

AGENDA
CITY COUNCIL STUDY SESSION
SEPTEMBER 28, 2026 – 6:00PM
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. Review of the [Public Art Requirement Guidelines and Procedures](#)
4. Discussion Regarding [Wildlife-Related Matters](#)
5. 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.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: September 28, 2026

DEPT: Planning and Community Development

RE: Public Art Requirement Guidelines and Procedures

ADMINISTRATIVE SUMMARY

Public Art requirement for new developments and renovations in Special Planning Areas and PUD's was a City Council 2024 Goal. Support for Public Art and its' relationship to placemaking in the community was reinforced with the adoption of the 2024 Master Plan for Future Land Use. The Zoning Ordinance Text Amendment and companion City Code Amendment to designate the Arts and Planning Commissions responsible for review and approvals were adopted in October 2025.

Staff from Planning worked with Special Services, the City Attorney, Arts Commission and Planning Commission to develop the Public Art Requirement Guidelines and Procedures. This document is intended to provide a clear and consistent process for implementing the City of Farmington Hills Public Art Requirement Zoning Ordinance Standard (Section 34-5.21) including guidance on procedures, roles and expectations for applicants where public art is required through the site plan development process.

The following Commissions who are integral to the approval process reviewed the document: The Farmington Area Arts Commission reviewed the document at their meeting September 10, 2026 and had no comments. The Planning Commission reviewed the document at their meeting September 17, 2026 approved a motion to forward the document for City Council review and approval.

Planning staff will be present at the September 28 study session to review the attached draft document with City Council to receive comments prior to formal review at a regular meeting.

ATTACHMENTS

- City of Farmington Hills Public Art Requirement Guidelines and Procedures Draft

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Prepared by: Kirsten Mellem, Staff Planner II
Reviewed by: Charmaine Kettler-Schmult, Director of Planning and Community Development
Approved by: Karen Mondora, Acting City Manager



Public Art Requirement Guidelines & Procedures

Adopted: October xx, 2026
Revision:

CITY OF FARMINGTON HILLS
ZONING ORDINANCE SEC. 34-5.21: PUBLIC ART REQUIREMENT
GUIDELINES AND PROCEDURES

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CONTACT INFORMATION

City of Farmington Hills

Planning Office

(248) 871-2540

For guidance on applicability, process timing, and submission requirements.

City of Farmington Hills

Special Services – Cultural Arts Division

Farmington Area Arts Commission Staff Liaison

(248) 699-6712

For guidance on Arts Commission review process and meeting schedule.

SECTION 1: PUBLIC ART REQUIREMENT GUIDELINES

1. PURPOSE

These guidelines are adopted pursuant to and in accordance with Section 34-5.21 of the City of Farmington Hills Zoning Ordinance for purposes of delineating and further detailing guidelines that are applicable to the design, application, approval, installation, maintenance, and enforcement of public art within and as part of significant development projects in the City of Farmington Hills.

These guidelines are also intended and serve the purpose of ensuring that required public art is:

- Properly integrated into significant developments.
- Accessible to the public as required by ordinance.
- Professionally designed and constructed.
- Appropriately maintained over time.
- Consistent with the City's placemaking goals and 2024 Master Plan.

These guidelines apply only to and are intended to facilitate compliance with the public art requirements set forth in Section 34-5.21 of the Zoning Ordinance, including the definitions of “public art,” “artist,” and “construction cost” in Section 2.2 of the Zoning Ordinance.

2. APPLICABILITY

These guidelines apply to all development projects that:

- Trigger the public art requirement under Section 34-5.21 of the City’s Zoning Ordinance;
- Are located within applicable Special Planning Areas or Planned Unit Developments; and
- Are subject to site plan review and approval.

These guidelines do not apply to any of the following:

- City-owned public art;
- Voluntary donations of artwork to the City;
- Temporary installations not required under the ordinance;
- Public art under the City’ Outdoor Mural Program;
- Existing lawful nonconforming uses and development of property that are not required to comply with Section 34-5.21 per the City Zoning Ordinance; or
- Any development of property that is not required to install public art, pursuant to Section 34-5.21.

3. NATURE OF REQUIRED PUBLIC ART

Public art installed under this program shall remain:

- A requirement of zoning approval;
- A permanent site improvement tied to the property; and
- The responsibility of the property owner for maintenance and repair.

4. DESIGN INTEGRATION REQUIREMENT

Public art shall be integrated into the overall site design. Preferred integration methods include:

- Building façade integration;

- Landscape integration;
- Plaza or courtyard features;
- Entry features;
- Streetscape elements; and
- Architectural screening elements.

Standalone placement is permitted when integration is not feasible, subject to City approval. Early coordination between the artist, developer, architect, and landscape architect is strongly encouraged.

5. PUBLIC ACCESS REQUIREMENT

Public art must be located in a manner that is:

- Clearly visible from public streets, sidewalks, or publicly accessible private spaces;
- Accessible during reasonable business hours when located on private property;
- Safe for pedestrian viewing; and
- Free from obstruction by vehicles, signage, or landscaping.

The City Planner, City Engineer, Fire Marshal, or other governing entities may require modifications if access or visibility is insufficient.

6. APPROVAL PROCESS

All public art is subject to:

1. Site plan approvals;
2. Review and approval by the Farmington Area Arts Commission; and
3. Construction permit review by City staff, if applicable.

Applicants may proceed through site plan approval prior to final selection of artwork, provided that:

- The location of the artwork is shown on the approved site plan;
- A conceptual design is provided; and
- A budget is established consistent with Section 34-5.21.

Final artwork approval is required prior to issuance of building permits.

7. ARTIST SELECTION AND DESIGN DEVELOPMENT

The property owner is responsible for selecting a qualified artist in accordance with the Zoning Ordinance standards in Section 34-5.21. Artists should be engaged early in the design process to ensure integration with the site. The City encourages selection processes based on:

- Qualifications-based selection;
- Competitive selection (when appropriate); or
- Direct selection (for integrated design projects).

A qualified public **artist** is an individual generally recognized by critics and peers as a professional practitioner of the visual arts, as judged by the quality of that professional practitioner's body of work, educational background, experience, past public commissions, exhibition record, publications, receipt of honors and awards, training in the arts, and production of artwork. See the requirement for an artist to create the public artwork under Section 34-5.21.5 and the definition of artist under Section 2.2 of the City Zoning Ordinance.

8. MAINTENANCE AND RESPONSIBILITY

The property owner shall be solely responsible for maintaining the public art in the manner required by Zoning Ordinance Section 34-5.21 and shall include the following:

- Routine maintenance and cleaning;
- Repair of damage or deterioration;
- Graffiti removal;
- Lighting maintenance (if applicable);
- Structural integrity; and
- Landscaping surrounding the artwork.

Maintenance shall preserve the original artistic intent whenever feasible. Failure to maintain artwork in good condition shall constitute a violation of the site plan approval.

9. REPAIR, REPLACEMENT, AND FAILURE

If public art is stolen or becomes damaged or deteriorated such that it cannot be repaired in accordance with section 8 above, the property owner shall, in accordance with Zoning Ordinance Section 34-5.21, either:

- Repair the artwork; or
- Replace it with approved public art of equal or greater value than was originally required.

All repairs or replacements under this section require review by the City Planner and approval by the Farmington Area Arts Commission. If replacement is required, the new artwork must comply with all current Public Art Program requirements.

10. REMOVAL OR ALTERATION

Public art required under Section 34-5.21 may not be removed or materially altered without prior City approval. The City may require:

- Replacement artwork of equal or greater value than was originally required;
- Relocation of artwork on-site; or
- Conservation or restoration instead of removal.

Removal requests shall include:

- Reason for removal;
- Condition assessment;
- Proposed replacement plan; and
- Proposed timeline.

11. FINANCIAL ASSURANCE

The City may require a financial guarantee for installation of public art consistent with Section 34-5.21 and the City's site plan approval process. Failure to install approved public art may result in:

- Withholding of certificate of occupancy;
- Forfeiture of financial guarantee; and
- Enforcement action under the Zoning Ordinance.

12. APPROVAL STANDARDS

Public art shall be evaluated based on the following:

- Artistic excellence;
- Site integration;
- Public visibility and access;
- Durability and materials;
- Maintenance feasibility;
- Safety;
- Contribution to placemaking; and
- The standards and criteria under and compliance with Zoning Ordinance Section 34-5.21.

The Farmington Area Arts Commission shall provide approval based on these criteria. In the event, the artwork is denied, the applicant may appeal to the Zoning Board of Appeals.

13. COORDINATION WITH DEVELOPMENT

Public art should be coordinated with:

- Final site engineering;
- Landscape architecture plans;
- Building design;
- Lighting plans;
- Utility placement; and
- Pedestrian circulation systems.

Coordination prior to construction is strongly encouraged to avoid costly redesign for the owner and developer.

14. PUBLIC BENEFIT INTENT

Required public art is intended to:

- Enhance private development while benefiting the public realm;
- Strengthen the visual character of commercial corridors;
- Support the City's identity and placemaking goals;
- Improve pedestrian experience in development areas; and
- Contribute to the City's overall cultural environment.

15. COMPLIANCE AND ENFORCEMENT

Compliance with these guidelines is a condition of zoning approval under Section 34-5.21. Failure to comply may result in all or any of the following:

- Denial of permits;
- Withholding of certificate of occupancy;
- Enforcement under the City's zoning ordinance; and
- Required corrective action at the property owner's expense.

16. RELATIONSHIP TO OTHER POLICIES

These guidelines shall be interpreted and applied consistently with the Zoning Ordinance, and in the event of conflict, the Zoning Ordinance shall control.

SECTION 2: PUBLIC ART REQUIREMENT PROCEDURES

1. PURPOSE

These guidelines provide a step-by-step procedural workflow for developers, property owners, and design teams to comply with the **privately-owned public art requirement under Section 34-5.21 of the Farmington Hills Zoning Ordinance**. It places public art requirements and standards into a practical sequence aligned with the City's site plan, permitting, and construction processes. These guidelines are intended to assist compliance with the Zoning Ordinance, the Guidelines above, and other applicable City codes and ordinances.

2. OVERVIEW OF PROCESS

The public art process occurs in **six stages**:

1. Pre-Application Planning
2. Site Plan Submission
3. Conceptual Art Planning (Concurrent with Site Plan Review)
4. Final Art Approval (Prior to Building Permit)
5. Fabrication and Installation
6. Inspection and Certificate of Occupancy

STAGE 1 — PRE-APPLICATION PLANNING

Objective: Establish feasibility and budget early

At the earliest project stage, the applicant should:

- Identify whether Section 34-5.21 applies
- Confirm applicable public art budget (0.5% requirement under 34-5.21)
- Identify potential artwork locations on the site
- Engage a qualified artist or art consultant (recommended)
- Coordinate with architect and landscape architect

Recommended Deliverables:

- Preliminary site plan with potential art locations
- Rough public art budget estimate
- Conceptual integration strategy (if available)

City Role:

- Inform applicant of applicability
- Provide guidance on ordinance requirements
- Identify applicable Special Planning Area considerations

STAGE 2 — SITE PLAN SUBMISSION

Objective: Reserve location and demonstrate compliance pathway

The applicant submits a site plan for review.

Required Public Art Submittal Elements:

- Location of proposed public art clearly indicated

- Preliminary description of artwork intent
- Estimated public art budget and basis for same
- General statement of integration strategy
- Artwork design does **not need to be finalized at this stage**, but the **location must be reserved on the site plan**

City Review:

- City staff and Planning Commission review the site plan
- City staff and Planning Commission verify public art ordinance applicability and budget estimate
- Farmington Area Arts Commission is notified of future review and approval requirement

STAGE 3 — PUBLIC ART PLAN SUBMISSION (CONCURRENT REVIEW)

Objective: Establish design direction and feasibility

During or immediately following site plan approval, the applicant develops:

- Artist selection process
- Conceptual artwork design
- Integration with architecture and landscape

Required Submittals:

- Selected artist qualifications
- Conceptual artwork drawings or renderings
- Material description
- Draft installation location confirmation
- Preliminary maintenance plan
- Updated budget (if applicable)

Farmington Area Arts Commission Review and Approval:

The Commission evaluates:

- Artistic quality and concept
- Site integration
- Public visibility and access
- Appropriateness of materials
- Alignment with City goals

Outcome:

- Approval with or without conditions
- Denial

STAGE 4 — FINAL PUBLIC ART APPROVAL (PRIOR TO BUILDING PERMIT)

Objective: Secure final approval for construction and installation

Before issuing building permits, the applicant submits:

- Final artwork design
- Engineering and structural details (if applicable)
- Final materials and fabrication specifications
- Installation plan and schedule
- Final maintenance plan

- Final budget confirmation
- Insurance documentation (if required)

City Review:

- Farmington Area Arts Commission: final approval of public art
- City Planner: administrative review and site location
- Building Official: structural and safety review
- City Engineer: site location and safety review

Required Condition:

Final approval of the public art by the Farmington Area Arts Commission is required **before building permit issuance** for projects that are subject to Section 34-5.21.

STAGE 5 — FABRICATION AND INSTALLATION

Objective: Construct and install approved artwork

The applicant is responsible for:

- Coordinating fabrication and installation with the artist
- Ensuring compliance with approved plans
- Scheduling installation with construction timeline
- Protecting artwork during construction phase

City Role:

- May conduct interim inspections
- Verifies compliance with approvals of plans and artwork

Financial Assurance:

- City may hold performance guarantee until installation is complete (if applicable)

STAGE 6 — FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY

Objective: Confirm compliance and complete project

Before issuance of Certificate of Occupancy (CO) the applicant must demonstrate:

- Artwork has been installed as approved
- Structural installation is complete and safe
- Public access requirements are met
- Site conditions are consistent with approved plans

City Inspection:

- City Planner confirms compliance with approvals
- Building Official verifies structural safety
- Final documentation is recorded

Outcome:

- Certificate of Occupancy is issued once compliance is confirmed
- Public art record is entered into City inventory

3. POST-INSTALLATION RESPONSIBILITIES

After installation:

Property Owner Responsibilities:

- Ongoing maintenance and repair
- Graffiti removal
- Lighting upkeep (if applicable)
- Structural integrity monitoring
- Preservation of artistic intent

City Role:

- Maintains record of approved artwork
- May conduct periodic condition review
- Enforces compliance with maintenance requirements

4. COMMON PITFALLS TO AVOID

Applicants are strongly encouraged to avoid:

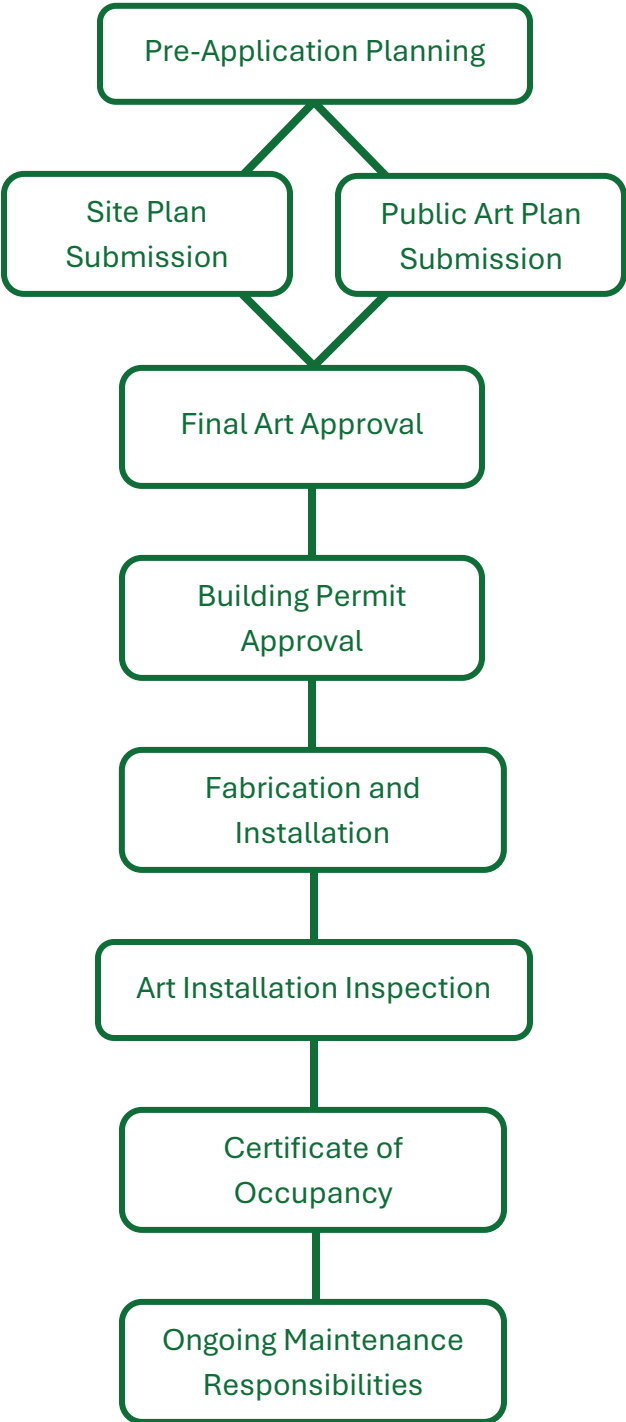
- Waiting until construction to select an artist
- Treating public art as an “add-on” instead of integrated design
- Underestimating installation engineering requirements
- Failing to budget for maintenance
- Selecting non-durable materials for outdoor environments
- Inadequate coordination with site utilities, drainage, or other site improvements
- Submitting incomplete maintenance plans

5. BEST PRACTICE TIMELINE SUMMARY

Project Phase	Public Art Action
Concept Design	Identify art requirement + reserve location
Site Plan	Show art location + budget
Design Development	Select artist + develop concept
Permit Stage	Submit final art for approval
Construction	Fabricate and install artwork
Occupancy	Final inspection + CO issued

SECTION 3: PUBLIC ART REQUIREMENT FLOWCHART

PUBLIC ART REQUIREMENT
APPROVAL FLOW CHART



APPENDIX A: ZONING ORDINANCE SECTION 34-5.21

34-5.21 PUBLIC ART REQUIREMENT

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

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

2. Public Art Required.

- A. The installation of public art in accordance with this Section is required for any non-public construction or renovation project with a construction cost of two million dollars (\$2,000,000.00) or more, in the Special Planning Areas described in the 2024 Master Plan, except as provided in subsection B, below. These include:
 - i. Orchard Lake Road between 12 Mile and 13 ½ Mile Roads;
 - ii. 14 Mile/Northwestern/Orchard Lake Road;
 - iii. Grand River Corridor/M-5 Interchange;
 - iv. Grand River and Drake
 - v. M-5 Corridor
 - vi. 8 Mile Corridor
 - vii. 12 Mile Corridor
 - viii. Freeway Redevelopment Areas
 - ix. Any projects developed using the Planned Unit Development process.

- B. The following projects are exempt from this requirement: single-family residential construction projects and projects completely funded by legally established non-profit entities.
 - C. The applicant shall establish and submit to the City a budget for the public art required by this section based on the allocation of one-half (0.5) percent of the total project construction cost up to fifty thousand dollars (\$50,000.00) for applicable projects. For each year subsequent to the effective date of the Zoning Ordinance amendment adding this Section, the applicable construction cost threshold stated in the preceding sentence shall be increased in accordance with the Consumer Price Index for All Urban Consumers (CPI-U) to reflect the rising costs of goods and materials.
3. Public Art Requirements. When public art is required per subsection 2 above, the subject site shall be designed and developed to include public art, as defined in [Section 34-2.2](#), for placement in a public place, publicly accessible private space, and/or integrated into the underlying architecture, landscape design or site, which shall be included as part of the site plan, and such public art shall comply with this Section and the following requirements:
 - A. An applicant for site plan approval for projects where public art is required per [Section 34-5.21.2](#) may proceed through site plan review before the selection of artwork is finalized, although involvement of the designer or artist is encouraged through the site design phase. For site plan review purposes, the area intended for the public art shall be noted on the site plan to demonstrate how the location for the art meets the requirements of [Section 34-5.21.4](#) below. The final location, installation, footings, etc. are subject to review and approval by the city planner and building official.
 - B. Following site plan approval, in conjunction with the application for building permits, the applicant shall furnish the City with an updated budget reflective of the project's construction costs.

- C. The public art shall be submitted for approval to the Farmington Area Arts Commission (established under Chapter 2, Article IV, Division 8 of the City Code) prior to site plan approval. The Farmington Area Arts Commission shall not unreasonably withhold approval.
4. Placement.
 - A. In addition to other placement and locational requirements in this ordinance, public art shall be placed:
 - i. In locations that are visible from public streets, rights-of-ways, parks, or plazas, taking into consideration the circulation patterns for vehicles and pedestrians on-site and on adjacent public streets and sidewalks; and
 - ii. Out of the corner clearance area as provided in [Section 34-5.10](#).
 - B. Public art may be permitted in required front setbacks, if the Planning Commission finds that no other location meeting the requirements of this ordinance is feasible and such placement is approved by the Director of Public Services.
 5. Guidelines. At a minimum, works of public art shall:
 - A. Be created by an artist, as defined in [Section 2.2](#);
 - B. Demonstrate excellence in aesthetic quality, workmanship, innovation and creativity;
 - C. Be appropriate in size, scale, and form, and of materials or a media suitable for the site;
 - D. Demonstrate feasibility in terms of budget, timeline, safety, durability, operation, maintenance, conservation, security, storage, and siting;
 - E. Bring diversity to the existing collection of public art in the City, in terms of media, artistic discipline, or artistic approach;
 - F. Reinforce the City's placemaking goals by reflecting and promoting the City's identity or the identity of individual neighborhoods or business districts within the City; and
 - G. Be consistent with public art guidelines as may be adopted by the City of Farmington Hills.
 6. Exemptions. The Planning Commission may waive, or partially waive, the public art requirement upon finding one or more of the following conditions apply:
 - A. There is no feasible location on the subject property from which a work of art can be plainly and wholly seen by the public;
 - B. The present or any planned land use of the subject property is such that placement of a work of art, in any media, on the property would be destructive to the work of art due to the activities related to the land use;
 - C. The property is already fully developed in such a way that there is no location on the site for public art;
 - D. Projects where the applicant donates funds equivalent to the amount required in [Section 34-5.21.3](#) to a public art fund established by City Council;
 - E. Projects where the applicant chooses to partially exempt a project from the public art requirement of this section to the extent the applicant chooses to donate funds less than the amount required in [Section 34-5.21.3](#) to a public art fund established by City Council, in which case the budget required for public art shall be reduced by a corresponding amount; or
 - F. Projects where all of the residential dwellings are non-subsidized and affordable for rent or purchase to residents earning less than 120% of area median income, based on current US Census data, and as agreed to in a development agreement between the applicant and the City of Farmington Hills.
 - G. Projects where the application of this requirement would constitute a governmental taking or otherwise be contrary to law under the particular facts and circumstances of that case, as determined by the Planning Commission, under the particular facts and circumstances of that case as explained in detail by the applicant as part of its application for site plan approval. The Planning Commission may request additional information from the applicant or property owner, if it determines that insufficient information is provided by them to make a determination. The applicant and property owner have all appeal rights as would otherwise be applicable to the determination of the Planning Commission.

7. Installation and Maintenance.

- A. The total allocation as established pursuant to subsection in Section 34-5.21.2.C. may be held as a Guarantee for Improvements as provided in [Section 34-7.2](#). In addition:
- i. Maintenance shall be the responsibility of the owner of the property in addition to the established allocation.
 - ii. Failure to install the public art as required by this subparagraph and in accordance with the approved site plan shall result in denial of a certificate of occupancy.
 - iii. In instances where circumstances beyond the reasonable control of the property owner or developer impede timely installment of the public art (including, without limitation, weather, delay in creation or fabrication of the public art, or delivery of the public art), the guarantee for improvements referenced above shall be deposited with the City and held to ensure installation and compliance with this section in accordance with a schedule established by the City Planner.
 - iv. In the event the public art is not fully installed within the period of time as established by the City Planner, the public art guarantee shall be forfeited to the City.
 - v. Failure to properly maintain the public art in accordance with the approved site plan is a violation of the zoning code and subject to enforcement pursuant to provisions of [section 34-7.13](#) of this chapter.
- B. Public art required by this section shall be kept in good repair, free from refuse and debris. If public art becomes damaged or falls into disrepair, it shall be cleaned, repaired, or replaced with public art that complies with this section and is approved as an amendment to the site plan, within thirty (30) days after written notice from the city or within an extended reasonable time period as specified on such notice if necessary to accommodate replacement of the public art.

- C. In the event the owner of the property wishes to remove the on-site public art, the City must be notified in writing prior to its removal. The property owner will be required to replace the public art with public art of equal or greater value. The replacement artwork will follow the process outlined in this section.

Δ Ord. No. C-7-2025



INTEROFFICE CORRESPONDENCE

DATE: September 28, 2026

TO: Mayor and City Council

FROM: Karen Mondora, Acting City Manager

SUBJECT: Animals and Wildlife

At Monday's City Council Study Session, I would like to cover two (2) items related to wildlife.

1. Public Act 86 of 2026 (wildlife feeding) and next steps. I have included a copy of the City Attorney's August 5, 2026, Legal Memo addressing the legal impact of this new Act.
2. Wildlife and Animal Welfare commission. This topic was discussed at the February 11, 2026, City Council goals session (minutes attached) and there was consensus to move forward with the concept. Assuming that consensus remains, I will be seeking City Council input on the mission of this commission so that the City Attorney and I can work on drafting the necessary resolution or ordinance to establish such a commission, as well as its bylaws. City Council will also need to decide if it wants it to be permanent or temporary. Temporary usually means a "committee" or "task force" or some other similar designation, and Council does this by way of a resolution. Permanent means a "commission" "board" or "council," and City Council does this by way of an ordinance amending Chapter 2, Article IV of the Code to add it, with a purpose statement, authority, duties, and membership (normally 11).

3. **Peer Communities – Southfield**

7-Member Southfield Wildlife Advisory Commission (SWAC)

Origins and mandate

Southfield City Council unanimously approved creating the Wildlife Commission at its June 22, 2020 meeting, to protect the safety, health and welfare of residents, visitors, and the wild animals living in Southfield. The commission is responsible for developing and proposing to Council a wildlife program within the city that at minimum shall:

- Actively seek and receive input from residents and others with concerns regarding wildlife in the City of Southfield;
- Work collaboratively with individuals of all points of view regarding wildlife in the City of Southfield;
- Work collaboratively with wildlife commissions or similar organizations in nearby communities regarding wildlife in or near the City of Southfield; and



- Work collaboratively with the Michigan Department of Natural Resources (DNR) and other county, state and federal entities responsible for wildlife management regarding wildlife in or near the City of Southfield.

2021–2022: Data gathering and early measures

The commission spent its first two years collecting data and building community engagement — hosting educational events, updating its website, and studying deer numbers.

Outcomes from this period included:

- A **no-feed deer ordinance**, added to city code (Sec. 9.90, prohibiting deer feeding), enacted by Council in March.
- An **advisory ballot question** in November 2022, where more than 60% of Southfield residents voted in favor of culling the urban deer herd.

2023: Formal report to Council

In April 2023, the commission delivered a report to City Council on deer and wildlife management recommendations, covering the work it had completed since January 2021. Notably, the report presented data on deer conflicts and various management options but stopped short of recommending any specific approach — though it noted a professional-sharps shooter cull was likely the safest, most cost-effective, and most effective option.

2024: Recommending a cull

After reviewing updated 2023 data and continued resident concerns, a majority of the commission voted at its July 16, 2024 meeting to recommend the City implement a deer cull, on the conditions that it be run by professional sharpshooters and paired with a partner like Michigan Sportsmen Against Hunger to process and donate the venison. The fuller proposal also called for a winter 2025 aerial survey to identify target areas, a first-year goal of removing about 100 deer, neighboring-community collaboration, public education, and habitat restoration.

Ongoing resident guidance

Throughout this period, the commission has also published practical advice for residents dealing with deer, including recommending deer-resistant landscaping (boxwood, lavender, bee balm), fences at least eight feet tall, and deterrents like wind chimes and motion sprinklers.

Peer Communities – Rochester Hills

Deer Management Advisory Committee

Seven Citizen Representatives appointed by Council

- Two Council Members
- Administrative Representatives:



- Two Members of the Parks & Natural Resources Department, and other Staff Members as appropriate
- One Rochester Hills Government Youth Council Member

The Rochester Hills Deer Management Advisory Committee was created on February 9, 2009 to review the Deer Management Policy enacted on September 29, 2008 and develop recommendations for inclusion or modification, if any; review vehicle/deer crash statistics and the annual deer count surveys to evaluate effectiveness of the controlled culling operation; gather and review metrics and data from all available sources and statistics for possible guidelines and inclusion in the Deer Management Policy; investigate and recommend any potential funding sources for implementation of the Deer Management Policy; and make recommendation to assist City Council in its deliberation and adoption of a 2010 Deer Management Policy by September 30, 2009.

During the last five (5) years, the Committee has focused on non-lethal management strategies, public education, and tracking vehicle-deer collision data.

Public Education and Community Outreach

- Landscaping Seminars: Partnered with the Parks and Natural Resources Department and local nurseries (such as Bordine's Nursery) to host educational seminars like "Gardening and Landscaping with Deer" to advise residents on deer-resistant plants and repellents.
- Safety Campaigns: Distributed informational brochures, direct mail pieces, and online resources advising residents on how to coexist with the local deer population.

Monitoring and Data Tracking

- Crash Statistics: Regularly reviewed annual deer-vehicle collision data and tracked high-frequency crash "hot spots" along major local corridors (such as Avon Road, Adams Road, Walton, and Tienken) to evaluate traffic safety.
- Population and Surveys: Evaluated community feedback and reviewed regional metrics regarding deer density and interactions within municipal limits.

Other Communities – Warren

Animal Welfare Commission — seven members appointed by the mayor to three-year terms — that advises the mayor and city council on animal issues.

Core Outcomes:

Low-cost vaccination and microchip clinics

Twice a year (spring and fall), it partners with All About Animals Rescue to run clinics at the Warren DPW garage on Stephens Road, offering \$10 vaccines. These clinics provide low-cost vaccines to over 2,000 pets every year.

Dog park maintenance

The Commission continues to develop and provide supplies to the Anne Fracassa



Memorial Dog Park, located in Burdi Park — a fenced, one-acre off-leash area with water and benches.

Spay/neuter promotion

The group runs an ongoing spay/neuter awareness campaign, distributing brochures and connecting residents to low-cost spay/neuter resources, and (per a March 2026 meeting agenda) has discussed things like spay/neuter certificate programs and a \$1,500 funding proposal to help cover procedures.

Education and outreach

Recent meeting agendas show the Commission expanding its communication efforts — discussing a monthly newsletter (posted to Facebook and printed for libraries/city buildings), a community survey, an "education fund," and deer-resistant-planting outreach. It also purchases educational materials related to animal welfare for the library and to distribute, and maintains an active Facebook page (~3,168 followers) for updates and lost-pet/community posts.

Coordination with Animal Control and City Council

Per its charter, the Commission works in cooperation with Animal Control to address specific animal welfare issues when they arise and advises City Council on legislation and other matters relating to animals or animal welfare.

Other Communities – Ann Arbor

Ann Arbor Sustainability Commission

Created by the City Council in 2025 by merging the former Energy and Environmental Commissions, the Ann Arbor Sustainability Commission advises city leadership on environmental policies, land health, and public welfare. It is comprised of up to 15 members of the public appointed by City Council, including two youth members. The commission has established five (5) distinct workgroups, however, the topic of wildlife management has been discussed at the full commission level.

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COMMUNITY ROOM
FEBRUARY 11, 2026 – 6:00PM**

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

Council Members Present: Aldred, Boleware, Bridges (arrived at 6:27pm), 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 the meeting by explaining this was their annual goal-setting event, noting that for the first time, council members' goal items had been organized under topic areas from the newly adopted Farmington Hills Strategic Plan.

REVIEW STATUS OF 2025 GOALS

Acting City Manager Mondora provided an overview and status update of the 2025 Goals.

DISCUSSION ON 2026 GOALS:

COMMUNITY SAFETY AND WELL-BEING

Regarding police data transparency, Acting City Manager Mondora reported the city has created its own transparency dashboard that is updated every six months and has received positive feedback.

Councilmember Aldred expressed support for confirming the city's approach and how it compares with other communities.

Councilmember Dwyer recommended having the police department present at a future study session.

For the crime data analyst position, Acting City Manager Mondora shared that the analyst works on intelligence reports, suspect lineups, bulletins, link analysis, investigations, facial recognition requests, special projects as well as the transparency dashboard.

On pedestrian safety, Acting City Manager Mondora announced the city was awarded \$481,675 for safe streets improvements at six locations including schools. Projects include rapid flashing beacons and push buttons at 14 Mile east of M-10, Farmington Road at Tulip, Drake Road at Howard, 11 Mile at Old Homestead, 9 Mile at Whittington, and Shiawassee at Tuck.

Regarding active assailant preparations, Acting City Manager Mondora noted the North American Active Assailant Conference is held annually in Troy with city public safety staff heavily involved.

Councilmember Aldred suggested receiving an assessment of the city's preparedness against 16 best practice areas, with Council agreeing to have a presentation at a future study session.

For mental health crisis support, Acting City Manager Mondora mentioned potential opportunities with opioid settlement funds and resources through staff at Special Services. All police officers receive crisis intervention training with yearly refreshers, and various mental health workshops are offered through city programming.

Mayor Rich discussed vape legislation, noting that Columbia, SC had implemented city-level enforcement of vaping products. The mayor indicated State Rep. Hoskins is looking at state legislation, and this item will be held until seeing if state action occurs.

On carcass tracking, Acting City Manager Mondora shared that discussions are occurring with SEMCOG and Oakland County GIS to develop a tool for tracking locally. The Department of Public Works is now tracking not just the number but also the location of roadkill since April.

STRATEGIC REDEVELOPMENT

Acting City Manager Mondora noted the Economic Development Department is exploring tools including blanket and master permits for building trades and expanded use of administrative reviews in corridor areas. She recommended a comprehensive study session with the new planning consultant, Ben Carlisle, who will have regular office hours at city hall and be available to meet with council members.

Councilmember Knol explained several zoning concerns: 1) With Fifth Third purchasing Comerica, many bank locations may close, and rezoning may be needed to repurpose these properties; 2) The city has very strict requirements for accessory buildings/structures which create hardships for some properties; 3) The need to consider requiring homeowner association approval before the city issues certain permits.

Councilmember Aldred emphasized the importance of continuing progress on 12 Mile, Orchard Lake, and Grand River redevelopment and changing zoning ordinances to accelerate development.

Regarding data centers, Mayor Rich noted the city already has one data center in the industrial area and suggested potentially creating an ordinance specifying where data centers would be permitted to prevent unwanted locations. Councilmember Knol opposed limiting data centers, arguing that smaller centers use closed-loop water systems and are not harmful, while Councilmember Bridges suggested considering both water and electrical usage requirements. Council agreed to gather more information on data centers before making decisions.

PLACEMAKING AND COMMUNITY HUBS

Councilmember Bridges inquired about Bond Park improvements, with Acting City Manager Mondora referring to information in the Parks and Recreation Master Plan. Councilmember Knol mentioned a concern raised by South Farmington Baseball about potential changes to Bond Park that would be detrimental to baseball fields.

Councilmember Aldred discussed playground equipment needs and expressed concern about the Heritage Park agreement timeline.

Councilmember Starkman expressed interest in learning which parks besides Heritage might be suitable for sensory play equipment.

Acting City Manager Mondora informed council that while the city typically applies for trust fund development grants for structures and amenities, there is also a companion grant program for land acquisition.

Councilmember Knol suggested that council members should pass information to the city manager's office if they hear of potential properties for sale that might be suitable for park acquisition.

WELCOMING COMMUNITY

Regarding cultural festivals on city property, Mayor Rich recalled previous council discussions about the Multicultural Multiracial Community Council (MCMR) and interest in hosting cultural festivals honoring the city's diversity.

Acting City Manager Mondora noted staffing challenges, citing the Heritage Week event in 2008 which was successful but required substantial resources. Councilmember Boleware mentioned the Arts Commission's interest in hosting events, potentially at Hunter Square or the Heritage Park amphitheater, that could generate some revenue.

Councilmember Knol sought clarification on whether these would be city-run events or external groups using city property. She noted that she supports investigating opportunities for profitable festivals but raised concerns about staffing and capacity.

For public comment placement, Councilmember Aldred suggested adding a limited public comment period at the beginning of meetings to allow residents to speak without waiting through lengthy meetings. Councilmembers Boleware and Bridges expressed agreement with this proposal.

Councilmember Bridges proposed focusing on the south end of the city through meetings at the Grant Community Center to address perceptions of unequal attention, with topics including streetscape programs, parks improvements, and economic development.

Acting City Manager Mondora reported that Plante Moran is conducting a rate methodology study for water and sewer rates, with findings expected to be presented in an April study session.

On redevelopment signage, Councilmember Aldred suggested improving communication about developments through website updates and physical signs at project locations that would display meeting dates and other information.

ORGANIZATIONAL EXCELLENCE

Acting City Manager Mondora reported that the Farmington Fair Share study will be available by month-end.

Regarding taxable value assessment, Finance Director Skrobola reported that appeals have remained steady, suggesting satisfaction with the assessment process. Councilmember Aldred requested facilitating a meeting between the assessor and a realtor who had raised concerns.

On property taxes, Mayor Rich discussed programs in other cities that allow seniors on fixed incomes to defer property taxes until their homes are sold. Finance Director Skrobola indicated that current payment rates are high and the city has a poverty exemption program.

Councilmember Bridges mentioned that Governor Whitmer had just proposed a 2% property tax reduction for seniors in her budget submission.

Council agreed to monitor the situation and revisit if data indicates growing problems.

Acting City Manager Mondora informed council that central services would be requesting funds in the next budget for a complete website overhaul. Councilmember Boleware expressed excitement about this development, noting her desire to use AI to improve efficiencies within the organization.

Regarding Planning Department processes and administrative review, Acting City Manager Mondora shared plans to test concurrent reviews among planning, building, zoning, and engineering departments, rather than the current sequential process. She also mentioned that starting the following week, the building department would only accept electronic plan submissions, which would improve routing time despite some initial resistance from users.

Finance Director Skrobola gave a detailed presentation about establishing a pension investment committee similar to Kalamazoo's model, which has been highly successful in earning strong returns. The proposed committee would include volunteer financial experts and would take over investment decisions from the current pension board. Council expressed interest in learning more.

OTHER

Mayor Rich raised concerns about wages for part-time employees. Acting City Manager Mondora reported that the city had been incrementally implementing the compensation study results.

Councilmember Dwyer inquired about school crossing guard wages and recruitment challenges, with Acting City Manager Mondora agreeing to get that information.

For gateway signage lighting, Council preferred maintaining the signs with the city's standard colors during the first year rather than changing colors for various awareness campaigns, which would create challenges in deciding which causes to support.

Councilmember Bridges advocated for supplementing deer culling with non-lethal management strategies including fencing around Heritage Park and Woodland Park near neighborhoods and educational workshops on deer-resistant plantings. Several Councilmembers expressed concern about the effectiveness and aesthetic impact of fencing, and Mayor Rich announced an upcoming meeting with the University of Michigan team working with the city on deer management.

Councilmember Bridges proposed establishing a wildlife/animal welfare commission, similar to those in Southfield and Warren, to demonstrate sensitivity to wildlife and domestic animals and help address issues like the recent Beagle situation, support low-cost vaccination programs, spay/neuter programs, emergency animal care for found pets, and food distribution for families unable to feed their pets.

Councilmember Starkman and Boleware supported the idea, noting it would provide a way for passionate residents to contribute their knowledge and skills.

Councilmember Knol voiced concerns that the commission would need members with scientific backgrounds, such as veterinarians and biologists, to ensure balance.

Council agreed to move forward with the concept, being judicious in recruiting qualified members.

Mayor Rich raised the topic of a potential dog ordinance similar to Eastpointe's, which requires dogs indoors during certain temperatures, but noted enforcement challenges from community experts. Council agreed not to pursue.

Mayor Rich introduced a potential charter amendment regarding term limits for the mayor. She proposed changing to a four-year term with a maximum of 12 years lifetime as mayor, including time already served. Mayor Rich acknowledged she would also like to see similar term limits for council.

Regarding compensation for Mayor and Council, Councilmember Bridges suggested that council members' salaries should be commensurate with neighboring Southfield. Councilmember Boleware suggested providing council members with city phones to avoid using personal numbers for city business.

With insufficient support for either term limits or council compensation increases, both charter amendment proposals were set aside.

Mayor Rich indicated the Economic Development Corporation might no longer be needed given the city now has full-time economic development staff. Council requested more information before making any decisions.

Mayor Rich shared that Andy Appleby, owner of a baseball team, was interested in building a stadium in Farmington Hills and asked if the city would contribute \$100,000. There was no interest from council in the matter.

PUBLIC COMMENTS

Two representatives from the Economic Development Corporation emphasizing the importance of maintaining the EDC as a legal entity. They highlighted that the EDC serves the city council and city, has no budget but possesses important legal powers for potential future development needs. Comments were also made regarding the term limits and compensation of council.

ADJOURNMENT

The study session meeting adjourned at 9:27pm.

Respectfully submitted,

Carly Lindahl, City Clerk

AGENDA
CITY COUNCIL MEETING
SEPTEMBER 28, 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 (6:00PM Community Room – See Separate Agenda)

REGULAR SESSION

CALL REGULAR SESSION TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session agenda

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

2. Presentation of Breast Cancer Awareness shirts to City Council by the Fire Department

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 9-11)

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

UNFINISHED BUSINESS:

3. Consideration of approval of the ENACTMENT of [Ordinance C-3-2026](#) 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; and summary for publication.

4. Consideration of approval of the ENACTMENT of [Ordinance C-4-2026](#) 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; and summary for publication.
5. Consideration of approval of the ENACTMENT of [Ordinance C-5-2026](#) 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; and summary for publication.

NEW BUSINESS:

6. Consideration of approval of [appointments](#) to various boards and commissions.
7. Consideration of approval to execute the Swimming Pool Use Agreement between the City of Farmington Hills and the City of Southfield. [CMR 9-26-125](#)
8. Consideration of approval of entering into the Tivity Health Partner Location Agreement with Tivity Health Services, LLC, for participation of The Hawk in the SilverSneakers Fitness Program, at a compensation rate of \$3.00 per member visit, not to exceed \$30.00 per member per month, for an initial term through June 30, 2029, with automatic annual renewals thereafter. [CMR 9-26-126](#)

CONSENT AGENDA:

9. Recommended approval of authorization to enter into a Memorandum of Understanding with Johnson Controls, Inc. for the purpose of conducting a preliminary Energy Performance Contracting analysis of The Hawk, at no cost to the City. [CMR 9-26-127](#)
10. Recommended approval of City Council [study session minutes](#) of September 14, 2026.
11. Recommended approval of City Council [regular session minutes](#) of September 14, 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.

**CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN**

ORDINANCE NO. C-3-2026

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.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 12, "Fire Prevention and Protection," Article II, "Fire Prevention Code," is hereby amended to read as follows:

ARTICLE II. FIRE PREVENTION CODE

Sec. 12-36. Adoption of International Fire Code.

The International Fire Code, 2021 Edition, including Appendix Chapters B, C, D, omitting Section D103.4, H, I, K, and N, as promulgated and published by the International Code Council is hereby adopted by reference as an Ordinance of the City of Farmington Hills, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; and providing for the issuance of permits and collection of fees therefore. Each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the Office of the Farmington Hills City Clerk are hereby referred to, adopted and made a part hereof, as if fully set out in this article and Code, with the additions, insertions, amendments, deletions and limitations, if any, prescribed in the remaining sections of this article.

Sec. 12-37. Insertions in Code.

The following section of the Fire Code adopted under Section 12-36 is amended to insert the information indicated:

Section 101.1. Where the Fire Code text indicates in Section 101.1 to specify the name of jurisdiction, insert the following: "City of Farmington Hills."

Sec. 12-38. Amendments to Code.

The following sections and subsections of the Fire Code adopted under Section 12-36 are amended, deleted or added, as indicated below:

Section 105.5.12 Cutting and welding.

Delete.

Section 105.5.18 Flammable and combustible liquids.

Delete.

Section 105.5.25 Hot work operations.

Delete subsections (3), (4), (5), and (6).

Section 105.5.36 Open flames and Candles

Delete.

Section 105.5.39 Places of assembly.

Delete.

Section 105.6.41 Repair garages and motor fuel-dispensing facilities.

Delete.

Section 105.7.8 Flammable and combustible liquids.

Delete.

Section 112.4 Violation penalties.

Delete and replace with the following:

"Section 112.4 Violation penalties. Persons who violate a provision of this code or fail to comply with any of the requirements thereof or who erect, install, alter, repair or do work in violation of the approved construction documents or directive of the code official or of a permit or certificate used under the provision of this code shall be guilty of a misdemeanor, punishable as provided in Chapter 1 of the City Code for such offenses. Each day that a violation continues after due notice has been served shall be deemed a separate offense."

Section 112.33 Prosecution of Violations.

Delete and replace with the following:

"Section 112.33. Failure to comply. Any person who shall continue to work after having been served with a stop work order, except such work as that person is

directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor, punishable as provided in Chapter 1 of the City Code for such offenses. Each day that a violation continues after due notice has been served shall be deemed a separate offense."

Section 307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces.

Delete sections 307.1; 307.1.1; 307.2; 307.2.1; 307.4; 307.4.1; 307.4.2; 307.4.3; 308.1.4

Section 311 Vacant Premises.

Delete sections 311.5; 311.5.1; 311.5.2; 311.5.3; 311.5.4; 311.5.5

Section 505 Premises Identification.

Amend Section 505.1 to read:

"Section 505.1 Address identification. New and existing building shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). If the business or structure is located more than ninety (90) feet from the centerline of the traveled portion of the adjacent roadway, the identifying numbers shall be not less than six (6) inches in height, but in any case such numbers shall be a size sufficiently large so that they are readable from the centerline of the adjacent roadway by a person of normal vision."

Section 507.4 Water supply test.

Delete and replace with the following:

"Section 507.4 Water supply test. The *fire code official* shall be notified prior to any proposed water supply test. If approved, the test must be *scheduled with and conducted by Oakland County Water Department personnel*. Water supply tests shall be witnessed by the *fire code official* or *approved* documentation of the test shall be provided to the *fire code official* prior to final approval of the water supply system."

Section 507.5 Fire hydrant systems.

Delete and replace with:

"Section 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1.1 through 507.5.6."

Section 507.5.1 Where required.

Delete.

Section 1103.5 Sprinkler Systems

Delete.

Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited.

Delete and replace with:

"Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside buildings must comply with the following:

- a. City zoning ordinance;
- b. Chapter 12 of the City Code;
- c. International Fire Code;
- d. Michigan Rules for Storage and Handling of Flammable and Combustible Liquids, or their equivalent; and
- e. Approval by the Fire Chief or his or her designee."

Section 5706.2.4.4 Locations where above-ground tanks are prohibited.

Delete and replace with:

"Section 5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks must comply with the following:

- a. City zoning ordinance;
- b. Chapter 12 of the City Code;
- c. International Fire Code;
- d. Michigan Rules for Storage and Handling of Flammable and Combustible Liquids, or their equivalent; and
- e. Approval by the Fire Chief or his or her designee."

Section 5806.2 Limitations.

Delete and replace with:

"Section 5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings must comply with the following:

- a. City zoning ordinance;

- b. Chapter 12 of the City Code;
- c. International Fire Code;
- d. Michigan Rules for Storage and Handling of Flammable and Combustible Liquids, or their equivalent; and
- e. Approval by the Fire Chief or his or her designee."

Section 6104.2 Maximum capacity within established limits.

Delete and replace with:

"**Section 6104.2 Maximum capacity within established limits.** Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, must comply with the following:

- a. City zoning ordinance;
- b. Chapter 12 of the City Code;
- c. International Fire Code;
- d. Michigan Rules for Storage and Handling of Liquefied Petroleum Gases (LPG), or their equivalent; and
- e. Approval by the Fire Chief or his or her designee."

Sec. 12-39. Limitations.

The adoption of the International Fire Code and amendments thereto, or any other provision of this Chapter, does not include any provisions that are preempted by the Michigan Fireworks Safety Act (being Public Act 256 of 2011), "inconsistent" with the State of Michigan Fire Prevention Code (being Public Act No 207 of 1941, as amended and as "inconsistent" is defined within that Act), or rules promulgated under such Acts, and any such provision shall not be enforced.

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:

SUMMARY
ORDINANCE NO. C-3-2026
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE 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.

A full copy of the Ordinance is on file in the Clerk's Office for public review between the hours of 8:30am and 4:30pm Monday through Friday.

Section 1, Ordinance Amendment

Section 2, Repealer

Section 3, Savings

Section 4, Severability

Section 5, Effective Date

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

Section 6, Enactment

CARLY LINDAHL, City Clerk

Publish: Oakland Press 10/4/2026

**CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN**

ORDINANCE NO. C-4-2026

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.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 12, “Fire Prevention and Protection,” Article IV, “Hazardous Materials,” Section 12-63, “Hazardous Materials List; Safety Data Sheets,” is amended to read as follows:

Sec. 12-63. - Hazardous materials list; safety data sheets.

Upon written request of the fire chief, an employer within the city shall within ten (10) working days provide a completed hazardous materials list to the fire chief or, in the alternative, shall provide the list required to be prepared pursuant to 26 CFR 1910.1200, section 14a of the Michigan Occupational Safety and Health Act (MCL 408.1014a) and section 5p of Act 207 of the Public Acts of 1941, as amended (MCL29.5p) and, when requested, a material safety data sheet for each hazardous material identified on the list.

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:

[illegible]

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:

SUMMARY
ORDINANCE NO. C-4-2026
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE 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.

A full copy of the Ordinance is on file in the Clerk's Office for public review between the hours of 8:30am and 4:30pm Monday through Friday.

Section 1, Ordinance Amendment

Section 2, Repealer

Section 3, Savings

Section 4, Severability

Section 5, Effective Date

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

Section 6, Enactment

CARLY LINDAHL, City Clerk

Publish: Oakland Press 10/4/2026

**CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN**

ORDINANCE NO. C-5-2026

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.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 12, “Fire Prevention and Protection,” Article I, “In General,” Section 12-11, “Fire Department Site Plan Review and Design Standards,” is amended to read as follows:

Sec. 12-11. - Fire department site plan review and design standards.

Fire department review and approval is required for all proposed new construction and additions to existing structures except for individual single-family dwellings. Review and approval of residential complexes including plats, site condominiums, and similar projects is required. This shall include hazardous material storage facilities and fuel storage, distribution or dispensing facilities. Two (2) site plans, which meet the general plan requirements, shall be submitted to the fire department via planning and community development for review. One (1) marked-up plan, along with review comments, shall be returned to planning to be incorporated into a single review. A copy of the review comments shall also be forwarded to the engineering division. Site plans shall be designed to comply with the following fire department requirements:

- (1) [Unchanged]
- (2) *Hydrants.* Hydrants shall be provided for both public and private street and shall be spaced approximately five hundred (500) feet apart in single-residential areas. Whenever practical, the hydrants should be located at intersections to provide ease in stretching fire hose in more than one (1) direction. Hydrants shall be placed approximately four hundred (400) feet apart, on-line, in commercial, industrial and multiresidential areas. Unless specifically approved otherwise, the following requirements shall be met:
 - a.-h [Unchanged]
 - i. The approved hydrant type shall be the East Jordan Iron Works No. 5-BR-Traffic Model – 250 or approved equal. Self-draining hydrants shall not be used. Hydrants

shall have two (2), 2½-inch male outlets and one (1) 3-3/4-inch male outlet. The 2½-inch outlet shall have National Standard threads and the 3-3/4-inch male outlet that accepts a Fire Department 4” adapter shall have Detroit threads.

- j. Hydrants are to be painted red above ground and black below, with a finish coat of Glamortex 501 enamel, color 314-Vermillion, or approved equal. Hydrant caps shall be painted the same color as the hydrant. On those sites where the hydrants are not properly painted, the fire department will complete the painting and back charge the contractor/owner. Any such charges must be paid prior to final approval.

(3)-(4) [Unchanged]

Section 2 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 12, “Fire Prevention and Protection,” Article I, “In General,” Section 12-15, “Residential Smoke Alarms,” is amended to read as follows:

Sec. 12-15. - Residential smoke alarms.

(1) [Unchanged]

- (2) *Requirements.* It shall be the responsibility of the owner of each Residential Group Occupancy to install smoke alarms in Use Groups R-1, R-2, R-3, and R-4 in accordance with the locations and standards identified in the International Fire Code, 2021 Edition, and as hereinafter provided. Except for owner occupied R-3 Use Group occupancies, battery powered smoke alarms permitted under law shall be replaced with ten (10) year lithium battery powered smoke alarms when current alarms are ten (10) years old, or as otherwise required by this section or other applicable laws. Said smoke alarms shall be capable of providing a suitable audible alarm and comply with the following:

- (a) In addition to the locations identified for installation of smoke alarms in Use Groups R-1, R-2, R-3, and R-4 as specified in the International Fire Code, 2021 Edition, at least one (1) smoke alarm shall be installed in each hallway leading to a dwelling unit or sleeping unit in such a manner as to ensure that rising smoke is not obstructed in reaching the alarm and the alarm intercepts rising smoke before it reaches a sleeping area.

(b)-(c) [Unchanged]

Section 3 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 4 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 5 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 6 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 7 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:

SUMMARY
ORDINANCE NO. C-5-2026
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE 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.

A full copy of the Ordinance is on file in the Clerk's Office for public review between the hours of 8:30am and 4:30pm Monday through Friday.

Section 1, Ordinance Amendment

Section 2, Ordinance Amendment

Section 3, Repealer

Section 4, Savings

Section 5, Severability

Section 6, Effective Date

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

Section 7, Enactment

CARLY LINDAHL, City Clerk

Publish: Oakland Press 10/4/2026



INTEROFFICE CORRESPONDENCE

DATE: September 21, 2026
TO: City Council
FROM: Theresa Rich, Mayor
SUBJECT: Recommendation for appointment.

I would like to recommend the following appointments at the September 28, 2026 City Council meeting.

Farmington Area Arts Commission

	Length of Term:	Term ending:
Andrea Weiss - Alternate	3 years	February 1, 2030

Andrea Weiss will replace the alternate vacant seat left by Craig Nowak who was elevated to full-seat member on 9/14/2026. Attached, please find Andrea's resume.

Commission on Children, Youth and Families

	Length of Term:	Term ending:
John Randle	Unexpired Term	February 1, 2029

John Randle will replace Alicia Valden who resigned in March 2026. Attached, please find John's resume.

Economic Development Corporation

	Length of Term:	Term Ending:
Nicole Wells Stallworth	Unexpired Term	February 1, 2032

Nicole will fill the vacancy left by Vicki Barnett who resigned in Sept. 2026. Attached, please find Nicole's resume.

Danielle King

From: postmaster@muniweb.com
Sent: Wednesday, August 19, 2026 8:29 PM
To: DistributionList-CityManagerOffice
Subject: The Form 'Boards and Commissions Questionnaire' was submitted

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

Your Name

Andrea Weiss

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

Arts Commission
Commission on Children, Youth and Families
Grand River Corridor Improvement Authority
Parks Recreation Commission

Brief Resume

BA from Northwood University - Triple Major - Advertising, Marketing and Management Photography and Graphic Design Courses at CCS Museum Studies Certificate from Northwestern University 14 Years in Event Marketing with a focus on interactive digital experiences for Fortune 500 companies at premiere events across the country and some internationally. Career Highlight - Henry Ford Museum Exhibit renovations for the Wing Walker, Evolution of Passenger Travel and Wright Family displays. Volunteering Experience - View Fest, Affirmations Event, DIA Gallery Service, Greening of Detroit and Belle Isle Spring Clean-up

References

Kim Hale - [REDACTED]

From: postmaster@muniweb.com
To: [DistributionList-CityManagerOffice](#)
Subject: The Form "Boards and Commissions Questionnaire" was submitted
Date: Monday, August 17, 2026 3:39:45 PM

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

Your Name

John Randle Sr

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

Commission on Children, Youth and Families

Brief Resume

I am pleased to express my interest in serving on the Farmington/Farmington Hills Commission on Children, Youth & Families. With more than 25 years of leadership experience in public-sector government, education, and community organizations, including more than a decade serving as Director of Human Resources for the City of Farmington Hills, I bring a strong understanding of public service, community collaboration, and organizational leadership. The Commission's mission closely aligns with my commitment to creating opportunities for children, youth, and families to thrive. My experience as a senior leader in higher education and K-12 public schools has given me a firsthand understanding of the importance of student success, mentorship, career development, and supportive environments for young people. If appointed, I would bring a collaborative and results-oriented perspective to the Commission. I would seek to help identify emerging needs, strengthen partnerships among schools, local government, nonprofits, and community organizations, expand educational and career opportunities for youth, and ensure that Commission initiatives produce meaningful community impact. I have also demonstrated a longstanding commitment to community service through board and committee involvement, including the Oakland Literacy Council and other civic and professional organizations. I would be honored to bring my experience, relationships, and commitment to public service to the Commission and help advance its mission of ensuring that every child, young person, and family can reach their full potential. John Randle, Sr.

References

Jackie Boleware - Mayor Pro Tem Dana Whinnery - Former Assistant City Manager Michael Bridges - Council Member

Danielle King

To: postmaster@muniweb.com
Subject: RE: The Form 'Boards and Commissions Questionnaire' was submitted

From: postmaster@muniweb.com <postmaster@muniweb.com>
Sent: Tuesday, September 22, 2026 9:07 PM
To: DistributionList-CityManagerOffice <cmo@fhgov.com>
Subject: The Form 'Boards and Commissions Questionnaire' was submitted

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

Your Name

Nicole Wells Stallworth

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

Economic Development Corporation

Brief Resume

Nicole Wells Stallworth Farmington Hills, MI | [REDACTED] |
LinkedIn: NicoleWellsStallworth Profile Public affairs strategist and nonprofit executive with more than two decades of experience in government relations, institutional partnerships, and organizational leadership across Michigan. Proven record of securing public investment, building cross-sector coalitions, and guiding organizations through growth, transformation, and complex stakeholder environments. Professional Experience Founder and Principal, Blueprint Scale | January 2025 to Present Boutique public affairs suite advising nonprofits, foundations, and civic institutions on government relations, funding alignment, and strategic positioning. Advise C-suite and public sector leaders on policy strategy and funding alignment, contributing to multimillion-dollar public investment outcomes Build cross-sector coalitions across government, philanthropy, and community organizations Provide senior counsel on facility strategy, expansion planning, and multi-county partnership development President and CEO, The Children's Center | July 2023 to June 2024 Led a \$21 million county-based community mental health and foster care agency with 200+ staff serving 3,500 children and families annually. Secured a \$3 million state budget allocation from the Michigan Legislature Directed financial turnaround planning and organizational restructuring Grew donor base by 50 percent and expanded institutional visibility Executive Director, Planned Parenthood Advocates of Michigan | August 2021 to

June 2023 Secured a \$7 million multi-year state budget allocation Co-chaired a statewide ballot initiative that raised \$45 million and passed with 57 percent of the vote Assistant Vice President, Government and Community Relations, Oakland University | October 2014 to August 2021 Built external affairs infrastructure and civic partnerships for a public research university serving 16,000 students Formed U-Link, a six-university community relations partnership serving as a statewide model Education Master of Arts, Communications, Wayne State University Bachelor of Arts, English/Writing, Wayne State University Certified Health and Well-Being Coach, Duke University Health Leadership Detroit, Class XXXVII, Detroit Regional Chamber Michigan Political Leadership Fellow, Michigan State University Board Leadership Board Chair, MacDowell Preparatory Academy (2012 to 2025), including facility procurement of a historic landmark property Board of Directors, Michigan Voices Steering Committee, Wayne County Women's Commission

References

Eunice Jeffries, [REDACTED] Christopher Ruth, [REDACTED]



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 09/28/2026

DEPT: SPECIAL SERVICES

RE: AUTHORIZATION TO EXECUTE POOL USE AGREEMENT BETWEEN THE CITY OF FARMINGTON HILLS AND THE CITY OF SOUTHFIELD

ADMINISTRATIVE SUMMARY

- The City of Southfield has requested access to the Farmington Hills Costick Activities Center Swimming Pool, located at 28600 Eleven Mile Road, Farmington Hills, MI 48336, for use by Southfield residents. A Swimming Pool Use Agreement ("Agreement") has been drafted to formalize the terms and conditions of this arrangement between the City of Farmington Hills and the City of Southfield, both Michigan municipal corporations.
- Under the terms of the Agreement, Southfield residents will be permitted to use the Pool during its normal operating hours for Open Swim and Lap Swim activities at the Farmington Hills Resident Rate, upon presentation of valid proof of Southfield residency. The City of Southfield will be responsible for paying Farmington Hills the difference between the Resident Rate and the Non-Resident Rate for each Southfield swimmer utilizing the Pool.
- The Agreement will commence on or around September 1, 2026, and will expire on December 31, 2026. Either party may terminate the Agreement upon **thirty (30) days** prior written notice. The Farmington Hills Special Services Department will implement a tracking mechanism within its registration software, or another system at Farmington Hills' discretion, to accurately record usage counts by Southfield residents for each activity.
- Farmington Hills expressly retains the right to close the Pool at any time, without prior notice to Southfield, for maintenance, cleaning, or staffing issues. The Agreement is non-exclusive, and Farmington Hills reserves the right to use or permit others to use any part of the Pool, provided such use does not unreasonably interfere with the agreed-upon uses.
- The City of Southfield shall make payment of all fees to the City of Farmington Hills within thirty (30) days of the date of each invoice. Southfield shall have no right to assign, sublicense, or otherwise transfer its rights under this Agreement.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- Grant agreement reviewed by City Attorney as to form and content.

RECOMMENDATION

IT IS RESOLVED that the City Council of the City of Farmington Hills authorizes the Acting City Manager to execute the Swimming Pool Use Agreement between the City of Farmington Hills and the City of Southfield for the use of the Costick Activities Center Swimming Pool, located at 28600 Eleven Mile Road, Farmington Hills, MI 48336, for the term commencing September 1, 2026 through December 31, 2026, under the terms and conditions set forth in the Agreement.

#

Prepared by: Ted Davis, Director of Special Services
Approved by: Karen Mondora, Acting City Manager

**SWIMMING POOL USE AGREEMENT
BETWEEN THE CITY OF FARMINGTON HILLS
AND THE CITY OF SOUTHFIELD**

This Swimming Pool Use Agreement ("Agreement") is made and entered into as of the ____ day of ____, 2026, by and between the City of Farmington Hills, a Michigan municipal corporation ("Farmington Hills") and City of Southfield ("Southfield "), a Michigan municipal corporation for the use of the Farmington Hills Costick Activities Center Swimming Pool (the "Pool") located at 28600 Eleven Mile Road Farmington Hills, MI 48336

WHEREAS, Southfield is desiring that its residents have access to and use of the Pool as permitted by the terms of this Agreement; and

NOW, THEREFORE, inconsideration for the use of the Pool and of the mutual covenants and agreements herein set forth, Farmington Hills and Southfield agree as follows:

1. Use. Farmington Hills agrees to allow Southfield residents to use the Pool during the Term of this Agreement on the dates and times and based on the rates as set forth herein (which may change from time to time at the discretion of Farmington Hills). Southfield expressly acknowledges and agrees that Farmington Hills reserves the right to close the Pool at any time, without giving notice to Southfield, for maintenance, cleaning, or staffing issues. Nothing in this Agreement shall be construed as a guarantee that Southfield residents will have access to the Pool at any time should any of these issues arise.

A.) Southfield residents shall have access to the Pool during its normal operating hours and will pay the Farmington Hills pool use fee paid by Farmington Hills residents ("the Resident Rate") with proof of Southfield residency.

B.) The "Resident Rate" will be the fee charged for Open Swim, and Lap Swim.

C.) Farmington Hills Special Services Department will create a tabulation option in their registration software or another system at Farmington Hills' discretion, to maintain accurate counts of each activity for Southfield residents

2. Term. Subject to the terms and conditions of this Use Agreement, the use granted in Section 1 above shall commence on or around September 1, 2026 ("Commencement Date") and shall continue until and expire on the date, which is December 31, 2026 (the "Termination Date"). Both the City of Farmington Hills and the City of Southfield agree that each party has the unrestricted right to terminate, revoke or otherwise cancel this Use Agreement upon thirty (30) days prior written notice of such intent.

3. **Fees.** The City of Southfield will provide payment to the City of Farmington Hills for the Term of the Use Agreement as follows:

A.) Southfield Residents shall pay the Resident Rate for use of the Pool from September 1, 2026, to December 31, 2026 and, the City of Southfield shall pay Farmington Hills the difference per swimmer between the Resident Rate and the Non-Resident Rate.

B.) The City of Southfield will make payment of the rental fees within thirty (30) days of the date of each invoice as directed in the invoice.

4. **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.

5. **Applicable Law.** This Use Agreement shall be governed by the laws of the State of Michigan, and any questions arising hereunder shall be construed and determined according to such laws.

6. **Entire Agreement.** This Use Agreement is the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements between the parties with respect to the matter contained in this Agreement. Any waiver, modification, consent, or acquiescence with respect to any provision of the Agreement shall be set forth in writing and duly executed by both parties. No waiver by any party or any breach hereunder shall be deemed a waiver of any other subsequent breach.

7. **Assignment.** The City of Southfield shall have no right to assign, sublicense or otherwise transfer its rights hereunder.

8. **Notices.** All notices that may be or are required to be given by either party to the other hereunder shall be in writing. All notices hereunder shall be sufficiently given, made or delivered if served personally or by certified or registered mail, postage prepaid, addressed as follows:

City of Southfield Parks and Recreation
Attention: Terry Fields
26000 Evergreen Road
Southfield, MI 48076

City of Farmington Hills Parks and Recreation
Attention: _____

Farmington Hills, MI

9. **Signs.** The City of Southfield Parks and Recreation Department may not place any temporary signs upon the Pool property without the prior and express written approval of the City of Farmington Hills.

10. **Non-Exclusive:** This Use Agreement is not exclusive, and the City of Farmington Hills reserves the right to use or permit others to use any part of the Pool for any purpose as long as such use does not unreasonably interfere with any of the uses agreed upon in this Agreement.

IN WITNESS WHEREOF, the parties have executed this Use Agreement as of the day and year first above written.

CITY OF FARMINGTON HILLS:
Michigan Municipal Corporation

CITY OF SOUTHFIELD:
A Michigan Municipal Corporation:

By: _____

By: _____

Its: _____

Its: _____

By: _____

By: _____

Its: _____

Its: _____



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 09/28/2026

DEPT: SPECIAL SERVICES

RE: AUTHORIZATION TO ENTER INTO SILVERSNEAKERS FITNESS PROGRAM
PARTNER LOCATION AGREEMENT WITH TIVITY HEALTH SERVICES, LLC
AT THE HAWK

ADMINISTRATIVE SUMMARY

- The Hawk, a City-owned community and recreation facility operated by Special Services, has an opportunity to become a participating location in the SilverSneakers Fitness Program, administered by Tivity Health Services, LLC. SilverSneakers is a health-plan sponsored fitness benefit that provided eligible older adults with no-cost access to participating fitness locations.
- Under the proposed Tivity Health Partner Location Agreement, Tivity Health will compensate the City for SilverSneakers Fitness Program participation at The Hawk, at a rate of \$3.00 per member visit, up to a maximum of \$30.00 per member per month. There are no administrative fees or costs to participate in the program.
- Participation in SilverSneakers is expected to increase utilization of The Hawk during traditionally off-peak hours, generate supplemental, ongoing revenue base on member visits, and expand exposure through the SilverSneakers network and website.
- The agreement is effective upon signature and runs through June 30, 2029, automatically renewing thereafter for successive one-year terms, unless either party provides at least 120 days written notice of non-renewal prior to the expiration of a renewal term.
- Tivity Health Program Partner Location Agreement and Standard Terms and Conditions reviewed by City Attorney as to form and content.

RECOMMENDATION

IT IS RESOLVED that the City Council of the City of Farmington Hills authorizes the Acting City Manager to enter into the Tivity Health Partner Location Agreement with Tivity Health Services, LLC, for participation of The Hawk in the SilverSneakers Fitness Program, at a compensation rate of \$3.00 per member visit, not to exceed \$30.00 per



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

member per month, for an initial term through June 30, 2029, with automatic annual renewals thereafter, subject to the Standard Terms and Conditions incorporate in the Agreement.

#

Prepared by:	Ted Davis, Director of Special Services
Approved by:	Karen Mondora, Acting City Manager

SILVERSNEAKERS®

REACH THE LARGEST DEMOGRAPHIC



“SilverSneakers has filled our facility during traditionally non-busy hours. SilverSneakers is something an owner can count on for consistent revenue.

If your club has an opportunity to get involved with this phenomenal program, I would suggest you jump at it!”

– SilverSneakers Participating
Location Partner

silversneakers.com



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QUICK FIND

Click on a topic below to learn more.

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[What types of marketing support will I receive?](#)
» [Member marketing samples](#)

[How do I get started?](#)

[Become an instructor](#)

[Our classes](#)

[Checklist – what to do next](#)



silversneakers.com



PROGRAM BENEFITS

PARTNER with SILVERSNEAKERS



Join a nationwide network of more than 13,000 participating fitness locations.



Gain access to more than 12 million potential members.



Bring brand recognition to your location with SilverSneakers, the nation's leading exercise program for active older adults.

WHAT ARE THE BENEFITS OF OFFERING THE SILVERSNEAKERS PROGRAM?

- » **No fees!** There are no administrative fees or costs to offer our SilverSneakers program.
- » **New members.** With SilverSneakers you can successfully reach the largest age demographic and members who don't typically visit a participating fitness location.
- » **Additional revenue.** You will receive compensation based on program participation, plus opportunities for supplemental revenue (personal training, massage, family referrals).
- » **CEC accreditation.** Tivity Health, Inc. provides ACE, AFAA, AEA and ACSM accredited training for SilverSneakers class instructors.
- » **Participation during off-peak hours.** With the program, you will have increased participation during typically off-peak hours.
- » **Free class equipment.** An initial SilverSneakers class equipment package is provided at no cost.
- » **Program support.** Tivity Health, Inc. provides a dedicated provider service liaison to your location.
- » **Marketing promotion.** 1) **Gain visibility** on silversneakers.com. 2) **Increase awareness** by having your location listed in the network directory on our website. 3) **Direct members** to your location through SilverSneakers Customer Service.



WHAT TYPES OF MARKETING SUPPORT WILL I RECEIVE?

HERE ARE JUST A FEW EXAMPLES OF HOW WE PROMOTE YOUR LOCATION:

- » **Silversneakers.com:** Approximately 25,000 people visit silversneakers.com each day. Your location will be displayed on the Location Finder, which helps 185,000 visitors search for convenient SilverSneakers participating locations each month.
- » **Health Plan Websites:** Many of our health plan partners display participating locations on their websites and/or a link to silversneakers.com, where members can find your location.
- » **Social Media:** The SilverSneakers Facebook page, located at facebook.com/silversneakers, has more than 95,000 fans and more than 2,600 Twitter followers. Our team frequently posts content encouraging fans and followers to find their participating location by visiting the SilverSneakers website.
- » **Direct Mail:** Wide varieties of targeted pieces are mailed to SilverSneakers members.
- » **Health Plan Partner Collateral:** Your location will be featured on health plan benefit packages, health plan collateral and sales materials.
- » **Phone:** Ongoing outbound call campaigns and inbound inquiries direct members to your location.
- » **More!** On the Participating Location portal, tools and marketing kits are available to help you promote your location.



"I don't
come to an
exercise class.

**I come to a social group
that exercises."**

- Judy S., SilverSneakers member

MEMBER MARKETING SAMPLES



SILVERSNEAKERS FITNESS NOW AVAILABLE HERE!

SilverSneakers® by Tivity Health

SilverSneakers® is a complete wellness program which includes:

- A no-cost membership at this location!
- Use of all basic club amenities
- Access to an exclusive website featuring expert fitness advice, a thriving online community and vast resources for living a healthy life

Are You Interested?
Check your eligibility at silversneakers.com

SLIM JIM TAKEAWAY

Get inspired!
Take your fitness and health up a notch with SilverSneakers.

Your member ID card is inside

Member First Name Last Name
Address
City, ST ZIP

Congratulations!
As a member of the Health Plan Health Plan, you now have access to the SilverSneakers® fitness program at no extra cost. Designed for all levels and abilities, SilverSneakers provides access to fitness equipment, group exercise classes and more at +13,000+ locations nationwide.

Get STRONG
Swim laps
Use free weights

Get FOCUSED
Gain your mind in yoga
First balance in tai chi

Get SOCIAL
Join a walking group
Make friends in a dance class

Start today! It's as easy as

1. Use this ID to locate (see back)
2. Ask for a tour
3. Use the equipment, swim laps or try a group class.

SilverSneakers
by Tivity Health

IMET

QUESTIONS?

Visit silversneakers.com/faq or call 1-888-423-4622 (TIV) 711-711, Monday through Friday, 8 a.m. to 8 p.m. ET.

See how your activity level compares to members like you.
silversneakers.com/new/abc123

Q&A

What is SilverSneakers?
SilverSneakers is a valuable program provided by your health plan at no extra cost. It gives you access to exercise equipment, group classes and social events.

How many SilverSneakers locations can I access?
You have access to more than 13,000+ locations nationwide. Find it in many locations across the US at any time. You can also try SilverSneakers FLUX® classes offered at community venues. To see a full location list and class schedule, visit us online.

What can I expect on my first day?
If you're new to exercise, don't worry! Nearly half of our members had never been to a fitness location before they joined SilverSneakers. Remember to wear comfortable shoes and knee-friendly clothing, and bring your member ID card to get started.

Locations near you

Remember, you can enroll at multiple locations at any time!

Better health is around the corner...

Post! Missed a few workouts?
Now is the perfect time to get back into a routine. Your friends at SilverSneakers® fitness are here to help!

Quick reminders:
• You have access to more than 13,000 locations nationwide.
• You can enroll at multiple locations, at any time.
• Your benefits give you access to group exercise classes, fitness equipment, pools and social events.

See inside! Here's a SilverSneakers location that will most definitely inspire you.

NEW LOCATION CARD

Congratulations on taking this important step toward a healthier lifestyle.
Participating in the SilverSneakers® fitness program can help you get in great, new fitness and connect with others like you.

Getting started is easy

1. Use your ID card at SilverSneakers location.
2. Take SilverSneakers card or download ID number to the location.
3. Use this location and start working out at no extra cost!

Find your closest SilverSneakers fitness location at silversneakers.com/locations.

Location name: _____
Address: _____
City: _____
Phone: (____) _____

Location amenities

_____ Exercise equipment _____ Whirlpool
_____ Swim/lane _____ SilverSneakers classes
_____ Pool _____ Sauna _____ Other _____

Your personal SilverSneakers ID number is your ticket to fitness.

If you don't have your card
go to silversneakers.com/faq to print a card, or simply write your ID number in the space below.

Take your ID number to the location and start getting active!

SilverSneakers
by Tivity Health

1-888-423-4622 (TIV) 711-711, Monday - Friday 8 a.m. - 8 p.m. ET

NEW MEMBER WELCOME FLIER

SilverSneakers®
by Tivity Health



HOW DO I GET STARTED?

REQUIREMENTS:

- » Provide SilverSneakers members with a no-cost basic membership, and Tivity Health, Inc. will pay you for their participation.
- » Designate a staff member to serve as members' Program Advisor®.
- » Offer SilverSneakers classes at least twice a week, on non-consecutive days, during older-adult-friendly times.
- » Provide skilled and engaging instructor(s) to attend a workshop and teach the class.
- » Attend required virtual training for successful program launch.
- » Partner with our Provider Services Liaisons to ensure the successful delivery of the program.
- » Engage in the web-based Tivity Health Fitness Provider Portal to maintain staff accounts, verify member eligibility, obtain materials, receive training, etc.
- » Report monthly utilization using an electronic tracking system.
- » Prominently display the provided SilverSneakers window decal.



BECOME AN INSTRUCTOR

"Seeing improvement in form and ability is exciting, but most of all I love these people. Not only are they dedicated to taking care of themselves, but they care about each other. I feel like we are one big family."

- SilverSneakers Instructor

TO BECOME AN INSTRUCTOR:

- » Be at least 18 years of age.
- » Maintain a current CPR certification.
- » Possess a nationally recognized certification or two- or four-year degree in physical education or health-oriented education.
- » Attend the in-person workshop for each SilverSneakers class format offered.

To register, visit

<https://instructor.tivityhealth.com/Instructors>

INSTRUCTOR BENEFITS:

- » You'll have access to IRC, Instructor Resource Center, a dedicated website for instructors where you can register for new class certifications and find out about new workshops.
- » Become a member of our SilverSneakers Facebook page.
- » Receive marketing collateral.



OUR CLASSES

"Our SilverSneakers class has greatly improved my life. It is a real motivation to get moving every day and find new friends."

– Barbara S., SilverSneakers member

WHAT ARE THE BENEFITS OF OFFERING SILVERSNEAKERS CLASSES?

- » They're designed specifically for older adults.
- » They target a rapidly growing age demographic.
- » They can be modified to accommodate all fitness levels and abilities.
- » They're valuable for non-peak hours: Many in the target demographic look for daytime offerings.
- » They're easy to roll out, we provide your initial equipment package, and we provide on-site workshops to train instructors.

SIGNATURE CLASSES

- » Classic
- » Circuit
- » CardioFit
- » Yoga
- » Splash
- » Stability

SILVERSNEAKERS BOOM™ CLASSES

- » MOVE IT
- » MUSCLE
- » MIND

CHECKLIST — WHAT TO DO NEXT

**WELCOME to
TIVITY HEALTH!**

Partnering with
us is a **fast and
easy process.**

Follow the three steps below to **get ready, get set and go!**

1. GET READY: WHAT WE NEED FROM YOU

- » Upon receipt of email instructions, register and log into the Tivity Health Fitness Provider Portal.
- » Review the agreement, and complete location information and payment setup W-9.
- » Upload the certificate of liability.

2. GET SET: NEXT STEPS YOU NEED TO TAKE

- » Complete the training module.
- » Verify the reporting method.
- » Enter the location amenities on the Tivity Health Fitness Provider Portal.
- » Introduce yourself to Provider Service Liaison.

3. GO: CELEBRATE A SUCCESSFUL LAUNCH

- » Begin enrolling members.
- » Complete brief onboarding survey.

<First Name Last Name>

<Title>

<1-XXX-XXX-XXXX>

<Name@tivityhealth.com>



TIVITY HEALTH PARTNER LOCATION AGREEMENT

This Tivity Health Partner Location Agreement (this “**Agreement**”) is between **TIVITY HEALTH SERVICES, LLC** (“**Tivity Health**”), and the “**Facility**” named below. This Agreement is effective as of the date of the signature by the Facility below (the “**Effective Date**”). Facility desires that it and its other locations listed on **Exhibit A-1** be included as a member of Tivity Health’s network of locations for the purposes of fitness memberships and/or offering Tivity Health’s programs, and Tivity Health desires Facility to be a member of Tivity Health’s network.

Facility. The undersigned Facility and any additional participating locations of Facility as mutually agreed to and set forth in **Exhibit A-1**, which have entered into this Agreement with Tivity Health to be part of the Tivity Health Network.

Facility Contact. Facility has designated the person named on **Exhibit A-2** as authorized to represent Facility in communicating with Tivity Health about this Agreement.

Pricing. Tivity Health will pay Facility the selected program fees in **Attachment A**.

Programs. Facility will offer each Tivity Health program marked in **Attachment A**.

Term. The term of this Agreement runs from the Effective Date through June 30, 2029 (“**Initial Term**”) and thereafter will automatically renew for successive one (1) year terms from July 1 to June 30 (“**Renewal Term**”), provided that after the Initial Term, either party may terminate this Agreement at the end of any Renewal Term by providing notice of termination at least 120 days’ prior to the expiration of the then current Renewal Term.

Terms & Conditions. This Agreement will be governed by the Standard Terms and Conditions as they appear on Tivity Health’s Fitness Provider Portal located at <https://fitness.tivityhealth.com> (as updated by Tivity Health from time-to-time, the “**Portal**”).

The Tivity Health materials on the Fitness Provider Portal (the “**Portal**”) are incorporated by reference as an integral part of this Agreement.

This Agreement supersedes any prior agreements and represents the entire understanding and agreement between the parties regarding the subject matter of this Agreement.

Tivity Health and Facility each sign below to agree to be bound to the terms of this Agreement as of the Effective Date.

TIVITY HEALTH SERVICES, LLC

Name of Facility

Signature

Signature

Tivity Health Printed Name

Printed Name

Tivity Health Title

Title

Date

Date

ATTACHMENT A

Notices, Utilization Payment, Programs and Pricing

1. Notices to Facility and Tivity Health.

Facility Contact: Attached Exhibit A-2

Tivity Health Contact: Tivity Health PL Contracting Department
4031 Aspen Grove Drive, Suite 250
Franklin, TN 37067
Email: PLContracting@tivityhealth.com

2. Program Utilization Payment.

- a) Program Utilization Payment for Selected Tivity Health Programs. Tivity Health shall compensate Facility based on Program Participant Visits, with a maximum cap payment per Program Participant per month. Tivity Health shall not compensate Facility for more than one Program Participant Visit per day. As used herein, the term (“**Program Participant**”) shall mean a member who has completed the Program enrollment. Additionally, for purposes of calculating the payment, the date a Participant enrolls shall be considered a (“**Program Visit**”), regardless of whether the Participant attends a class on that day.
- b) Payment Schedule. Payment shall be processed for direct deposit by Tivity Health by the last day of the month following the month in which Program Visits occurred (the “**Following Month**”), provided Tivity Health receives Facility’s monthly utilization data by the fifth (5th) day of the Following Month. In the event utilization data is not received in a timely manner, payment may be delayed. Payment for monthly utilization received after the last day of the Following Month will be denied for non-timely filing and will not be eligible for reimbursement or appeal. Appeals must be brought to the attention of Tivity Health within thirty (30) days of receipt of payment; appeals brought at a later date will not be eligible for review.

3. Programs and Pricing. A description of each Program appears on the Portal: <https://fitness.tivityhealth.com>



SilverSneakers® Fitness Program Including Tivity Health Proprietary Classes
\$3.00 per Member Visit up to \$30.00 per Member per Month



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 09/28/2026

DEPT: SPECIAL SERVICES

RE: AUTHORIZATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH JOHNSON CONTROLS, INC. FOR A PRELIMINARY ENERGY PERFORMANCE CONTRACTING ANALYSIS AT THE HAWK

ADMINISTRATIVE SUMMARY

- The Hawk, a City-owned community and recreation facility operated by Special Services, has been identified as a potential candidate facility for an Energy Performance Contract (EPC) with Johnson Controls, Inc. (JCI), a nationally recognized energy services company (ESCO) that has served Michigan municipalities for over 130 years.
- The proposed Memorandum of Understanding (MOU) confirms the City's interest in exploring a comprehensive Energy Performance Contract and authorizes JCI to conduct a ****preliminary analysis of The Hawk**** to identify opportunities to:
 - Address deferred maintenance and infrastructure needs
 - Improve future infrastructure reliability and technology
 - Reduce overall energy usage
 - Leverage energy and operational savings to help fund facility improvements
 - Optimize future operating costs
- The Agreement will commence upon execution and will expire on December 31, 2026. Either party may terminate the Agreement upon **thirty (30) days** prior written notice. The Farmington Hills Special Services Department will implement a tracking mechanism within its registration software, or another system at Farmington Hills' discretion, to accurately record usage counts by Southfield residents for each activity.
- No Financial Obligation: The preliminary analysis will be performed at no cost to the City. Under the Energy Performance Contracting model, JCI's investment of time and expense during this preliminary phase is provided free of charge, and there are no upfront capital costs to the City at this stage.
- City Obligations: In order to facilitate the analysis, the City agrees to provide, as reasonably available:
 - 12-24 months of City-wide utility bills



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- Building prints/floor plans for The Hawk
- 2 years of operational costs related to maintenance, equipment replacement, and repair
- Access to The Hawk for a cursory facility walk-through
- Risk & Insurance Protections: The MOU establishes that JCI is an independent contractor (not an employee or subcontractor of the City) and requires JCI to maintain, at its own cost, Commercial General Liability (\$1M/\$1M, with \$2M excess), Workers' Compensation/Employers Liability (\$1M), and Automobile Liability (\$1M) insurance, naming the City as an additional insured (excluding Workers' Compensation). JCI also agrees to indemnify and hold harmless the City and its officials, agents, and employees for damages arising from JCI's negligent acts or omissions during the assessment.
- The MOU has been reviewed by the City Attorney as to form and content.

RECOMMENDATION

IT IS RESOLVED that the City Council of the City of Farmington Hills authorizes the Acting City Manager to enter into the Memorandum of Understanding with Johnson Controls, Inc., for the purpose of conducting a preliminary Energy Performance Contracting analysis of The Hawk, at no cost to the City, subject to the terms and conditions set forth in the MOU, including insurance and indemnification provisions reviewed and approved by the City Attorney.

#

Prepared by: Ted Davis, Director of Special Services
Approved by: Karen Mondora, Acting City Manager

This Memorandum of Understanding (MOU) is to confirm the interest of the City of Farmington Hills (Customer) in developing an Energy Performance Contract intended to address the City's facility and infrastructure needs, and to clarify the objectives and responsibilities of both parties for a preliminary analysis by **Johnson Controls, Inc (JCI)**.

Objectives: The objective of this MOU and preliminary analysis is to identify opportunities to:

- Address deferred maintenance and infrastructure needs
- Improve future infrastructure reliability and technology
- Reduce overall energy usage
- Leverage energy and operational savings to help fund improvements
- Optimize future operating costs

Customer Targeted Facilities:

- Current focus on Recreation Center – known as “The Hawk”

Obligation of Customer: Work with Johnson Controls in a diligent and timely manner by providing the following information (if reasonably available):

- a. 12-24 months of utility bills (City-Wide)*
- b. Building prints/floor plans of targeted facilities*
- c. 2yrs of Operational costs – specifically related to maintenance and equipment replacement or repair.*
- d. Access to targeted facilities to conduct cursory walk-through*

In consideration of Johnson Controls evaluating “The Hawk”, the City of Farmington Hills agrees to allow Johnson Controls to present the findings of the evaluation to you and the City's designated leadership Team, who will then make a determination of next steps in the process.

Obligations of JCI:

1. Work with the City of Farmington Hills in a diligent and timely manner according to the timeline on the following page. Provide qualified resources as necessary to present the items identified in “Objectives” above.
2. The Parties agree that JCI is an independent contractor and not an employee of the City as that term is commonly used, and JCI's employees are not and shall not be considered subcontractors or employees of the City and has no authority to bind the City in any manner. JCI shall be solely responsible for the withholding and reporting of all federal, State, and local income and employment taxes. JCI acknowledges that it is not insured in any manner through the City for any bodily injury, personal injury, or property loss whatsoever.
3. JCI shall maintain the following insurance policies during the term of the evaluation:
 - (a) Commercial General Liability with minimum limits of \$1,000,000.00 per occurrence and \$1,000,000.00 in aggregate for bodily injury or property damage, and excess liability with a limit of not less than \$2,000,000.00 per occurrence and aggregate.
 - (b) Workers' Compensation insurance with statutory limits and Employers Liability with a \$1,000,000.00 per accident limit for bodily injury or disease. Contractor shall not be required to name the City as an additional insured on Contractor's Workers Compensation insurance policy.
 - (c) Automobile Liability insurance covering all owned, non-owned, and hired vehicles with a \$1,000,000.00 per accident limit for bodily injury and property damage.

The Insurance Policy shall be written to apply to all bodily injury or property damage and shall be endorsed to include the City of Farmington Hills as an additional insured. With the exception of workers' compensation coverage, the Insurance Policy shall be written as primary policies, not excess or contributing with or secondary to any other insurance as may be available to JCI or additional insured.

The Insurance Policy shall be endorsed so that the insurance carrier will provide the City with not less than thirty (30) days prior written notice of cancellation, modification or nonrenewal of any insurance policy.

JCI shall deliver to the Clerk of the City prior to beginning Work certificates of the Insurance Policy reflecting evidence of required coverages. JCI shall provide true copies of the Policy upon request of the City.

4. To the fullest extent permitted by law, JCI agrees to indemnify, defend, pay on behalf of, and save harmless the City, and its elected and appointed officials, consultants, agents, volunteers, and employees from and against all loss or expense (including costs and attorney's fees) by reason of liability imposed by law upon the City or its elected and appointed officials, consultants, agents, volunteers, and employees for damages to property and for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damage to property, including loss of use thereof, directly arising out of the negligent acts or omissions of JCI or its agents, or employees in performance of this preliminary assessment.

Both parties understand that the purpose of this preliminary assessment is to establish the potential for a comprehensive Energy based Performance Contract which will reduce overall energy usage and redirect savings to help fund needed facility and infrastructure improvements. The City of Farmington Hills understands that this preliminary analysis involves an investment of time and expense by Johnson Controls, which shall be provided **at no cost to the City**. This MOU just represents the intent of both parties.

The City of Farmington Hills

Signature

Name

Title

Date

Johnson Controls, Inc.

Signature

Name

Title

Date

Tentative Timeline: Dates and Responsibilities*

	Energy Services Company (JCI)	Customer The City of Farmington Hills
I. PRELIMINARY ANALYSIS PHASE		
1. Program Presentation to Director of Special Services (Ted Davis)	8-19-2026	8-19-2026
2. Signature of Memorandum of Understanding (MOU)	TBD	TBD
3. City to provide information requested above	TBD	TBD
4. Conduct Facility walk-throughs with City staff	TBD	TBD
5. Build and finalize preliminary results	TBD	TBD
6. Present preliminary results to City of Farmington Hills	TBD	TBD
7. Determine Next Steps	TBD	TBD

****Actual dates to be coordinated with the City of Farmington Hills***

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
SEPTEMBER 14, 2026 – 5:30PM**

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

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

Councilmembers Absent: Boleware

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

UPDATE FROM THE DIRECTOR OF SPECIAL SERVICES

Director of Special Services Ted Davis presented a comprehensive update approximately 100 days into his tenure. Director Davis described his work to date as encompassing the evaluation of facilities, programming, operations, and staff, noting he had met with or scheduled meetings with all full-time staff members.

Director Davis outlined his priorities, which include building a comprehensive 10-year Capital Improvement Plan to consolidate park amenities and facility needs into a single planning document. He reported on ongoing operational changes, including the implementation of a resident priority registration system beginning with the Winter 2027 season, effective November 16th, which would provide residents with a two-day registration window ahead of non-residents. He emphasized this was not punitive toward non-residents but rather an affirmation of the value of Farmington Hills residency.

Director Davis provided updates on several grant and design initiatives. He reported that a competitive Michigan Department of Natural Resources (MDNR) grant award of \$500,000 had been received for Heritage Park playground and parking lot improvements, with design services currently going out to bid and a contract award anticipated within one to two months. He noted that the new activity center design process was three meetings in, and at a very preliminary stage focused on understanding space needs and programming.

Regarding the third floor of the Hawk, Director Davis described a plan utilizing Michigan Economic Development Corporation (MEDC) grant funds to relocate staff offices from prime second-floor real estate to the third floor, converting that vacated space into additional fitness class space. He also proposed relocating the Hawk's Nest childcare area to the larger, more visible space currently occupied by the after-school youth program and moving the after-school program to the third floor. A longer-term vision includes converting Harrison Hall into an indoor play area for young children.

Acting City Manager Karen Mondora added that the third floor was also being considered as a location for early voting, election equipment storage, and City Clerk space, which would relieve scheduling pressure on the new activity center.

Councilmember Dwyer raised concern about the accessibility of a third floor voting location. Acting City Manager Mondora responded that the handicap-accessible ramp would be reconstructed within weeks

and that elevator access from the east side of the building would be available. Mayor Rich emphasized the importance of clear signage.

On financial performance, Director Davis stated that Special Services is not a low-performing department but must improve its net income. He outlined a series of fee alignment measures, including Ice Arena revenue rate increases starting in September 2026, projected to yield an additional \$50,000; a standardized flat 20% surcharge on all non-resident program fees; and a \$5 across-the-board increase in Farmington Hills Golf Club fees beginning in 2027, projected to generate approximately \$200,000 in additional annual revenue.

Director Davis presented significant changes to the Hawk passholder program, set to take effect January 1, 2027. These changes include incorporating fitness classes into the standard passholder membership, consolidating what had previously been a separate fitness membership, as well as offering passholders a 10% discount on Hawk programs including swim lessons, priority registration for programs and summer camp, and access to the multi-sport simulator. Individual fitness-only membership fees would decrease from \$70 to \$30 per month as the programs are consolidated. The overall passholder fee structure would increase by approximately 25%, but Director Davis emphasized the increased value proposition. He projected that if passholder numbers remain at their current level of approximately 5,600–5,700, these changes would produce a net revenue increase of over \$200,000. The broader goal is to grow passholder numbers to 10,000, which would represent an additional \$1,000,000 per year in revenue.

Director Davis stressed the need for a more deliberate programming philosophy at the Hawk, noting that the facility has been over-rented and over-programmed, leading to persistent parking complaints and degraded experience for core users. He stated the priority must be on creating a positive experience for the "mom and two kids on a Saturday", the family-oriented user the facility was designed to serve. In response to a question from Councilmember Bridges regarding fees charged to the North Farmington–West Bloomfield youth football program, Director Davis expressed that large-scale, recurring rental events of that nature negatively impact the Hawk's core passholder experience and parking availability, and that the department needs to be very deliberate about what rental arrangements it enters into.

Councilmember Bridges acknowledged the approach but urged sensitivity to the perception that improvements are not coming at the expense of the paying public. Director Davis agreed, noting that an imperfect but well-intentioned schedule will always generate some dissatisfaction.

Director Davis also noted discussions underway regarding Farmington's fair-share contribution. He explained that preliminary conversations have returned to the terms of a 2008 handshake agreement, under which the City of Farmington would pay approximately \$300,000 annually, to Farmington Hills for recreation, cultural arts, and senior services. The revised approach would exclude The Hawk, golf, and the Ice Arena from the agreement, with Farmington residents charged non-resident rates for those facilities.

Acting City Manager Mondora indicated that City Attorney Joppich would draft a formal agreement for consideration by both city councils. City Attorney Joppich confirmed that no existing written agreement has been located, and that formalizing the arrangement is the next step.

Other items Director Davis flagged as forthcoming included: engagement with the Superlative Group on sponsorship opportunities; ongoing partnership discussions with the YMCA, Oakland County, and Mercy High School in connection with the new activity center; an RFP for a private-sector partner for The Hawk

third floor; implementation of a golf course online booking system by the start of the 2027 season; and a review of concessions operations at The Hawk, which currently operate at a loss, with an RFP for a third-party operator or an expansion of vending as likely outcomes within six to nine months.

Councilmember Knol asked about the cadence of the Ad-Hoc committee meetings related to the activity center and the senior population. Acting City Manager Mondora reported that the next Ad-Hoc committee meeting is tentatively scheduled for September 29th at 5:00 PM at the Costick Center.

UPDATE FROM DTE ENERGY REPRESENTATIVE

DTE Energy was represented by Director of Policy and External Affairs Dan Mahoney, Regional Manager Liz Vogel, and Lead Engineer Derrick Sanborn. Director Mahoney opened by acknowledging the challenges customers experienced during severe weather events in 2026, characterizing the year as particularly difficult following two favorable weather years in 2024 and 2025.

Director Mahoney provided an overview of the July 3rd storm, describing it as an event that was not anticipated, with only 60 to 90 minutes of warning of its severity. The storm created approximately 3,200 wire-down events across the service territory, with roughly 1% occurring within Farmington Hills. Approximately 1,200,000 customers were affected across Michigan and surrounding states, which Director Mahoney noted complicated the ability to bring in mutual aid crews quickly, as neighboring utilities were simultaneously responding to their own outages. He estimated the storm required a 100% increase in workforce compared to a standard storm response.

Engineer Sanborn presented a chart showing the number of outages per substation across the eight substations serving Farmington and Farmington Hills for three comparable storm events. Six of the eight substations showed improvement. The Drexel and Raven substations showed elevated outage numbers and were identified as areas requiring additional analysis and investment. Engineer Sanborn noted that ongoing reconducting and upgrade work in the northern Farmington Hills area had placed those circuits in an abnormal operating state, removing protective devices to safeguard crews, which increased vulnerability during the upgrade period. He indicated approximately three weeks of work remained on the Drexel substation.

Director Mahoney highlighted the trajectory of storm restoration performance across recent comparable events. A March/April 2026 wind event affecting 450,000 customers saw 99% restoration within 48 hours — a significant improvement over a comparable 2017 event that affected 750,000 customers and required up to a week or more to restore. A May 2026 event with a tornado resulted in 58,000 outages, with 99.91% restored within 24 hours. The Labor Day 2026 storm, which he noted involved three consecutive storm systems, resulted in 550,000 outages with 85% restored within 48 hours.

Councilmember Dwyer raised concerns about the quality of customer communications during outage events, noting that restoration estimates are repeatedly missed, that customers receive generic and inaccurate information, and that credibility is being lost. He described a specific instance during the Labor Day storms in which neighbors unnecessarily vacated their homes based on an inaccurate estimate, only to have power restored within hours.

Engineer Sanborn acknowledged that the accuracy and communication of restoration estimates has not matured at the same pace as other aspects of storm response operations, and that this represents the area of greatest opportunity for improvement.

Director Mahoney presented DTE's power improvements map, showing projects completed and planned within Farmington Hills over a five-year window, including 41 smart grid devices, 30 upgrade projects, and 6 tree-trimming projects.

Regional Manager Vogel reported that 8 reclosers had been installed ahead of the July 3rd storm, with 22 more planned for installation within six to eight weeks. She committed to following up with mapped data showing recloser locations and wire-down locations by address or nearest intersection.

Engineer Sanborn explained the function of reclosers and automation devices, describing how they enable sectionalizing of outages to limit impact and allow remote rerouting of power from DTE's System Operations Center in Detroit without requiring a field crew dispatch. He noted that these devices also provide more accurate outage localization.

Councilmember Knol raised concerns about the limitations of tree trimming as a long-term solution, citing the impossibility of controlling trees outside DTE's right-of-way and the difficulty of burying lines in older, fully developed communities. She asked what was being done to ensure that when a single line fails, the majority of affected customers can be rerouted.

Engineer Sanborn explained the loop structure enabled by reclosers and the sectionalizing function that limits customer impact.

Regional Manager Vogel confirmed that tree trimming in Farmington Hills operates on a five-year cycle, with the last trim completed in 2022 and the next scheduled for 2027

Mayor Rich identified the Costick Center, which includes the location of the city's cooling center and Meals on Wheels operation, and the surrounding area as having experienced a five-day outage followed by a two-day outage after restoration, and that the repeated outages have cost the city thousands of dollars and left seniors without meals. She requested that DTE give that area enhanced attention in its investment and restoration prioritization.

Mayor Rich noted that 38 downed lines during the July storm required the city to deploy firefighters to stand guard, pulling them away from emergency response duties at a time when there were active fire and medical emergencies. She stated the city is absorbing overtime and mutual aid costs to babysit DTE's lines and asked how the city would be reimbursed. Regional Manager Vogel acknowledged that there is no cost recovery program for tax-funded Police and Fire Departments. Mayor Rich characterized this as reducing DTE's incentive to respond promptly to downed lines.

Mayor Rich described instances during the July storm in which DTE field personnel told residents that the delay in restoring power was due to Farmington Hills DPW needing to remove a tree, a characterization she described as inaccurate, as city DPW does not remove trees from downed power lines. She asked that DTE address communications for crews dispatched to the city.

Mayor Rich requested that DTE representatives appear at a regular City Council meeting on either September 28th or October 12th to present specific commitments and actions taken in response to the issues raised. Director Mahoney agreed to confirm availability and respond promptly.

EDUCATIONAL PRESENTATION REGARDING DATA CENTER USES

Acting City Manager Karen Mondora introduced the item by clarifying that there are currently no data center proposals, inquiries, or applications before the city. She explained that the discussion was a follow-up to the City Council goal session held in February 2026, at which council requested ongoing monitoring of data center activity in the region, and to a legislative update provided by Senator Rosemary Bayer earlier in the summer.

Director of Planning and Community Development Charmaine Kettler-Schmult presented the current state of the city's zoning ordinance as it relates to data centers and computer processing centers. She noted that the use is currently classified as a permitted use in two zoning districts: the B-3 General Business District and the LI-1 Light Industrial District, both subject to site plan approval at a public meeting before the Planning Commission. Director Kettler-Schmult noted that two businesses currently operating in Farmington Hills engage in some level of data processing, neither approaching the scale of hyperscale data centers, and that the city's level of development makes it highly unlikely that parcels sufficient for a large-scale facility could be assembled without significant consolidation.

Councilmember Knol argued against a moratorium, expressing concern about legal exposure and citing the legal challenges facing the City of Wixom. She advocated instead for proactively initiating ordinance development.

Councilmember Knol noted that data centers exist along a wide spectrum of scale and that many businesses, including hospitals, manufacturers, and insurance companies, operate small data centers that are visually indistinguishable from standard office buildings. She urged staff to begin working through ordinance questions including appropriate zoning districts, water use requirements, and noise standards, emphasizing that inaction is functionally equivalent to a moratorium.

Councilmember Bridges expressed support for ordinance review and highlighted the importance of addressing potential impacts on the electric grid and water resources, as well as the broader economic implications of AI-driven demand for data center infrastructure.

Councilmember Dwyer agreed that a moratorium was not the appropriate path and supported an ordinance-based approach.

Councilmember Aldred expressed interest in limiting permitted data center uses to the LI-1 district only and suggested exploring size or energy consumption thresholds above which a special use permit or other heightened review would be required. He also expressed support for a short-term deferral to provide staff time to evaluate potential ordinance amendments, noting that under a deferral, applications could still be filed but decisions would be held pending the ordinance review.

City Attorney Joppich clarified the distinction between a moratorium and a deferral, referencing past deferrals related to medical and recreational marijuana uses. He noted that a moratorium involves suspending even the acceptance of applications, whereas the city's past deferrals have been narrower in scope and temporary in nature. City Attorney Joppich confirmed he would defer to his written legal memo on the relative legal risks.

Mayor Rich expressed support for a short-term deferral while staff investigates ordinance options, noting the very limited land area within the city that would currently be eligible for such uses.

The general consensus of council was to direct staff to begin the ordinance review process, with a short-term deferral serving as a protective measure in the interim.

ADJOURNMENT

Mayor Rich adjourned the meeting at 7:26pm

Respectfully submitted,

Carly Lindahl, City Clerk

**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