owosso for nine (9) vehicles in the amount of \$422,876.
- 2) To LaFontaine Automotive Group for three (3) vehicles in the amount of \$91,230.
- 3) To Berger Chevrolet for ten (10) vehicles in the amount of \$499,101.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF A HATSUTA CORE SWEEPER TO REVELS TURF AND TRACTOR IN THE AMOUNT OF \$39,500.00. CMR 9-26-121

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a purchase order in the amount of \$39,500.00 for the Hatsuta Core Sweeper, to Revels Turf & Tractor and to take delivery of the equipment from them as an authorized dealer.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF A NEW RAIN BIRD PUMP STATION FOR THE FARMINGTON HILLS GOLF COURSE BACK NINE HOLES TO MID-OHIO ELECTRIC CO., INC. IN THE AMOUNT OF \$186,129.00. CMR 9-26-122

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a purchase order in the amount of \$186,129.00 for the Rain Bird Pump Station, to Mid-Ohio Electric Co., Inc. as the exclusive distributor and installer in the state of Michigan.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF COMMITMENT OF GENERAL FUND RESERVE (\$14 MILLION) FOR THE ACTIVITIES CENTER. CMR 9-26-123

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby resolves to Commit the reservation of \$14 million of General Fund Balance, and \$5 million of 2026 Capital Improvement Bond proceeds, as of June 30, 2026, for the exclusive use of the Activity Center project and direct the Administration to report these funds as so Committed, in the City's FY 2025-26 Audited Financial Statements.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF THE 2027 OAKLAND COUNTY AUTO THEFT PREVENTION ACT SUBRECIPIENT AGREEMENT WITH OAKLAND COUNTY. CMR 9-26-124

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to execute the Oakland County Auto Theft Program Subrecipient Agreement and any associated documents or agreements.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF AUGUST 10 2026.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the City Council study session minutes of August 10, 2026.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF AUGUST 10, 2026.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the City Council regular session minutes of August 10, 2026.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL SPECIAL STUDY SESSION MINUTES OF AUGUST 12, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the City Council special study session minutes of August 12, 2026.

Roll Call Vote:

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

Nays: NONE

Absent: BOLEWARE
Abstentions: NONE

MOTION CARRIED 6-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Steven Ludwig, Farmington Hills resident, said he was looking forward to the new Culver's restaurant and made brief comments about several restaurant chains and the new Activity Center.

Susan Homant, Farmington Hills resident, shared her hopes that the new Activity Center will be a state of the art, environmentally sound, facility and she fears that funding will be cut, that current activity center users voices will not be heard, and that an opportunity for a showcase would be lost. Ms. Homant also asked if Council would be taking action against the data center to be located at 11 Mile and Inkster Roads in Southfield.

Darcy Scott, Farmington Hills resident, said she supported progress, but shared concerns about the new Activity Center, and thanked Council for clarifying that the funds were being set aside. Ms. Scott said her primary reason for attending tonight was to speak on behalf of the Church of Jesus Christ of Latter-day Saints, to invite Council and the community to participate in their 16th annual clothing giveaway. The event will take place from October 12th-17th, at 33900 13 Mile Rd. Community support is needed to fold and sort 30,000 pounds of clothing that will be distributed on the last two days of the event.

Anita Wagoner, Farmington Hills resident, said she attended today's Oakland County Senior Advisory Council meeting at the 90,000sf OPC Social & Activity Center in Rochester, where they took a tour. OPC staff traveled around the country gathering information for the Center, and now other states ask the Center for information. OPC staff was willing to share their experience financing their Center and have offered to give Farmington Hills a tour.

Pamela Santo, Farmington Hills resident, said that earlier today she observed five to six bags of garbage around the bottom of the Tawheed Center dumpster. The bags were then removed, but residue remained around the bottom of the dumpster, and it smelled horrible. Ms. Santo said she needed a masonry wall along the property line to protect her home. Ms. Santo described an ongoing problem of animals crossing onto her property.

Terry Sever, White Lake, asked Council to review and amend the ordinance regarding lot splits. He believed that the City was not in compliance with Michigan Land Division Act procedures for applications and final approval and that there were irregularities in the lot split process. He also believed the practice of asking property owners to dedicate a right-of-way is likely unlawful and should be stopped. Mr. Sever explained that he was involved with a project on Nine Mile Road, where there were already right-of-way and setback inconsistencies. A 27' right-of-way was proposed that was inconsistent with houses on both sides and would put the sidewalk within 10' of front porches. Mr. Sever asked for an item to be placed on the next agenda regarding his specific right-of-way dedication.

Michael Harris, Farmington Hills resident, offered solutions for issues with the Beautification Committee award ceremony that he raised at the August 10th Council meeting, including having individual homeowners and businesses nominate their own landscape, public outreach, scaling down the award ceremony, and opening the award ceremony up to more participants.

Dalton Brosnan, Farmington Hills resident, shared his frustration with recent power outages and lack of communication from DTE. Mr. Brosnan said DTE had no market pressure and put profits over people. He encouraged Council to look into public power options that would lower power costs, offer residents quality service, and create more sustainable power sources. Mr. Brosnan also encouraged Council to enact a data center moratorium immediately.

CITY ATTORNEY REPORT

The City Attorney Report was received by Council.

ADJOURNMENT

The regular session of City Council meeting adjourned at 8:48pm.

Respectfully submitted,

Carly Lindahl, City Clerk