

**AGENDA**  
**CITY COUNCIL STUDY SESSION**  
**MARCH 9, 2026 – 5:30PM**  
**CITY OF FARMINGTON HILLS**  
**CITY HALL – COMMUNITY ROOM**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**  
**Telephone: 248-871-2410 Website: [www.fhgov.com](http://www.fhgov.com)**

1. Call Study Session to Order
2. Roll Call

**CLOSED SESSION ITEM:**

3. Consideration of approval to enter into a closed session to discuss strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement, as allowed under Section 8(1)(c) of the Michigan Open Meetings Act. (Note: Council will return to open session immediately following the closed session).
4. Update on the [Oakland County Parks/City of Farmington Hills Agreement](#)
5. Discussion on FLOCK
6. 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.



# Heritage Oaks Park

Stewardship, Investment  
& Accountability Framework

Chris Ward, Director

Ashlie Smith, Chief of Nature and  
Outdoor Education

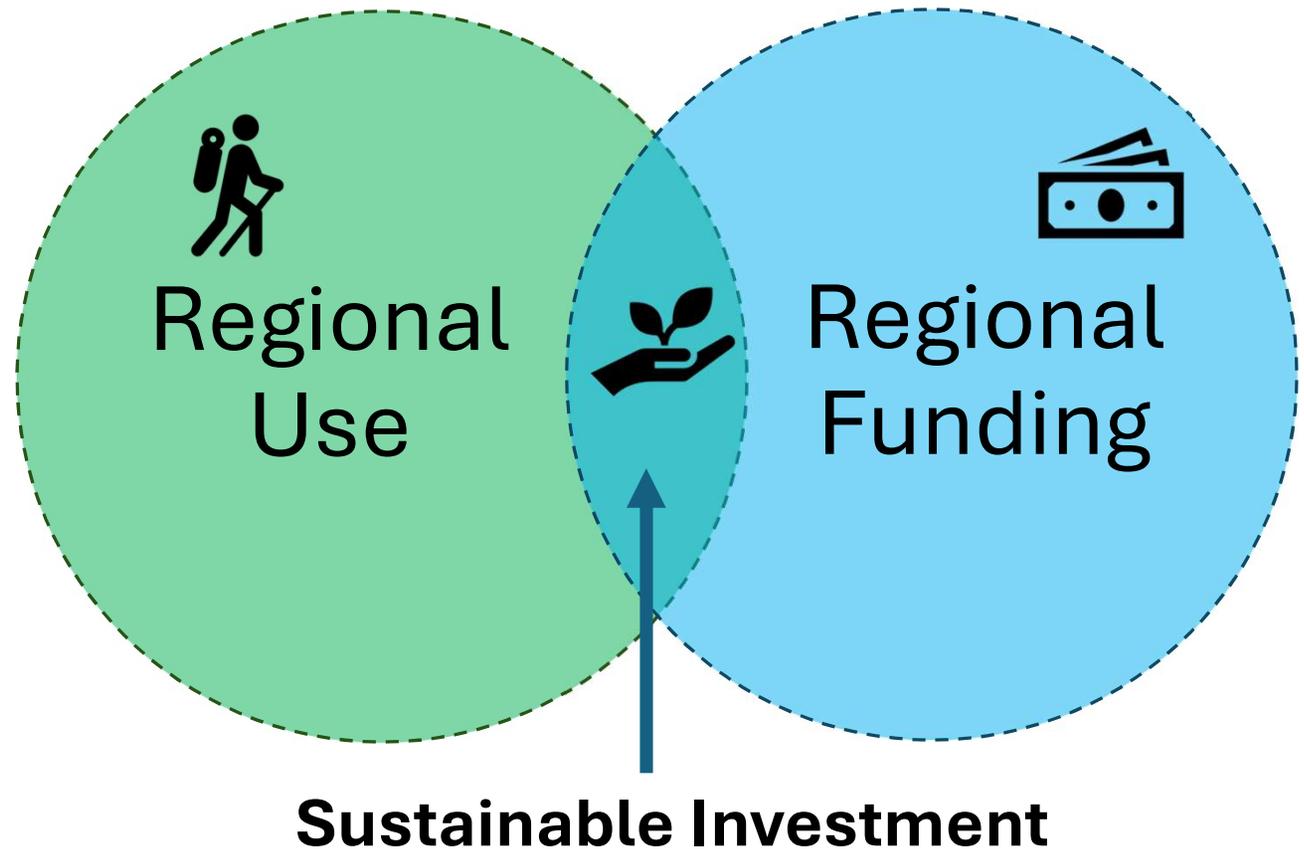


# Regional Funding Aligns with Park Use

Heritage Park welcomes an estimates 750,000 visitors a year

Mobility data indicated 60% of visits are from non-Farmington Hills residents

The park operates as a **regional destination**.  
Reliance on **local funding** creates a structural imbalance.



# Mutual Agreement Needed:

1

**Park Action  
Plan  
(PAP)**

2

**Capital  
Improvement  
Plan  
(CIP)**

3

**Park  
Operations and  
Maintenance  
Plan  
(POMP)**

4

**Supplementary  
Provisions**

# Community Voice, County Investment

**Farmington  
Hills  
Owns**



**OCP  
Operates  
& Invests**



Nature  
Stewardship

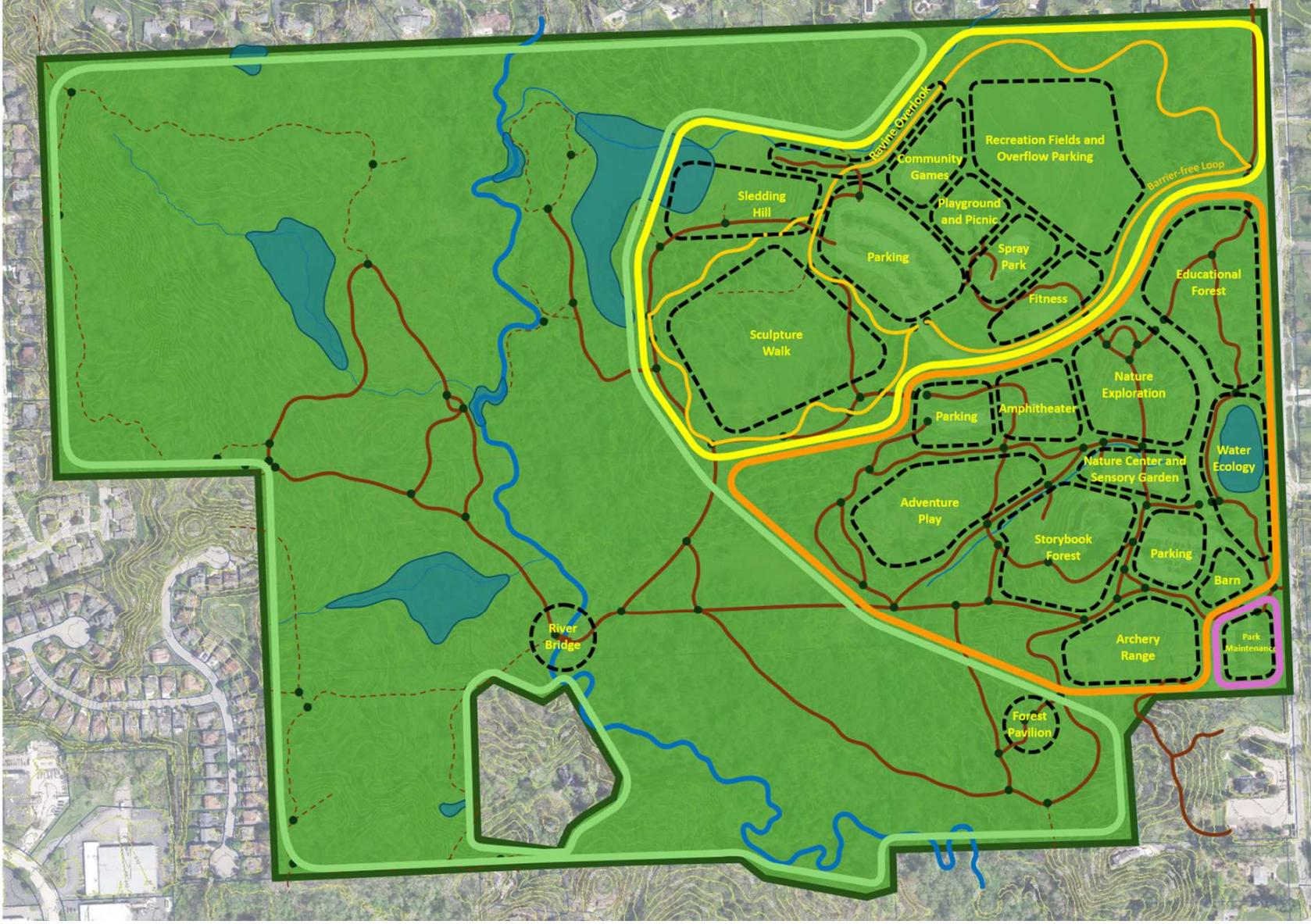
Community Activities  
and Gathering Space

Discovery  
Gateway

Maintenance

# Heritage Oaks

Functional Grouping – Section Delineation



# Heritage Oaks - Park “Vibe” Areas

## Community Activities and Gathering Space

A “park within a park” this is the area where the core recreational needs of the local community are met.



## Discovery Gateways

From Art and Archery, to History and Zoology, parks can lend their unique settings to create areas of exploration and discovery. These “gateways” can spark a new interest, rekindle old passions, or take visitors on a brief journey into wonder.



## Nature Stewardship

This is the area of the park recognized for high-quality habitat and significant ecological function. It provides access for community members to experience what makes these spaces special and to become active stewards in their care.



## Hands-on Stewardship

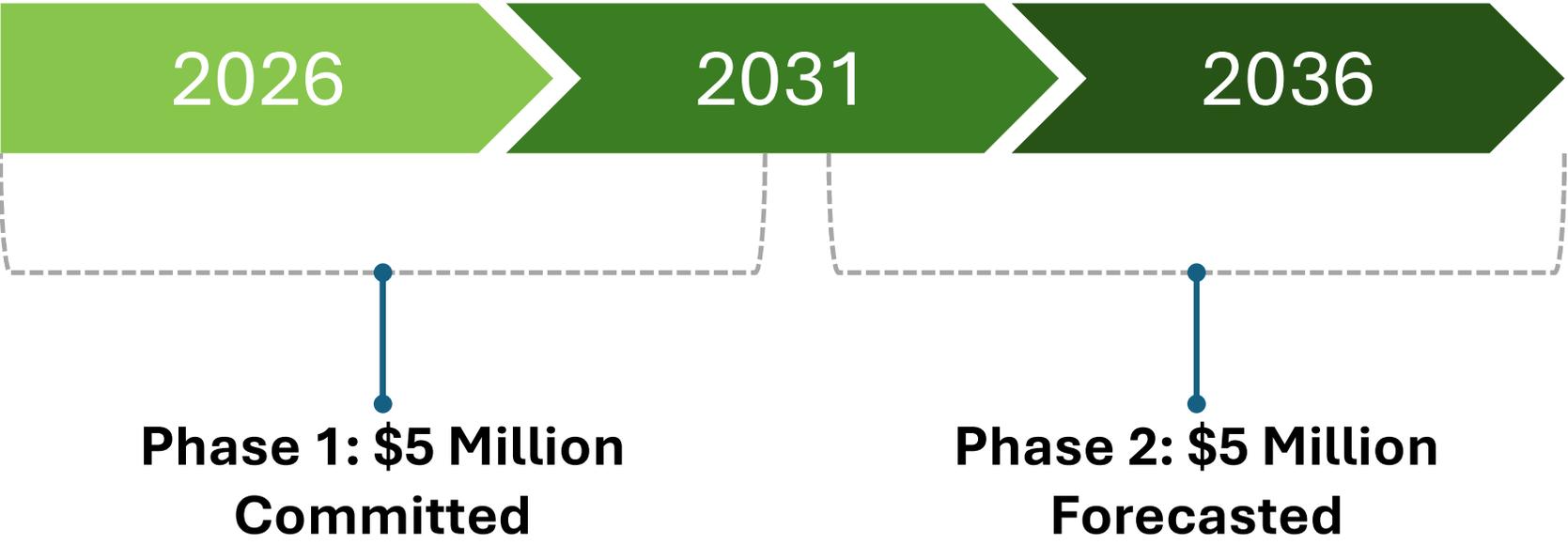
Our maintenance areas go beyond equipment and material storage. To help improve our sustainability and resiliency, we will be incorporating volunteer programs, recycling, salvage, composting, and native plant propagation.



# Facility Condition Assessment

- All 7 buildings have 10+ years of deferred maintenance
- Spicer House: temporary jacks holding up the first floor
- Nature Center: electrical panel bolted to a tree; HVAC failed
- History Center: structural movement indicating shifting walls
- Splash pad mechanical and electrical systems at end of life
- Most facilities not ADA compliant; full code upgrades required upon any change of use

# \$10M Capital Investment Plan



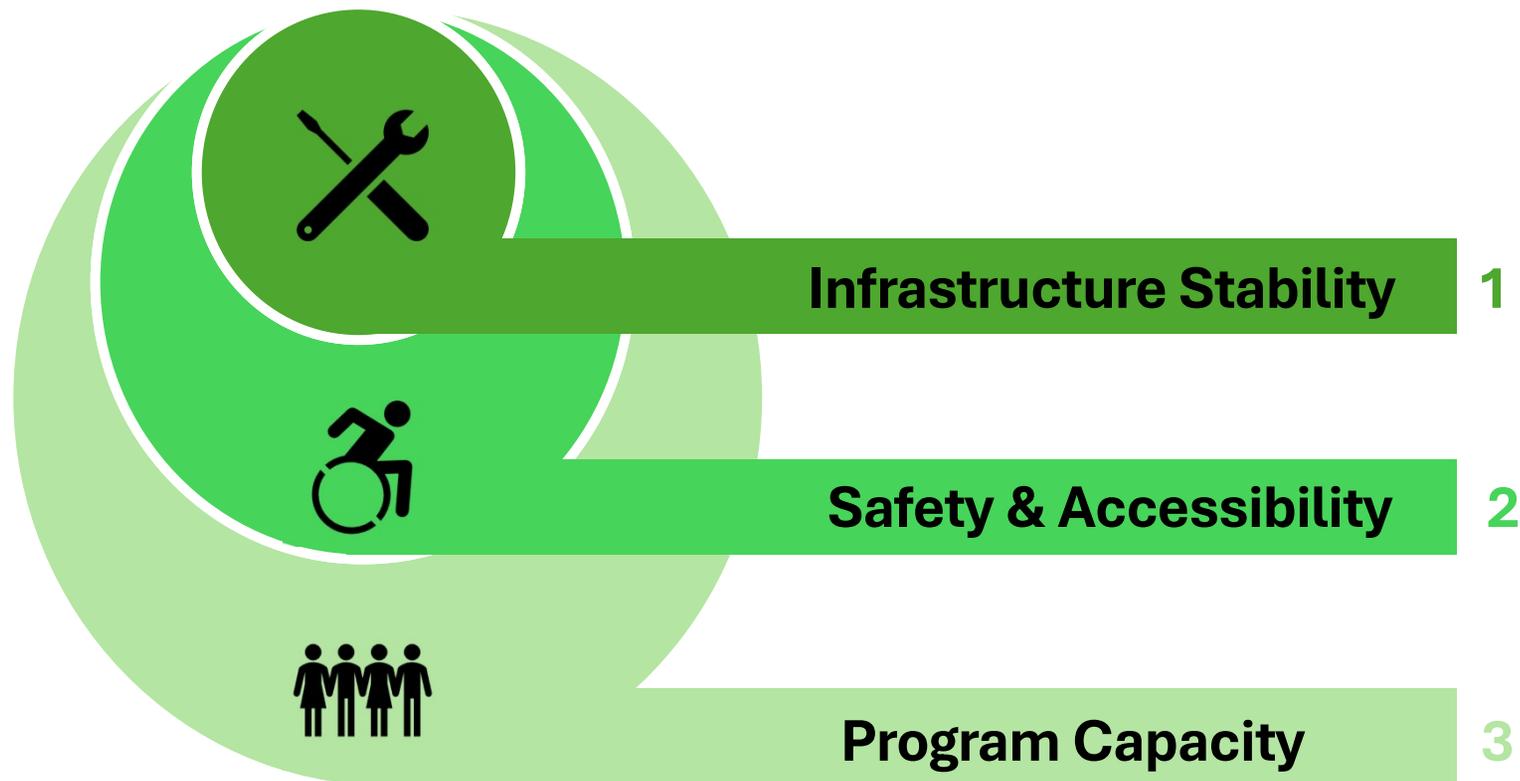
# What Stabilization Enables

**Deferred Maintenance**  
**Limited Flexibility**  
**Infrastructure Strain**

The diagram features two rounded rectangular boxes connected by a large green arrow pointing from left to right. The left box is light orange and contains the text 'Deferred Maintenance', 'Limited Flexibility', and 'Infrastructure Strain'. The right box is light blue and contains the text 'Reliable Facilities', 'Safe Public Use', 'Expanded Programming', and 'Capacity'. The background of the slide is white with a blue header bar at the top.

**Reliable Facilities**  
**Safe Public Use**  
**Expanded Programming**  
**Capacity**

# Phase 1: Stabilize the Core



# Major Park Action Plan Goals

Protect Natural  
Assets

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Enhance  
Active Use

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Expand Outdoor  
Learning

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Improve  
Accessibility

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# Accountability Structure



**Annual Stewardship Report**



**Capital Milestones**

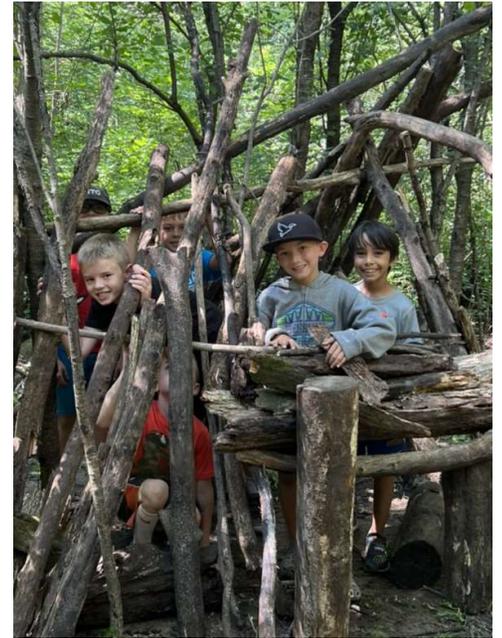


**Advance Notice**



**City/Parks Commission Approval**

# What Residents Will Experience



Reliable

Safe

Accessible

Active

# Decision & Forward Motion

**Approval establishes long-term stewardship, investment, and accountability for Heritage Oaks.**





2800 Watkins Lake Road • Bldg 97W  
Waterford, MI 48328-1917  
248-858-0906 • 1-888-OCPARKS  
OaklandCountyParks.com

March 4, 2026

Honorable Mayor and Members of the City Council  
City of Farmington Hills  
31555 W. Eleven Mile Road  
Farmington Hills, MI 48336

Dear Mayor and Council Members,

Heritage Park is one of the great public spaces in Oakland County. For decades, the City of Farmington Hills has cared for and maintained a 211-acre park that serves not only your residents, but hundreds of thousands of visitors from across the region each year. Over time, Heritage Park has evolved from a beloved community park into a regional destination—one that reflects the civic leadership and stewardship the City of Farmington Hills has demonstrated for generations. That commitment to public service has not gone unnoticed.

The facility assessment completed this year by JFR Architects highlights the structural challenges that naturally arise when a highly used regional park relies primarily on local funding. Significant investments are needed to preserve and enhance the park's assets. The report identifies structural concerns at Spicer House and the Heritage History Center, electrical systems that have reached the end of their useful life, ADA accessibility deficiencies throughout the park, and splash pad infrastructure requiring immediate attention. These needs reflect the reality that Heritage Park now serves a far broader public than the city alone.

The Oakland County Parks and Recreation Commission is committed to bringing the capital investment, operational capacity, and long-term stewardship that Heritage Park deserves, while the City Council remains the property owner and continues to represent the interests of the residents you serve.

In recent years, Oakland County Parks has entered into similar shared-stewardship partnerships with the cities of Rochester, Rochester Hills, Oak Park, Southfield, and Madison Heights. Each of these partnerships has been built on a foundation of trust, respect, transparency, and a mutual commitment to ensuring that these public assets continue to thrive for generations to come.

Over the past several months, our team has appreciated the opportunity to work closely with the talented professionals on your staff. We value the spirit of collaboration that has guided these discussions and look forward to strengthening these relationships as we explore additional opportunities to work together for the benefit of the public.

The supplementary document enclosed with this letter addresses several questions that arose following the submission of the proposed Park Action Plan, Capital Improvement Plan, and Park Operations and Maintenance Plan last month.

**Oakland County Parks and Recreation Commission**

Ebony Bagley - Chair, J. David VanderVeen - Vice Chair, Andrea LaFontaine - Secretary  
Lola Banks, Ann Erickson Gault, Christine Long, Jim Nash,  
Nancy L. Quarles, Yolanda Smith Charles, Shanell Weatherspoon  
Chris Ward - Parks Director



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OaklandCountyParks.com

I am grateful for the leadership your Council has shown in pursuing this partnership and for the City Manager's continued collaboration in helping bring it to this point. Oakland County Parks stands ready to move forward and to work alongside you in ensuring that Heritage Park remains one of the region's most valued public spaces.

I look forward to answering any questions you may have and to earning your continued confidence as we move ahead together.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Ward".

Chris Ward  
Director  
Oakland County Parks and Recreation Commission

Enclosures:  
Facility Assessment Report – JFR Architects  
Supplementary Document to Interlocal Agreement – Heritage Park

**Oakland County Parks and Recreation Commission**

Ebony Bagley - Chair, J. David VanderVeen - Vice Chair, Andrea LaFontaine - Secretary  
Lola Banks, Ann Erickson Gault, Christine Long, Jim Nash,  
Nancy L. Quarles, Yolanda Smith Charles, Shanell Weatherspoon  
Chris Ward - Parks Director

February 2026

Julie O'Brien  
Project Manager  
Parks Development & Engineering  
Oakland County Parks  
2800 Watkins Lake Road  
Waterford, MI 48328

**RE: PRELIMINARY  
Executive Summary  
Heritage Park, Farmington Hills**

Dear Julie,

As we are currently completing our field investigations and site work analysis, we can provide the following "PRELIMINARY" executive summary of our findings. *(Note we will be continuing additional site visit into the beginning of March and after that time be preparing our final facility assessment report.)*

In general, all 7 buildings we visited inside and out appear to be in fair operating conditions and typically show signs of "deferred" maintenance for a minimum of 10 years. Work Scope items which should have been addressed in mid-2015 appear to be in many instances delayed and are currently in need of attention.

In addition to the typical maintenance items noted, there are a few areas of concern which will need to be addressed before these facilities can be repurposed and occupancy for new programming.

Note, as many of these items are minor in nature there are numerous locations / projects which need attention which can add to a larger scope of work to be planned for in future capital improvement planning. Along with the repairs and corrections of the concerning items, these project work scope may expand to the level of requiring other improvements to become code compliant, much of this will need to be determined as programming is finalized and full work scopes and CIP budgets are planned.

The other aspects that we frequently observed in all 7 buildings we visited were that existing accommodation may not be completely compliant with or accessible in consideration of the current Michigan Building Codes and ICC Barrier Free Accessibility Codes. While these spaces may have been code compliant when last renovated 25 – 30 years ago and do not necessary required to be upgrade to current codes standards today, the change of occupancy or use group of these spaces or scope of renovations to the building may likely required several areas of the improvement to current code standards.

Should you have any immediate questions are require clarifications to our "PRELIMINAYRY" Executive summary, please feel free to call.

Sincerely Yours,

James F. Renaud AIA, NCARB

## *Executive Summary*

### 1. Nature Center / Day Camp Building

- The building was constructed in 1992 and renovated in 2002, which is over 25-year-old and many of the interior spaces and finish shows signs of 25-year-old conditions which are approaching the limit of life expectancy.
- Exterior building conditions have weathered and are in greater need of completing larger scale “deferred maintenance” projects and planning.
- None of the interior space appears to be ADA compliant, when original constructed in the 1990 the barrier free understanding was in its infancy and not well understood. Today’s standards are now more defined and common / expected in public building facilities.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- Electrical panel appears to be bolted to tree bark and are not accessible, not sure why, but this should be considering a priority.
- General exit lighting / egress signs and arc flash ratings are acceptable for when it was constructed but if renovations occur many items will be required to bring up to current codes.
- General HVAC equipment is working and towards the end of its life cycle, fresh air and ventilation will be required to be improved in any future work.

### 2. Spicer House

- The building is 100 years old and last major renovation was over 40 years ago. Although the age being 100 years the materials and craftsmanship have withstood the test of time and are generally in good condition.
- The largest notice issued in this building is the structural condition in the lower-level basement that has been shored up the floor above and temporarily supported with jacks and beams. This is a concerning condition that will require significant improvement before the main floor spaces can be used for group gatherings and assembly spaces. The structural loading of the first floor is not adequate and will need improvement.
- The interior space, restrooms and corridors are not ADA compliant and will need improvement.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- Exit signs and egress light need to be expanded for this building for assembly occupancy.
- Existing fused electrical panels are operational but are not expandable or repairable and will need to be replaced with new work scopes in the building.
- New boilers have been replaced but fresh air and ventilation does not appear to be meeting current code requirements.

### 3. Stables and Art Studio

- The stables are typical horse stables that are being displayed and used as educational spaces. (This is very similar to the lower level of the Ellis Barn at Springfield Oaks and will require many of the same improvements that were completed in space over the past 10 years to meet future similar programming by OCPR)
- The Art studio has been recently renovated and constructed in what appears to be a space used by community groups and day campers. In general, the interiors are adequate.
- The Restroom in this facility is ADA accessible, although the entry doors and garage doors may require some minor accessibility improvements.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- Exist signs and egress lighting and arc flash rating on GFCU outlets are not in place and likely require to be updated with any new projects.
- HVAC does not include any ventilation; this is heating only facility.

### 4. Heritage History Center

- This building (an old house) appears to be not in use and has only one notice improvement for the front steps railing. In general, this building does not appear to have been used by staff or the public in many years and is showing signs of deterioration.
- There is a new boiler in the basement and the water is running; the Second floor is closed off and used as storage.
- The first floor appears to be set up as an exhibition space.
- The greatest concern in this building is the area around the upper East stairs; the walls are floor appears to be shifting and moving. This indicated structural concern and will be required considerable amount of improvements.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- The electricity in this house needs to be replaced, the panel is not large enough, not emergency lighting or existing signs and outlets are non-code compliant.
- The boiler is new for the heating in the house but appears to be heat only now ventilation.
- This is similar to the “Stabler Farm House” park for Washtenaw County Parks which was an old farm house being repurposed into a conference / retreat center for the County, depending on the use and occupancy proposed for the Heritage House there could be a great deal of unknown improvement required for change in occupancy.

### 5. Spicer Barn

- The barn is used as a storage facility on the lower level and mostly on the upper level.
- Parts of the upper-level barn appear to be used for “Christmas sleight photos.”
- This space is not really code complaint for any use other storage. If the brand is intended to be rented out similar toe Ellis barn at Springfield Oaks, a great deal of improvements will be required.
- A robust general maintenance on a yearly basis should be planed at the barn structure to keep it from failing and falling apart.

**6. Splash Pad Restroom**

- This building was constructed in 2000 and generally is used and operated all year around.
- The restrooms are not ADA complaint to today's standards and could be challenged to be improved to current standards due to their adjacent location to the new splash pad facility.
- The mechanical and electrical are original to the building and are likely meeting its end-of-life cycle.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.

**7. Splash Pad Concessions Building**

- This building was constructed in 2011 and was build simairl to a outdoor storage shed / garage.
- The building is only used for selling snacks during operation of the splash pad and has limited use.
- The entry door jamb and threshold are not ADA and would prevent any employees with mobility issues to entry the building.
- Other issues on the interior and exterior are generally identified as typical maintenance items which will need to be addressed and planned on yearly basis.
- There are no exit signs or emergency lighting in the building.
- There is now HVAC in the building.

# HERITAGE OAKS PARK

## SUPPLEMENTARY

To the Park Action Plan, Capital Improvement Plan, and Park Operations and Maintenance Plan Between the Oakland County Parks and Recreation Commission and the City of Farmington Hills

**DRAFT — March 2026**

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### **1. Purpose and Authority**

This Supplementary Agreement modifies and supplements the Heritage Oaks Park Action Plan (2026–2031), Capital Improvement Plan (Exhibit A), and Park Operations and Maintenance Plan (Exhibit B), collectively referred to as the “Governing Documents.”

This Agreement is entered into pursuant to the Interlocal Agreement executed September 5, 2025, between the Oakland County Parks and Recreation Commission (“OCP”) and the City of Farmington Hills (“City”).

Where provisions of this Supplementary Agreement conflict with the Governing Documents, this Supplementary Agreement controls. All other provisions of the Governing Documents remain in full force and effect.

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### **2. Capital Investment Commitment**

#### **2.1 Supersession of Prior Commitment**

The capital investment commitment of \$2,500,000 referenced in the Park Action Plan and Capital Improvement Plan is superseded in its entirety by the commitment set forth below.

#### **2.2 Ten-Year Capital Investment Framework**

Subject to approval by the Oakland County Parks and Recreation Commission, OCP commits to a minimum of \$5,000,000 in capital improvement expenditures at Heritage Oaks Park within the first five years beginning on the full operational transition date. OCP forecasts an additional \$5,000,000 in capital improvement expenditures in years six through ten, subject to Commission appropriation and updated capital planning at the five-year review.

The commitment shall be structured as follows:

<b>Phase</b>	<b>Committed / Forecasted Expenditure</b>	<b>Deadline</b>
Phase 1	\$5,000,000	October 1, 2031
Phase 2	Forecasted \$5,000,000	October 1, 2036
Total	\$5,000,000 committed + \$5,000,000 forecasted	October 1, 2036

Phase 1 projects shall prioritize:

- Correction of deferred maintenance
- Structural and life-safety remediation
- ADA compliance gaps
- Critical infrastructure stabilization, including splash pad systems necessary to maintain uninterrupted seasonal service

Phase 2 priorities shall be informed by the five-year Park Action Plan review in 2031 and updated community engagement.

### **2.3 Commission Authorization**

The Phase 1 commitment of \$5,000,000 constitutes a formal recommendation of OCP staff and is subject to review and approval by the Oakland County Parks and Recreation Commission. The Phase 2 forecast of \$5,000,000 represents current planning intent and is not a binding commitment; it is subject to Commission appropriation, updated capital planning, and the five-year Park Action Plan review in 2031.

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## **3. Facility Assessment and Capital Sequencing**

### **3.1 Facility Condition Baseline**

A Preliminary Facility Assessment prepared by JFR Architects in February 2026 is incorporated as Exhibit C.

The assessment identifies:

- A minimum of ten years of deferred maintenance across multiple buildings
- Structural deficiencies requiring remediation prior to change of occupancy
- ADA compliance gaps across most facilities
- Structural concerns at the Spicer House
- Structural movement at the Heritage and History Center

- Aging mechanical, electrical, and interior systems in the Nature Center and Day Camp building

These findings establish the baseline for capital planning and sequencing.

### **3.2 Splash Pad Infrastructure**

The assessment and subsequent inspection confirm deterioration in splash pad infrastructure components. Immediate corrective work may be required to prevent interruption of seasonal service. OCP may prioritize splash pad stabilization within Phase 1 to ensure continued summer operations.

### **3.3 Historic Structures**

No capital scope for the Spicer House or Heritage and History Center shall be finalized without:

- Completion of final structural review
- Defined scope development
- Cost analysis
- Mutual review consistent with the Interlocal Agreement

Nothing in this Agreement binds OCP to a specific rehabilitation configuration or programming use prior to completion of that process.

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## **4. Operations and Asset Transfer**

### **4.1 Equipment and Non-Fixed Assets**

Transfer of non-fixed assets shall occur through a joint inventory process. Criteria for transfer, condition standards, and timing shall be mutually established. Neither party shall unilaterally determine scope.

### **4.2 Deer Management**

The City retains authority over deer management policy and coordination with regulatory agencies. OCP will cooperate operationally.

### **4.3 Shelter Reservations**

The City retains authority to reserve picnic shelters and retain associated reservation revenue consistent with prior practice. Joint revenue matters shall follow the principles outlined in the Park Operations and Maintenance Plan.

## **4.4 Resident Pricing and Registration**

Farmington Hills and Farmington residents qualify as Oakland County residents and shall receive standard resident pricing systemwide.

Priority registration for programs transitioned from City operations shall continue for Farmington Hills and Farmington residents. New OCP programs shall follow standard OCP registration policy.

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## **5. Identity and System Integration**

Heritage Oaks Park remains owned by the City of Farmington Hills and operated by OCP pursuant to the Interlocal Agreement.

OCP shall steward the park in a manner that respects its established identity while integrating the park into the broader Oakland County Parks system consistent with countywide access, investment standards, and operational practices.

Permanent renaming of the park or its principal facilities requires City Council approval consistent with the Interlocal Agreement.

System-wide wayfinding, digital integration, interpretive standards, and operational branding may be implemented provided the park name and ownership acknowledgment remain intact.

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## **6. Accountability and Reporting**

### **6.1 Annual Stewardship Report**

Beginning in 2027, the OCP Director or designee shall present an annual public stewardship report to Farmington Hills City Council addressing:

- Capital expenditures and milestone progress
- Programming and attendance metrics
- Maintenance and deferred maintenance status
- Natural resource stewardship
- Community liaison feedback
- Upcoming priorities

### **6.2 Capital Milestones**

If capital expenditures or encumbrances do not meet the minimum Phase 1 or Phase 2 deadlines:

- OCP shall provide written explanation within 60 days
- The City may request a joint informational session between City Council and the OCP Commission

This provision does not create veto authority or alter operational control as defined in the Interlocal Agreement.

### **6.3 Advance Notice**

OCP shall provide written notice at least 60 days prior to:

- Proposed change of use for a major facility
- Capital project exceeding \$500,000
- Material change to access policy or fee structure

Notice is informational unless otherwise required under the Interlocal Agreement.

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## **7. Milestones**

Key implementation milestones shall include:

- March 11, 2026 – Commission consideration
  - March 31, 2026 – Agreement approval by both parties
  - July 1, 2026 – OCP financial responsibility begins
  - October 1, 2026 – Full OCP operations
  - January 1, 2027 – Community Liaison designation
  - March 31, 2027 – First Annual Stewardship Report
  - October 1, 2031 – Phase 1 milestone
  - October 1, 2036 – Phase 2 milestone
- 

## **8. Order of Precedence**

1. Interlocal Agreement (September 5, 2025)
2. This Supplementary Agreement
3. Park Action Plan and Exhibits
4. Facility Assessment (Exhibit C)

**AGENDA**  
**CITY COUNCIL MEETING**  
**MARCH 9, 2026**  
**CITY OF FARMINGTON HILLS**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**  
Telephone: 248-871-2410 Website: [www.fhgov.com](http://www.fhgov.com)  
Cable TV: Spectrum – Channel 203; AT&T – Channel 99  
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

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

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

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

**REGULAR SESSION**

**CALL REGULAR SESSION TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

1. Approval of regular session agenda
2. Proclamation recognizing [Gary Mekjian's retirement and years of service to the City](#)
3. Proclamation recognizing [Ellen Schnackel's retirement and years of service to the City](#)

**ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS**

4. Presentation on [Property Tax Foreclosure Prevention](#) by Oakland County Treasurer, Robert Wittenberg

**CORRESPONDENCE**

**CONSENT AGENDA - (See Items No. 7-11)**

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**

**NEW BUSINESS:**

5. Consideration of [appeal](#) of a Freedom of Information Act request dated January 11, 2026.
6. Consideration of approval of [appointments](#) to the Farmington Hills Activities Center Ad-Hoc Advisory Committee.

**CONSENT AGENDA:**

7. Recommended approval of the Farmington Public Schools/Farmington Hills Police Department School Liaison Officer Cooperative Agreement. [CMR 3-26-28](#)
8. Recommended approval of purchase of a backup server to People Driven Technology Inc., in the amount of \$104,475.00. [CMR 3-26-29](#)
9. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Police Cadet. [CMR 3-26-30](#)
10. Recommended approval of City Council [study session minutes](#) of February 23, 2026.
11. Recommended approval of City Council [regular session minutes](#) of February 23, 2026.

**ADDITIONS TO AGENDA**

**PUBLIC COMMENTS**

Limited to three (3) minutes.

**CITY ATTORNEY REPORT**

**ADJOURNMENT**

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Acting City Manager

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



**PROCLAMATION**  
**City Manager Gary Mekjian**  
***On the Occasion of his Retirement***  
**March 9, 2026**

- WHEREAS,** Gary Mekjian, who was raised in Farmington Hills, has provided more than 15 years of service to his hometown, including serving in the City's highest administrative role; and,
- WHEREAS,** since joining the City in 2010 as the Director of Public Services, Gary has served in various leadership capacities and has supported the development of City staff and provided mentorship to fellow City teammates.
- WHEREAS,** under Gary's leadership as City Manager, the City achieved numerous successes, including the development of the 2025-2030 Strategic Plan with a mission, vision and values for the City, the securing of numerous major improvement grants, the creation of the Department of Communications and Community Engagement, and more; and,
- WHEREAS,** as Gary embarks on a new chapter, we thank him for his years of service.

**NOW, THEREFORE, BE IT RESOLVED** that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby thank **City Manager Gary Mekjian** for his service to the City and express our best wishes for his future endeavors.

A handwritten signature in black ink, appearing to read "Theresa Rich", is written above a horizontal line.

Theresa Rich, Mayor



## PROCLAMATION

Director of Special Services Ellen Schnackel

*On the Occasion of her Retirement*

March 9, 2026

- WHEREAS,** Ellen Schnackel has dedicated nearly 23 years of exemplary service to the City of Farmington Hills with stalwart dedication and commitment to providing the community with essential services; and,
- WHEREAS,** throughout her career, Ellen has worked diligently to serve the community, building lasting relationships with community members, and fostering a culture of teamwork and accountability; and,
- WHEREAS,** Ellen has seen numerous successes as a department leader and colleague to her fellow City teammates since joining in 2003, including the grand opening of The Hawk in 2021, the City's award-winning cultural arts and recreation programming; and,
- WHEREAS,** Ellen leaves behind a legacy of service through teaching, coaching, and mentoring with compassion and fairness that will continue to inspire future generations of professionals in parks, the arts, recreation, senior services, and more; and,
- WHEREAS,** as Ellen embarks on a new chapter, we express our deepest gratitude for her dedication and contributions to our community, as well as her commitment to excellence.

**NOW, THEREFORE, BE IT RESOLVED** that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby honor **director Ellen Schnackel** for her extraordinary service, and express our heartfelt thanks and best wishes for her future endeavors.

A handwritten signature in black ink, appearing to read "Theresa Rich", is written over a horizontal line.

Theresa Rich, Mayor



# Prevent Property Tax Foreclosure

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Robert Wittenberg  
Oakland County Treasurer

# Michigan Property Tax Foreclosure Process



## Year One: Delinquency

On March 1 of each year, the prior year's unpaid property taxes become delinquent and are payable to the Oakland County Treasurer's Office.

## Year Two: Forfeiture

On March 1 of the following year, the property is forfeited to the County Treasurer.

## Year Three: Foreclosure

In January or February of the following year, the Oakland County Treasurer conducts an Administrative Show Cause Hearing. A Judicial Foreclosure Hearing will also be held before a Circuit Court Judge.

March 31: Last day to pay all delinquent property taxes to retain property ownership and prevent foreclosure.

April 1: The property is foreclosed on for unpaid taxes. Ownership transfers to the Oakland County Treasurer's Office and is subsequently sold at auction.

## After Foreclosure: Claims Process

July 1: Former property interest holders must submit their intent to claim sales proceeds and become a claimant.

July – November: Property is sold at auction.

January: Oakland County Treasurer's Office notifies claimants of sale proceeds, if any.

February – May: The claimant must file a motion with the Court which determines the priority of claims, amount and issues order. The County Treasurer remits payment within 21 days of a court order.

## Fees Added

4% administrative fee  
12% interest accrues per year  
\$15 notification fee on Oct. 1

\$235 minimum fee  
18% interest rate per year retroactive to Mar. 1 of the previous year.

June 1 – January 31  
\$40 property notification visit  
\$15 lienholders notification  
\$10 newspaper notification

## Notifications

### Year One

Jun 1: Tax Delinquency Notice

Sep 1: Tax Delinquency Notice

### Year Two

Feb 1: Pending Forfeiture Notice\*

Jun-Nov: Pending Foreclosure Notice

Fall: Property Visit Notice

Fall: Publication Notice

Dec 1: Foreclosure Hearing Notice\*

### Year Three

Apr/May: Foreclosure Notice Follow-Up with Claims Information

### Claims Process

Jan: Claimant Notice\* sent to Sales Proceeds form filers.

\* Delivered by certified mail

# Property Tax Foreclosure Prevention

Our office works tirelessly and collaboratively throughout the year to assist residential and commercial property owners in preventing foreclosure while complying with Michigan law.

A summary of our efforts is below.

- 1,035 taxpayer assistance meetings
- 1,287 taxpayer repayment plans
- 3,134 delinquent property visits to provide notice and resources
- 5,857 business engagements to prevent property seizure
- 66,396 resources and notices for 2023-2025 foreclosure years
- 2 million total impressions from the multimedia campaign



## Prevent Property Tax Foreclosure Recap

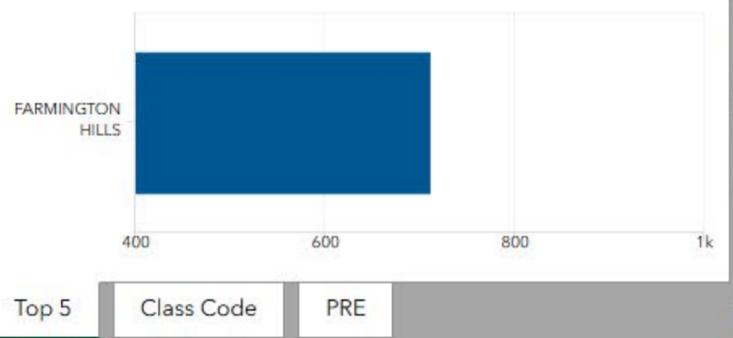
The following data summarizes the 2022 delinquent property taxes, our efforts to prevent property tax foreclosure, and the third and final year of the foreclosure process.



# 2024 Foreclosure Data and Map

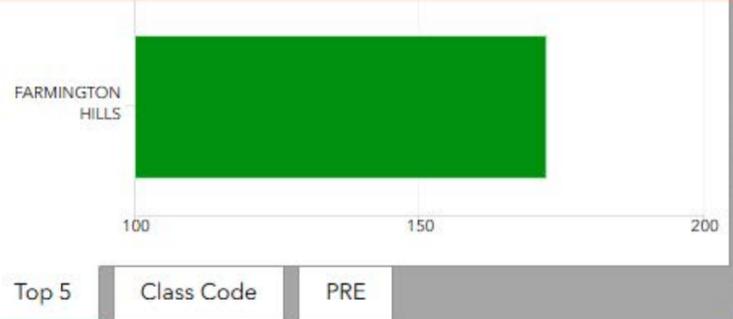
710

Delinquent Parcels



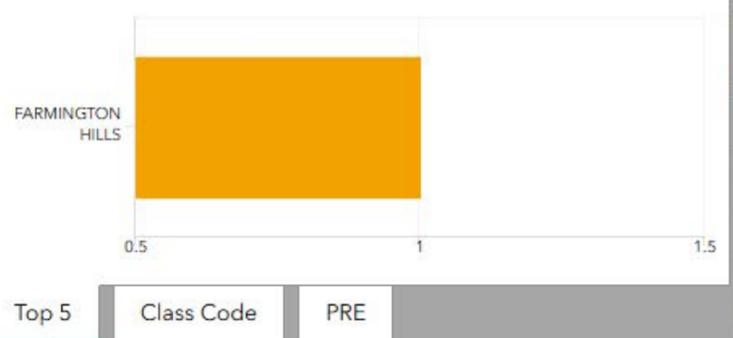
172

Forfeited Parcels



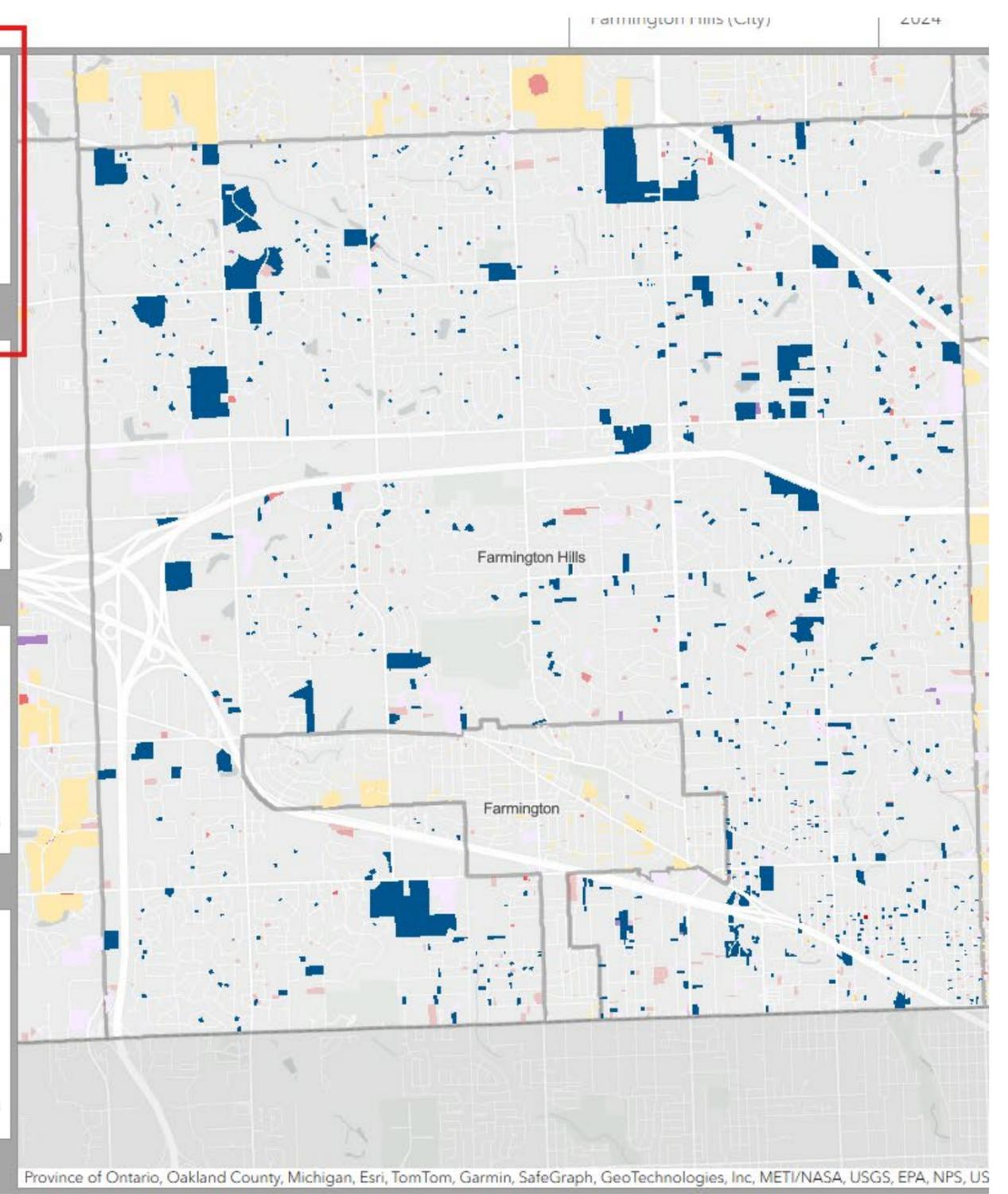
1

Foreclosed Parcels



1

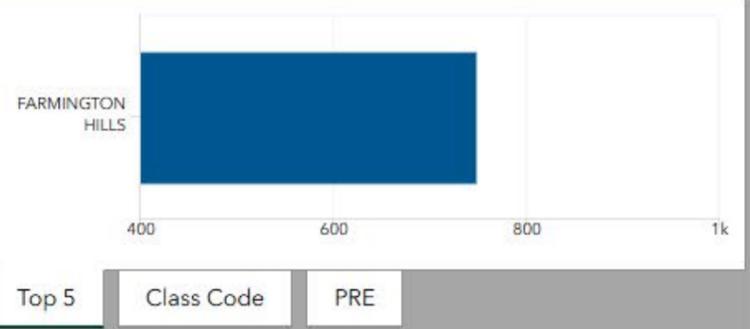
Land Sale Parcels



# 2025 Foreclosure Data and Map

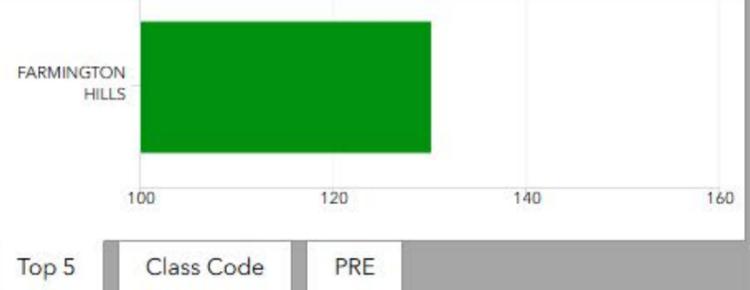
747

Delinquent Parcels



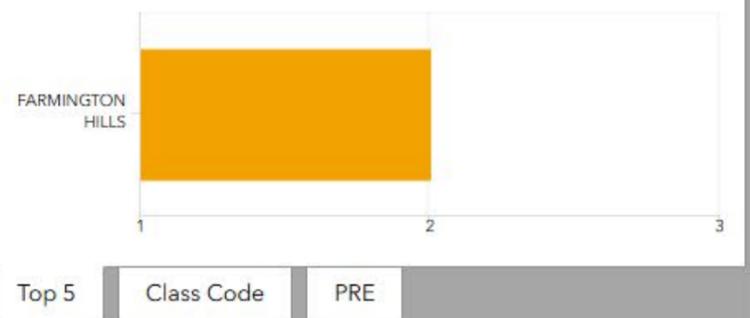
130

Forfeited Parcels



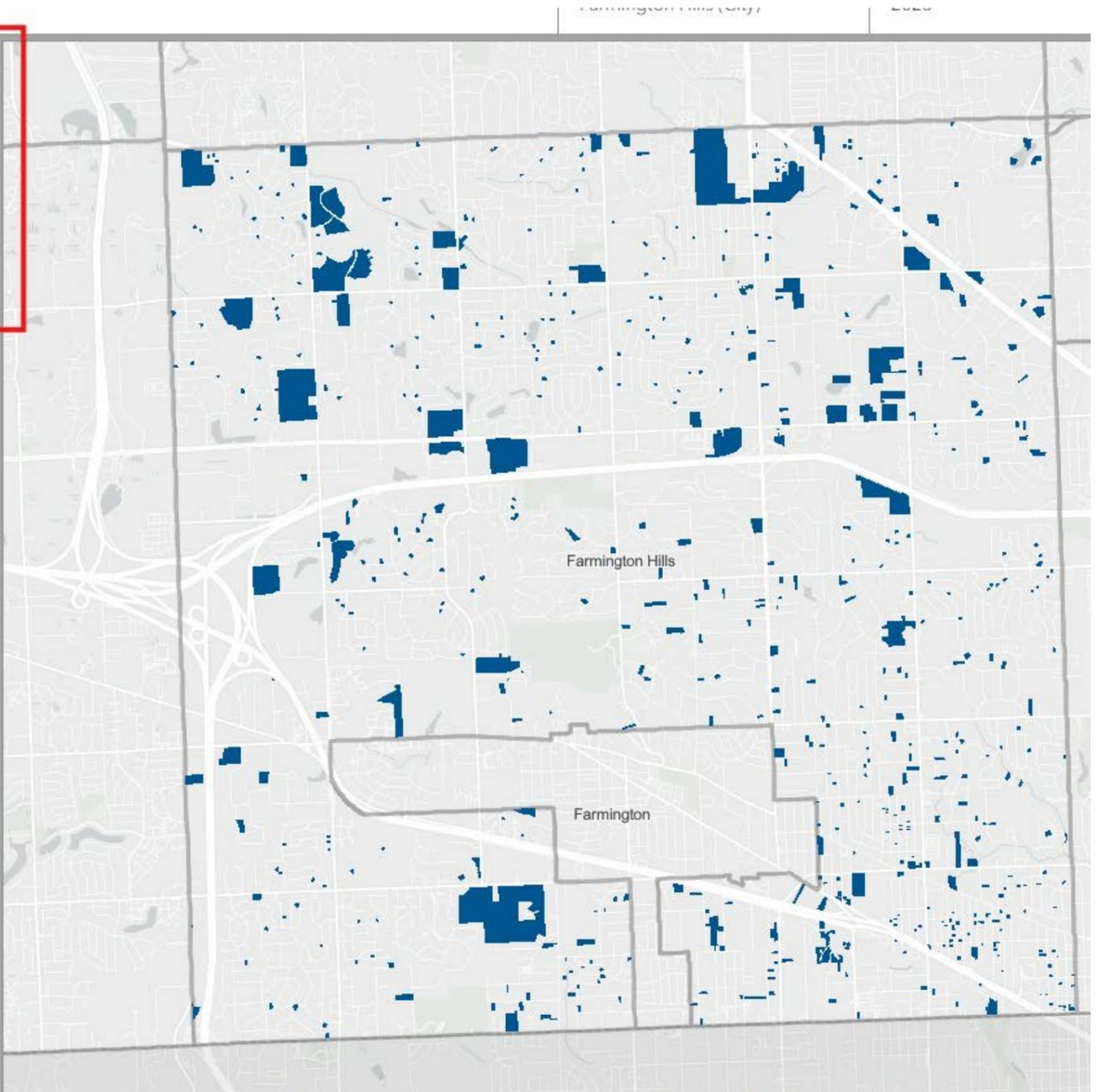
2

Foreclosed Parcels



2

Land Sale Parcels



Province of Ontario, Oakland County, Michigan, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS | O.

## Property Tax foreclosure is a three-year process.

2022 Unpaid Property Taxes

41,498 Delinquent properties were turned over for collection.

4,915 Properties were forfeited on Mar. 1, 2024, and are subject to foreclosure.

# 2025 Property Tax Foreclosure Prevention Efforts

## The deadline was March 31.

Full Payment or Repayment Plan

All unpaid 2022 property taxes needed to be paid in full, or a Repayment Plan approved by March 31, 2025.

## We're here to help!

FEC and TAMs

Our Financial Empowerment Center (FEC) offers free and confidential financial counseling services.

Taxpayer Assistance Meetings (TAMs) are one-on-one calls to potentially set up or renew a repayment plan and will be held from December 2024 through March 2025.

## Community outreach was ongoing.

Community Meetings and Campaign

Our efforts to raise awareness and encourage property owners with unpaid property taxes to pay in full or contact our office for assistance were ongoing throughout the three-year process. We also conducted a multimedia advertising campaign in February and March.

## Properties with unpaid taxes will be foreclosed.

Per State law, property ownership transfers to the Treasurer's Office.

Foreclosed properties are available for purchase in a virtual land sale auction in the summer and fall.

In 2025, approximately 172 properties were available for purchase.

## Help us spread the word.

Digital and print materials are available.

We appreciate your assistance and support. Flyers and articles are available. We also welcome the reposting of our social media content.

# 2026 Property Tax Foreclosure Key Dates

Oakland County residents and business owners with unpaid 2023 and prior property tax balances are encouraged to [pay or contact our office by March 31, 2026](#), to prevent property tax foreclosure.

Property Tax Foreclosure Key Dates	
February 18, 2026	Judicial Foreclosure Hearing
March 31, 2026	Unpaid 2023 and prior year balances must be paid.
April 1, 2026	In accordance with Michigan law, properties with unpaid 2023 or prior year balances are foreclosed.

Oakland County residents and business owners with unpaid 2023 and prior property tax balances are encouraged to [pay or contact our office by March 31, 2026](#), to prevent property tax foreclosure.

Property Tax Foreclosure Surplus Claims Process	
July 1, 2026	Form 5743 must be received by the Oakland County Treasurer's Office
August - October 2026	Property may be sold at land sale auctions.
January 2027	Oakland County Treasurer's Office will notify claimants by U.S. mail of the sale amount; other claims filed and will provide legal aid resources for help with the claims process.
February 1 - May 15, 2027	Following receipt of the Oakland County Treasurer's notification, a claimant must file a motion with the Sixth Circuit Court in Oakland County for a hearing to determine the claim payment.

## We're Here to Help!

Schedule a Taxpayer Assistance Meeting  
before March 31, 2026.  
[octreasurer.youcanbook.me](https://octreasurer.youcanbook.me)



Surplus Claims Process  
[oakgov.com/claims](https://oakgov.com/claims)





## Community Resources

Financial Empowerment Center  
Oakland County Treasurer's Office

(248) 858-0672

[oakgov.com/treasurer](http://oakgov.com/treasurer)

Poverty Exemption

Oakland County Equalization  
Department or  
Local Assessor

(248) 858-0740

[oakgov.com](http://oakgov.com)

Lakeshore Legal Aid

New Clients

(888) 783-8190

[lakeshorelegalaid.org](http://lakeshorelegalaid.org)

[oakgov.com/treasurer](http://oakgov.com/treasurer)

# OCTO Initiatives and Programs

## SmartFinance Academy

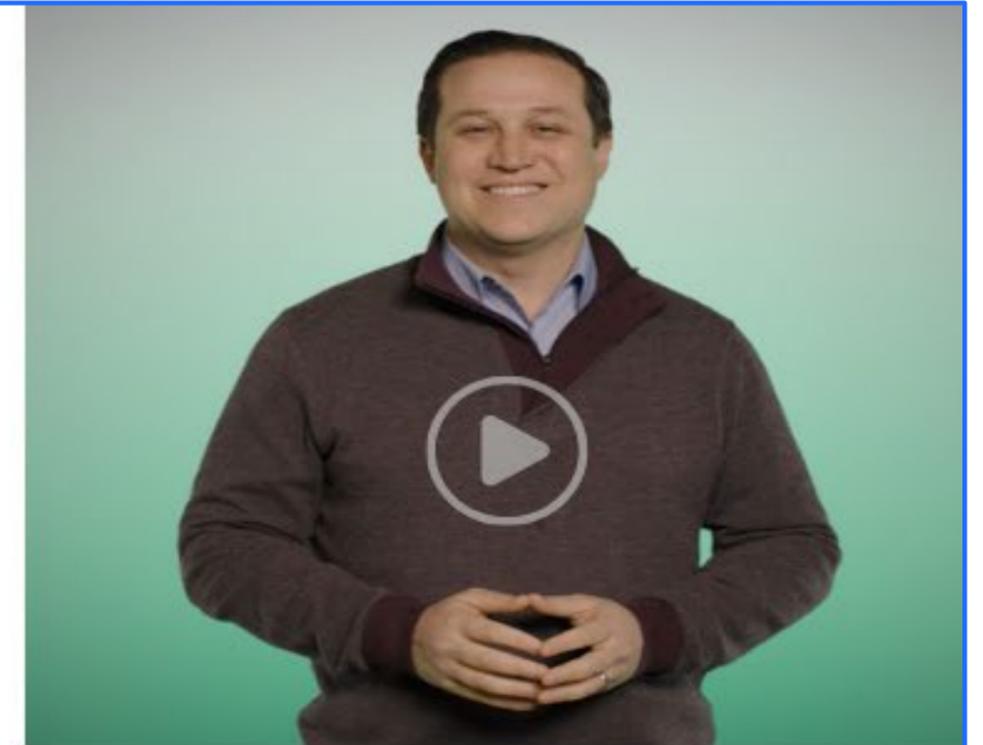
Financial Fitness Powered By OCTO

SmartFinance Academy is a program that provides **free** financial education to Oakland County residents, families, veterans, seniors, parents and business owners.

[oakgov.com/smartfinance](https://oakgov.com/smartfinance)

Launched in 2024, the Oakland County Treasurer's The Independent Bank Homebuyer Assistance Program provides a \$5,000 grant for a down payment or closing costs. The program has awarded **\$270,000 in grants to 54 first-time homebuyers in 23 Oakland County communities.**

[oakgov.com/dpassist](https://oakgov.com/dpassist)



The Residential Property Owner Education Program is a video series that **equips homeowners with essential knowledge about property taxes and helps prevent foreclosure.**

[oakgov.com/propertytaxeducation](https://oakgov.com/propertytaxeducation)



# Contact Us



[bit.ly/octo-subscribe](https://bit.ly/octo-subscribe)

**Robert Wittenberg**  
Treasurer  
Oakland County Treasurer's Office  
(248) 858-0611  
[treasurer@oakgov.com](mailto:treasurer@oakgov.com)

**From:** [Matthew G. Strickfaden](#)  
**To:** [Theresa Rich](#); [FH Clerk](#); [Bill Dwyer](#); [Jackie Boleware](#); [Jon Aldred](#); [Valerie Knol](#); [Michael Bridges](#); [Charlie Starkman](#); [Steve Joppich](#); [samanthasteckloff@house.mi.gov](mailto:samanthasteckloff@house.mi.gov); [Engineering](#); [info@fhpaschen.com](mailto:info@fhpaschen.com); [FOIA Request Clerk](#)  
**Cc:** [Randy Bruce](#); [vbarnett@fhgov.com](mailto:vbarnett@fhgov.com)  
**Subject:** FORMAL FOIA APPEAL – Normandy Hills 2023 Reconstruction (Brittany Dr.)  
**Date:** Tuesday, February 3, 2026 12:46:40 PM  
**Attachments:** [FOIA Request Response - Final.pdf](#)

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

Dear Ms. Lindahl,

Pursuant to **MCL 15.240**, I am submitting this formal **APPEAL** of the partial denial of my FOIA request dated January 11, 2026, specifically regarding the "Certificate of Non-Existence" issued for Item 1: Vibration Monitoring Logs.

**Reasons for Reversal of Denial:**

**1 Contractual Duty to Monitor:** The Normandy Hills 2023 Reconstruction involved high-impact, up to 30-inch substrate excavation, and pressure roller and vibratory compaction in a neighborhood known for fragile 1950s-era clay crock infrastructure. Standard municipal engineering protocols for such high-risk work typically require vibration monitoring as a Quality Control measure to protect existing utilities.

**2 Failure to Search Third-Party Agent Records:** Under Michigan law, "public records" include documents held by an agent of the public body (e.g., Fleis & VandenBrink or **F.H. Paschen**) during the performance of an official function. A search that only looks at the Clerk's internal files is insufficient.

**3 Implied Presence in Daily Reports:** The **Daily Inspector Reports** (granted in Item 2) often contain references to compaction levels and equipment force. If no separate vibration log exists, the City has effectively admitted a failure in oversight for a project that has now caused catastrophic septic failures for five residents on Brittany Drive.

**Requested Action:**

I request that the City Council, as the head of the public body, reverse this denial and order a comprehensive search of **all digital and physical project folders** held by:

- **F.H. Paschen, S.N. Nielson & Associates** (Contractor)
- **Fleis & VandenBrink** (Project Engineering/Inspection)
- The **City Engineering Division's** project management software (e.g., Procore or similar).

As a **former City Council member** and a grantor of a project easement, I am particularly concerned that the City would certify the "non-existence" of critical safety data for a project of this magnitude.

Sincerely,

Matthew G. Strickfaden

*Former City Council Member*

[REDACTED]

cell: [REDACTED]

fax: [REDACTED]

Please visit my website at:  
[greathomesbymatt.com/](http://greathomesbymatt.com/)

**From:** Matthew Strickfaden <[REDACTED]>

**Sent:** Sunday, January 11, 2026 11:26 AM

**To:** Karen Mondora <[KMondora@fhgov.com](mailto:KMondora@fhgov.com)>; Theresa Rich <[TRich@fhgov.com](mailto:TRich@fhgov.com)>; FH Clerk <[FHClerk@fhgov.com](mailto:FHClerk@fhgov.com)>; Bill Dwyer <[BDwyer@fhgov.com](mailto:BDwyer@fhgov.com)>; Jackie Boleware <[JBoleware@fhgov.com](mailto:JBoleware@fhgov.com)>; Jon Aldred <[JAldred@fhgov.com](mailto:JAldred@fhgov.com)>; Valerie Knol <[VKnol@fhgov.com](mailto:VKnol@fhgov.com)>; Michael Bridges <[MBridges@fhgov.com](mailto:MBridges@fhgov.com)>; Charlie Starkman <[CStarkman@fhgov.com](mailto:CStarkman@fhgov.com)>; Steve Joppich <[sjoppich@rsjalaw.com](mailto:sjoppich@rsjalaw.com)>; [SamanthaSteckloff@house.mi.gov](mailto:SamanthaSteckloff@house.mi.gov); Engineering <[Engineering@fhgov.com](mailto:Engineering@fhgov.com)>; [info@fhpaschen.com](mailto:info@fhpaschen.com)

**Cc:** Ken Massey <[REDACTED]>; Ken Massey <[KenMassey@fhgov.com](mailto:KenMassey@fhgov.com)>; Randy Bruce <[RBruce@fhgov.com](mailto:RBruce@fhgov.com)>; [ybarnett@fhgov.com](mailto:ybarnett@fhgov.com)

**Subject:** URGENT: Systematic Septic Failures in Normandy Hills (Brittany Dr.) - Formal Notice & FOIA Request

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

Dear Acting City Manager Mondora, Mayor Rich, Representative Steckloff, Mr. Joppich and members of the City Council,

I am writing to you today not only as a resident of Brittany Drive but as a **former member of the Farmington Hills City Council** who has spent years championing our city's infrastructure.

When the 2023 Normandy Hills reconstruction project was proposed, I was its strongest advocate. To ensure its success, **I voluntarily granted the City a 12-inch water supply line easement on my property.** I acted in good faith, trusting that the City and its contractor, **F.H. Paschen, S.N. Nielson & Associates**, would use professional care. Instead, that trust, and our neighborhood's infrastructure, has been shattered.

The 30-inch substrate excavation and extreme compaction generated vibrations so violent they displaced household items and, more critically, caused the **systematic collapse of original clay crock septic fields** (installed 1955–1962). These systems were functional for decades until this project rendered them unusable.

#### **The Situation Today:**

- **Immediate Damage:** At least five residents on Brittany Drive have already been forced into engineered field replacements, costing tens of thousands of dollars each.
- **The Looming Crisis:** My own system and countless others have been structurally compromised. We are facing a wave of unnecessary, high-cost failures as these weakened, clogged clay crocks inevitably give way.
- **Breach of Care:** The City failed to adjust compaction methods despite knowing the fragile nature of 1950s-era utilities. As the grantor of an easement, I am particularly aggrieved that the City used the access I provided to destroy my property's primary utility.

#### **FORMAL FOIA REQUEST:**

Pursuant to the **Michigan Freedom of Information Act (PA 442 of 1976)**, I hereby request the following records for the Normandy Hills 2023 Reconstruction:

1. **Vibration Monitoring Logs:** All seismograph data or vibration reports from the Brittany Drive segment.
2. **Daily Inspector Reports:** All logs filed by City engineers or inspectors (e.g., Fleis & VandenBrink) for this site.
3. **Contract Provisions:** Specifically, all insurance and liability sections regarding vibration-induced property damage.

We are seeking immediate acknowledgment of this link and a formal plan for resident compensation. We await your response within the five-day FOIA window.

Sincerely,  
Matthew G. Strickfaden  
*Former City Council Member, Farmington Hills*

cell: [REDACTED]

email: [REDACTED]



OFFICE OF CITY CLERK

February 3, 2026

VIA E-MAIL

Matthew G. Strickfaden



Re: Freedom of Information Act Request

Dear Matthew G. Strickfaden,

This letter is in response to your Freedom of Information Act (FOIA) request submitted to the City Clerk's Office via email on January 11, 2026, requesting the following records for the Normandy Hills 2023 Reconstruction:

1. Vibration Monitoring Logs: All seismograph data or vibration reports from the Brittany Drive segment.
2. Daily Inspector Reports: All logs filed by City engineers or inspectors (e.g., Fleis & VandenBrink) for this site.
3. Contract Provisions: Specifically, all insurance and liability sections regarding vibration-induced property damage.

Your request is granted in part with respect to items 2 and 3 above. There is no charge as the records were available with minimal research, and the information is included with this letter.

Your request is denied in part with respect to all other documents requested above, per MCL 15.235(5)(b), as it has been determined that such records do not exist. This letter shall serve as my certificate as such.

In the event you are not satisfied with this response, you have the right to submit a written appeal under MCL 15.240 that specifically states the word "appeal" and identifies the reason or reasons for reversal of this denial. In addition, you may also seek judicial review of this denial pursuant to MCL 15.240, including the right to receive attorney fees and damages as provided in MCL 15.240 if, after judicial review, the circuit court determines that the public body has not complied with MCL 15.235 and orders disclosure of all or a portion of a public record.

The City's specific protocol for responding to FOIA requests is set forth in the Public Summary and the City's Procedure and Guidelines available on its website at: [www.fhgov.com](http://www.fhgov.com). Paper copies of the aforementioned documents are also available at the City Clerk's Office.

If you have any questions regarding this matter, please contact me at 248-871-2420.

Sincerely,

CITY OF FARMINGTON HILLS

A handwritten signature in black ink, reading "Carly Lindahl". The signature is written in a cursive, flowing style with a large initial "C".

Carly Lindahl, MMC, MiPMC II  
City Clerk



**INTEROFFICE CORRESPONDENCE**

**DATE:** March 5, 2026  
**TO:** City Council  
**FROM:** Theresa Rich, Mayor  
**SUBJECT:** Recommendation for appointment.

I would like to recommend the following appointments for the March 9, 2026 City Council meeting.

**The Farmington Hills Activities Center Ad-Hoc Advisory Committee**

**Length of Term:**  
1 year

**Term ending:**  
February 1, 2027

Steve Stimson – Parks & Recreation member

Daniel Fantore – Commission on Aging member

Cynthia Gottlieb – Senior Community member

Peyton Paymon– Community member

Jon Aldred – Council member

Theresa Rich - Mayor



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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**DATE:** March 9, 2026

**DEPT:** POLICE

**RE:** Farmington Public Schools / Farmington Hills Police Department School Liaison Officer Cooperative Agreement

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### **ADMINISTRATIVE SUMMARY**

The Farmington Hills Police Department and Farmington Public School District have a long history of cooperative agreements related to the placement of School Liaison Officers in school building during the school year. The current agreement was signed in 2019 and expired in 2024.

This school district and police department have negotiated a new agreement which has been reviewed and approved by representatives of both the City and School Districts legal teams.

In this new agreement the School District will provide partial funding for four (4) School Liaison Officers, and the Police Department will staff four (4) School Liaison Officers during the school year. This is an increase from the previous agreement which covered only three (3) Liaison Officers. Under this new agreement officers will be assigned to North Farmington High School, Warner Middle School, East Middle School, and Power Middle School.

In this agreement the School District will cover fifty (50) percent of the cost of the police officer's salary for the school calendar year. Funding for the additional SLO is in the Police Department budget. The agreement has been reviewed as to form and content by the City Attorney.

### **RECOMMENDATION**

It is recommended that Council authorize the Acting City Manger to sign the Cooperative Agreement with Farmington Public Schools for School Liaison Officers.

Reviewed by: John Piggott, Police Chief

Approved by: Karen Mondora, Acting City Manager

**COOPERATIVE AGREEMENT  
FOR  
SCHOOL LIAISON OFFICERS**

**THIS COOPERATIVE AGREEMENT FOR SCHOOL LIAISON OFFICERS** (the "**Agreement**") is made and entered into March \_\_\_\_, 2026, but effective September 1, 2025 ("**Effective Date**"), by and between the **CITY OF FARMINGTON HILLS**, a Michigan municipal corporation, whose address is 31555 W. Eleven Mile Road, Farmington Hills, Michigan 48336-1103 ("**City**"), and **FARMINGTON PUBLIC SCHOOLS**, a Michigan general powers school district, whose address is 33000 Freedom Road, Farmington, Michigan 48336 ("**School District**"), each a "Party" and, collectively, as the "Parties."

**RECITALS**

**WHEREAS**, Article VII, Section 28 of the Michigan Constitution of 1963, provides, in part, that two or more counties, townships, cities, villages or districts, or any combination thereof, may, among other things, enter into contractual undertakings or agreements with one another for joint administration of any of the functions or powers each would have to perform separately;

**WHEREAS**, the Revised School Code, specifically MCL §380.11a(4), authorizes general powers school districts such as the School District to enter into cooperative agreements with other entities as part of performing its school district functions;

**WHEREAS**, the School District desires to enter into a cooperative agreement with the City as part of its School District function of providing for the safety and welfare of pupils, pursuant to MCL §380.11a(3)(a);

**WHEREAS**, the School District seeks to contract with the City to provide four (4) fulltime police officers to work as "School Liaison Officers" (each an "SLO" and collectively the "SLOs") at the School District, at all times during which school is in session during the regular School Year. Specifically, one (1) SLO will work and perform Services at North Farmington High School, one (1) SLO will work and perform Services at East Middle School, one (1) SLO will work and perform Services at Power Middle School, and one (1) SLO will work and perform Services at Warner Middle School;

**WHEREAS**, the SLOs shall provide Services in the School District as set forth in this Agreement. The Services shall be in addition to the law enforcement activities performed at the discretion of the City, including, but not limited to, road patrol, marine patrol, dive team, special tactical team, and investigations, which shall continue to be provided on the same basis that such services are provided through the City;

**WHEREAS**, the Parties have determined that the presence and involvement of SLOs in the School District will be of great public benefit to the School District, its students, staff and school community, by building respect for law enforcement, creating a positive relationship between law enforcement, the students, staff and school community, preventing or reducing present and future crime and adding a high profile role model to the school community, among other benefits; and

**WHEREAS**, the Parties hereto have reached an understanding with each other regarding the performance of the SLOs' Services and desire to set forth this understanding in the form of this written Agreement.

**NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING, THE PARTIES MUTUALLY AGREE TO THIS AGREEMENT AS SET FORTH BELOW:**

**ARTICLE I. PARTIES' RIGHTS AND RESPONSIBILITIES**

**A. School District SLOs.** The SLOs positions will require full-time trained police officers selected and assigned to the School District by the City's Chief of Police. All monthly, yearly and specialized training will be completed through the City Police Department's Training Unit. The City will provide all of the SLOs' equipment, uniforms, vehicles, communication devices and insurance at the City's cost, without reimbursement by the School District.

**B. Employer of the SLOs.** The City is the sole and exclusive employer of all police officers including the SLOs. The terms and conditions of employment of any police officer with the City, any applicable police officer employment or union contract, and any City rules, regulations, hours of work, shift assignments, orders, policies, procedures, directives, ethical guidelines and the like, shall solely and exclusively govern and control the employment relationship of the SLOs assigned to the School District by the City and the conduct and actions of any police officer. The City shall have the sole and complete authority to determine the police officers assigned to work at the School District as a SLO.

The Parties expect that the SLOs shall cooperate relative to the implementation and continuation of the SLOs Services, as defined in Paragraph D below, however, the SLOs shall remain employees of the City under the direct supervision and control of the City at all times relevant herein.

Nothing in this Agreement is intended to release, waive or alter any liability or obligation of the City for any of its police officers assigned to work as a School District SLO. The School District does not intend, nor has it created any obligation for any law enforcement oversight, supervision or management of any SLO or any other law enforcement duty. Any input of the School District is limited to the Services to be provided in the School District and is not intended to override or

supersede the control, oversight, supervision and management of a SLO, or any other police officer by the City.

**C. Payment of SLOs' Wages and Benefits.** The City shall remain solely and exclusively responsible for the payment of the SLOs' wages, compensation, overtime wages, expenses, fringe benefits, pension or retirement benefits, travel expenses, mileage allowances, training expenses, transportation costs and/or other allowances or reimbursements of any kind, including, but not limited to workers, disability compensation, unemployment compensation, Social Security Act protection(s) and benefits, any employment taxes, and/or statutory or contractual right or benefit based, in any way, upon any police officer status as an employee of the City. The SLOs shall have all of the rights and benefits provided for in any applicable collective bargaining agreement, and the City's policies and procedures.

**D. SLOs' Services.** Each SLO assigned to the School District shall provide services within the School District during the School Year for a minimum of forty (40) hours per week, while school is in session each day. The responsibilities of the SLOs and the services provided hereunder ("Services") shall include, but shall not be limited to:

1. Providing an additional layer of security and comfort to students, parents and staff in the School District with the SLOs' presence.
2. Enforcing state laws and local ordinances in school buildings and on school property.
3. Assisting with school investigations involving criminal complaints.
4. Defusing situations involving students in the school buildings and parking lots, and on school premises and property.
5. Acting as a positive role model to students.
6. Building relationships with students, staff, the school community and stakeholders.
7. Other duties as assigned by the City after consultation with the School District.

**E. Emergencies, Mutual Aid and Assistance.** The School District understands and agrees that occasionally the SLOs may be called to assist with emergency situations and offer mutual aid and assistance outside of the School District given that the SLOs are police officers employed by the City. The City will attempt to limit such calls to the SLOs to the extent possible.

**F. Primary Contact Persons.** Each of the Parties shall designate a primary contact person ("Primary Contact Person"), who shall administer this Agreement on a day-to-day basis on behalf

of their respective Party; provided, however, that all legal notices shall be given in the manner set forth in Article IX. C. herein. The identity of a Party's Primary Contact Person may be changed at any time by written notice delivered to all Parties in the manner set forth in Article IX. C. It is the intent of the Parties that the Primary Contact Persons address questions and areas of concern and provide input into the SLOs' Services, including job duties and responsibilities.

1. The Assistant Chief of Police is the Primary Contact Person for the City.
2. The School District's Superintendent is the Primary Contact Person for the School District.

**G. SLOs Designated Workspace.** The School District shall designate a visible workspace and secure office, with a desk and land-line telephone, if available, for use by each SLO on a regular basis. If no designated landline telephone is available for use by the SLO, the SLO may use the land-line telephone in the principal's office of the designated school. Access to a School District computer, printer and copy machine will be made available to the SLO in the designated workspace. An Administrative Assistant shall be made available to the SLO, to assist the SLO with office administrative needs.

**H. Designation of the SLO as "School Official" Under the Family Educational Rights and Privacy Act ("FERPA").** The School District agrees to define "school official" in the School District's annual notification of rights under 20 U.S.C. §1232g, 34 C.F.R. §99, of the Family Educational Rights and Privacy Act to include a contractor such as the SLOs who perform an institutional service or function for which the School District would otherwise use its own employees for the provision of the SLOs' Services in the School District. The School District designates the SLOs as school officials having a legitimate educational interest such that the SLOs are entitled to access student educational records under FERPA. The SLOs are subject to the requirements of 34 C.F.R. §99.33(a) governing the use and re-disclosure of personally identifiable information from student education records. The SLOs agree to comply with FERPA and its corresponding regulations applicable to school officials and the use and re-disclosure of personally identifiable information from student records set forth in MCL §380.1136. Except as set forth in this Paragraph, the SLOs are not an employee or an agent of the School District.

**I. Vehicle For SLOs.** The City shall provide a vehicle to each SLO assigned to work at the School District. The vehicle shall be deemed by the City to be suitable for the performance of the SLOs' Services in the School District, pursuant to this Agreement, to assist with emergencies and provide mutual aid and assistance to the School District and the City as necessary. The total cost of the vehicle, including fuel, maintenance and insurance, shall be paid by the City. This vehicle may be used by the City for other activities when not in use to meet the obligations of the SLOs

pursuant to this Agreement. All City vehicles, equipment and supplies used by the SLOs in the performance of this Agreement shall remain the property of the City.

## ARTICLE II. TERM

**A. Initial Term.** Except as otherwise provided herein, this Agreement shall commence on the Effective Date and continue through June 30, 2028 (the "Initial Term").

**B. Renewal Term(s) and Termination.**

1. Notwithstanding the foregoing, prior to August 1 of each year after the Initial Term identified in Article II.A above, the Parties may mutually agree, in writing, to renew and extend this Agreement for an additional school years, with each school year commencing on September 1 and terminating on June 30 (which each shall be referred to as a "School Year"). Any adjustment or modification of the cost of the Program for each upcoming School Year shall be agreed to by the Parties by August 1 of each year. After the Parties agree to proceed with the SLO Program for the upcoming School Year, the School District shall request the City to designate the police officers who will be assigned to the School District as the SLOs for the upcoming School Year.

2. Either Party may terminate this Agreement, with or without cause, before its expiration by providing written notice to the other Party at least ninety (90) days prior to the effective termination date, which must be clearly stated in the written notice. Notwithstanding the foregoing, any unpaid amounts that are due at the time of termination shall be paid for Services rendered through the date of termination.

**C. Breach or Default.** In the event a Party commits a breach or default under this Agreement, and the breach or default cannot be corrected within ten (10) calendar days after receipt by the breaching Party of written notice from the non-breaching Party specifying the breach or default, this Agreement may be terminated in writing by the non-breaching Party effective five (5) days after delivery of said written notice.

**D. Availability of Funds.** The provision of the SLOs' Services in the School District and payment for such Services by the School District are conditioned upon the availability of government funds appropriated or allocated for such Services. If funds are not allocated and available for the continuance of Services performed or received as set forth herein, either Party may terminate this Agreement at the end of the period for which funds are available. However, both Parties shall remain responsible for any and all costs of the Services set forth herein, unless this Agreement is terminated as stated herein or the Parties are otherwise able to avoid further costs associated with the SLOs. The Party that may be affected by the shortage of funds shall

notify the other Party at the earliest possible time that the Services may be affected by the shortage of funds or that the Party responsible for payment for these Services has a shortage of funds.

**ARTICLE III. PAYMENT OF TOTAL PROGRAM COSTS**

**A. Total Program Cost.** The SLO Total Program Cost shall be calculated under Article III.B below based on each School Year. The costs for the SLOs shall be based on the law enforcement contract rates established by the City. The Total Program Cost of the SLOs include the costs of wages, benefits, equipment, materials, and any other costs agreed to by the Parties. The Parties have agreed to split evenly the Total Program Cost 50/50.

**B. Calculation of Total Program Cost.** Total Program Cost shall be the sum of all regular work hours worked by the SLOs for the Services in the School District during the School Year, flex time scheduling to avoid overtime, if possible, and the cost of the fringe benefits provided to the SLOs for such Services. For budgetary purposes the Parties agree that the maximum cost to the School District collectively for all four (4) SLOs' Services, including the other permitted costs or additional costs, shall not exceed \$211,351.85 for the 2025/2026 School Year, and the maximum cost for each subsequent School Year during the Initial Term is detailed in **Attachment A**. Following the Initial Term, the Parties may mutually agree, in writing, to renew and extend this Agreement for additional school years, in accordance with the terms and conditions contained herein, but the costs shall not increase by more than 4% per year. Notwithstanding the foregoing, in accordance with **Attachment A**, the cost of the fourth (4<sup>th</sup>) SLO shall be prorated for the 2025/2026 School Year, as the fourth (4<sup>th</sup>) SLO started Services on or about January 5, 2026. Notwithstanding the foregoing, the Parties have agreed that the not-to-exceed amount identified above represents fifty (50%) percent of the Total Program Cost, which represents the maximum amount reimbursable to the City by the School District, subject to the annual percentage increase indicated above, as identified on **Attachment A**, "School Liaison Program Cost Estimate."

**C. Invoices.** The City shall submit a detailed invoice to the School District each month for the School District's portion of the Total Program Cost identified in Paragraph B above, by the 15<sup>th</sup> of the following month. The invoices shall be submitted to Farmington Public Schools, attention of the Superintendent, 33000 Freedom Road, Farmington, Michigan 48336.

**D. Payment By The School District.** The School District shall pay the amounts of each invoice within thirty (30) calendar days of receipt.

**E. No Payment By The School District for Services to Non-Public Schools.** The Total Program Costs to be paid by the School District has been specifically computed to limit the contribution of the School District to that portion of the SLOs Program involving the schools within the School District and not for any services to non-public schools. The School District shall

have no responsibility for or provide any direction or supervision over any activities or programs under this Agreement that may occur in any nonpublic school, that being the sole responsibility of the City.

#### **ARTICLE IV. CONFIDENTIALITY**

All information that is identified as confidential or proprietary information and is submitted by a Party to this Agreement to another Party relative to the SLOs' Services performed under this Agreement shall be kept confidential by the receiving Party to the extent permitted or required by federal, state and local laws, rules and regulations. However, the foregoing representation is made subject to the Michigan Freedom of Information Act, and other applicable laws.

#### **ARTICLE V. PERSONNEL**

**A.** No Party shall be entitled to any of the benefits that the other Party provides for its employees, nor shall it be subject to or covered by the other Party's employee handbooks, collective bargaining agreements, or other personnel policies. The Parties expressly agree that the SLOs are not entitled to nor shall the School District make payments to the Michigan Public School Employees Retirement System ("MPERS"), or any other public school retirement system on behalf of the SLOs assigned to provide Services in the School District.

**B.** No Party shall be responsible for covering the other Party's employees under any workers' disability compensation or unemployment insurance.

**C.** No Party shall have any authority or right to obligate the other Party in any way whatsoever. Each Party shall identify itself as an independent contractor and shall not hold itself out as an employee, or agent of the other Party.

#### **ARTICLE VI. NO WAIVER OR INDEMNIFICATION**

Nothing in this Agreement is intended to release, waive or alter any liability or obligation of the City for its police officers designated as the SLOs of the School District pursuant to the terms of this Agreement. The City shall be responsible for its police officers designated as the SLOs and for the SLOs Services rendered. Nothing in this Agreement shall be construed as creating an obligation to indemnify or defend either Party for claims, damage or liability arising out of or stemming from an act or omission of the police officers assigned to be the SLOs. Each Party shall be responsible for the acts or omissions of its employees and agents in performing its respective obligations under this Agreement.

## **ARTICLE VII. GOVERNMENTAL IMMUNITY**

The School District and the City do not waive their governmental immunity by entering into this Agreement and each Party fully retains all immunities and defenses provided by law with respect to any action based upon or occurring as a result of this Agreement.

## **ARTICLE VIII. INSURANCE**

**A.** The City shall be responsible for its police officers assigned to be SLOs and for the SLOs' Services. The School District and the City shall each purchase and maintain, at its sole expense, commercial general liability insurance to protect the Parties from any liability or cost which may occur as a result of this Agreement. The Commercial General Liability ("CGL") Policy shall be written on an occurrence basis, and include coverage for bodily injury, personal injury, property damage (broad form), premises/operations, and blanket contractual. Each Party shall name the other Party as an additional insured on its CGL Policy. The following minimum limits shall be maintained during the Initial Term, and any Extension Term, of this Agreement:

Minimum Limits:

- Worker's Compensation Must meet State minimum statutory requirements
- Employer's Liability
  - \$500,000 per accident
  - \$500,000 per employee for disease
- Commercial General Liability
  - \$1,000,000 per occurrence
  - \$1,000,000 property damage
  - \$5,000,000 general aggregate
  - General Liability Coverage shall include, and not have an exclusion for Sexual Abuse/Molestation
- Commercial Automobile Liability
  - \$1,000,000 per occurrence combined single limit for bodily injury and property damage
- Crime Insurance - \$500,000
- Professional Liability
  - \$1,000,000 per occurrence
  - \$2,000,000 general aggregate
- Law Enforcement Liability Insurance
  - \$1,000,000 per occurrence
  - \$2,000,000 general aggregate

**B.** Policies of insurance shall be with companies or an authority licensed to do business in the state of Michigan and in a form satisfactory to each Party with each Party named as an Additional Insured on the Certificates of Insurance on a primary and non-contributory basis. Cancellation, material restriction, non-renewal or lapse of any of the required policies shall be grounds for immediate termination of this Agreement.

**ARTICLE IX. MISCELLANEOUS**

**A. Sole Agreement.** This Agreement supersedes and replaces any and all prior agreements and understandings between the School District and the City on the subject matter hereof.

**B. Force Majeure.** Notwithstanding any other provision of this Agreement, neither Party shall be liable for any delay in performance or inability to perform due to acts of God or due to war, riot, embargo, fire, explosion, sabotage, flood, accident, labor strike, or other acts beyond its reasonable control.

**C. Notices.** All notices, demands, requests and consents under this Agreement shall be in writing, shall be delivered to each Party, and shall be effective when received by the Parties or mailed to the Parties at their respective addresses set forth below, or at such other address as may be furnished by a Party to the other Party:

If to the City: City of Farmington Hills  
Assistant Chief of Police  
31655 Eleven Mile Road  
Farmington Hills, MI 48336

With a copy to: Rosati Schultz Joppich Amtsbuechler, PC  
Steven Joppich, Esq.  
27555 Executive Drive #250  
Farmington Hills, MI 48331

If to the School District: Farmington Public Schools  
Superintendent  
33000 Freedom Road  
Farmington, MI 48336

With a copy to: Clark Hill PLC  
Dana Abrahams, Esq.  
220 Park Street  
Suite 200  
Birmingham, MI 48009

**D. Severability.** The invalidity of any of the covenants, phrases or clauses in this Agreement shall not affect the remaining portions of this Agreement, and this Agreement shall be construed as if such invalid covenant, phrase or clause had not been contained in this Agreement.

**E. Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the Parties.

**F. Entire Agreement.** This Agreement is the entire agreement between the Parties relating to the Services provided, and the compensation for such Services by the Parties. Any modification or amendment to this Agreement must be made in writing, approved by the School District and the City, and signed by a duly authorized officer.

**G. Non-Waiver.** No failure of a Party in exercising any right, power or privilege under this Agreement shall affect such right, power or privilege, nor shall any single or partial exercise thereof preclude any further exercise thereof or the exercise of any other right, power or privilege. The rights and remedies of the Parties under this Agreement are cumulative and not exclusive of any rights or remedies which either Party may otherwise have.

**H. No Assignment.** Neither Party may, without the prior written consent of the other Party, assign or transfer this Agreement nor any obligation incurred hereunder and any attempt to do so in contravention of this Agreement shall be void and of no force and effect.

**I. Partial Invalidity.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable in any manner, the remaining provisions of this Agreement shall nonetheless continue in full force and effect without being impaired or invalidated in any way. In addition, if any provision of this Agreement is modified by a court of competent jurisdiction such that it may be fully enforced, then that provision shall be fully enforced as modified.

**J. Governing Law.** This Agreement shall be governed by and enforced in accordance with the laws of the State of Michigan.

**K. Venue.** Except as required by law or court rule, any action brought to enforce, interpret or decide any claim under this Agreement shall be brought in the Sixth Judicial Circuit Court, Oakland County, Michigan where the Parties agree venue is proper.

**L. Compliance with Law.** The Parties agree to comply with all applicable federal, state and local laws, rules and regulations.

**M. Compliance with School District Policies.** The SLOs, while performing the Services in the School District, shall be responsible for knowing and shall be subject to, and adhere to, all rules, regulations, policies and procedures of the School District, provided the School District

provides the City’s designated Primary Contact Person and the SLOs with copies of such rules, regulations, policies and procedures and the City’s Primary Contract Person verifies that they do not conflict with the SLOs ability to carry out their lawful duties as police officers. Such rules, regulations, policies and procedures include, but are not limited to, all policies concerning the use of School District facilities, appropriate behavior in School District facilities, prohibitions against discrimination, harassment, sexual harassment, sexual misconduct, inappropriate or unprofessional contact or conduct with students, or the use or possession of tobacco, e-cigarettes, alcohol or drugs.

**N. Warranties and Representations.** Both the School District and the City represent that each has the authority under law to execute, deliver and perform this Agreement and to incur the obligations provided for under this Agreement, that their respective actions have been duly and validly authorized, and that they will adopt any and all resolutions or expenditure approvals required for execution of this Agreement.

**O. Captions,** The captions and paragraph headings in this Agreement are for reference only and shall not be considered in the interpretation of this Agreement.

**P. Execution and Delivery.** Each Party represents and warrants to the other that it has undertaken all necessary corporate or organizational actions required to give it full power, authority and right to execute, deliver and perform its obligations under this Agreement and that the individual signing this Agreement on its behalf is authorized to do so pursuant to its governing documents.

**Q.**

**IN WITNESS WHEREOF,** this Agreement has been duly executed, approved by the appropriate governing bodies and shall become effective on the date set forth in the first paragraph written above.

**CITY OF FARMINGTON HILLS**

**FARMINGTON PUBLIC SCHOOLS**

By: \_\_\_\_\_  
Karen Mondora, Its Acting City Manager

By: \_\_\_\_\_  
Kelly Coffin

Its: Superintendent

Attested By: \_\_\_\_\_  
Carly Lindahl, Its Clerk

**Attachment A**

Officer	FHPD Total Cost		FPS Cost
Ofc. Clark	\$ 149,746.00		
		x180/260	\$ 103,670.31
		50%	\$ 51,835.15
Ofc. Malott	\$ 151,671.00		
		x180/260	\$ 105,003.00
		50%	\$ 52,501.50
Ofc. Teed	\$ 156,512.00		
		x180/260	\$ 108,354.46
		50%	\$ 54,177.23
Ofc. TBD	\$ 152,643.00		
		x180/260	\$ 105,675.92
		50%	\$ 52,837.96
School Year	25/26	26/27	27/28
1 SLO Cost	\$ 51,835.15	\$53,908.56	\$56,064.90
2 SLO Cost	\$ 104,336.65	\$108,510.12	\$112,850.52
3 SLO Cost	\$ 158,513.88	\$164,854.44	\$171,448.62
4 SLO Cost	\$ 211,351.85	\$219,805.92	\$228,598.16
	*25/26 4th SLO to be prorated if filled during school year		

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## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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DATE: 03/09/2026

DEPT: CENTRAL SERVICES

RE: PURCHASE OF BACKUP SERVER

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### ADMINISTRATIVE SUMMARY

- Sealed proposals for Enterprise Storage Solutions were advertised, publicly opened and read aloud by Oakland County on March 27, 2023. Oakland County awarded the contract to People Driven Technology Inc., and we have been using this contract at the City for years. Participating in a cooperative purchasing program provides access to local dealers with national buying power, allowing the city to achieve maximum cost saving on purchases.
- The Information Technology Department is replacing our current local backup device that has reached its end of life. This device provides a local, physical copy of sensitive data to ensure rapid, secure, and reliable recovery, independent of Internet connectivity. It's used for immediate restoration, protecting against ransomware, system failure, and maintaining total control over sensitive data. Alongside our cloud backup solution, it offers a hybrid backup and disaster recovery strategy.
- These tariff-related impacts have led to increased hardware costs and reduced-price stability compared to prior years.
- This investment will help ensure the City maintains a secure and resilient technology infrastructure capable of supporting essential municipal operations.
- Funding for this purchase is available in the 2025/26 Capital Improvement Fund.

### RECOMMENDATION

- In view of the above, it is recommended that City Council authorize the Acting City Manager to issue a purchase order to People Driven Technology Inc, for a backup server, in the amount of \$99,500.00 plus a 5% contingency for a total of \$104,475.00.

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## **CITY MANAGER'S REPORT TO MAYOR AND COUNCIL**

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Reviewed by: Jack LI, IT Manager, Central Services

Reviewed by: Michelle Aranowski, Director of Central Services

Approved by: Karen Mondora, Acting City Manager



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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**DATE:** March 9, 2026

**DEPT:** POLICE

**RE:** Consideration of Employment for Zach Jordan

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### ADMINISTRATIVE SUMMARY

The Police Department has followed all City policies and procedures by establishing an eligibility list of qualified candidates. This includes advertising by posting on the City's website, on social media, and on Indeed. A thorough review of applicant credentials, personal interviews, and comprehensive background investigations were conducted. When applicants are equally qualified, residents receive preference for employment opportunities.

Therefore, in view of meeting the established criteria and being the most qualified applicant, the Police Department respectfully requests the City Council's approval of Zach Jordan to be hired as a Police Cadet.

- **Name:** Zach Jordan
- **Position Applied For:** Police Cadet
- **Number of Employees Needed in this Position:** 5
- **Date Position Posted:** Open
- **Open Until:** Filled
- **Number of Applicants for this Position:** 3
- **Number of Applicants Interviewed:** 3
- **Salary:** Part Time position. \$20 per hour.

**Relationship:** Zach Jordan is the son of Tracy Jordan, an Administrative Secretary in the Investigative Bureau, and the nephew of Jennifer Jordan, a Dispatcher in the Communications Section of the Administrative Bureau.

**Justification:** Zach Jordan is the most qualified applicant and is available to begin work immediately.



## CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

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### RECOMMENDATION

- *“IT IS RESOLVED that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Zach Jordan, who is related to employees of the City, Tracy Jordan (Police Department Administrative Secretary) and Jennifer Jordan (Police Department Dispatcher).”*

Prepared by: John Piggott, Police Chief

Reviewed by: John Piggott, Police Chief

Reviewed by: Lori Brown, Director of Human Resources

Approved by: Karen Mondora, Acting City Manager

**MINUTES  
CITY OF FARMINGTON HILLS  
FARMINGTON HILLS CITY COUNCIL  
STUDY SESSION  
CITY HALL – COMMUNITY ROOM  
FEBRUARY 23, 2026 – 6:00PM**

The study session of the Farmington Hills City Council was called to order by Mayor Rich at 6:02pm.

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

Councilmembers Absent: Bridges

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Aranowski and Brockway and City Attorney Saarela

*The closed session started at 6:04pm*

**CLOSED SESSION ITEMS:**

**CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION UNDER SECTION 8(1)(A) OF THE OPEN MEETINGS ACT FOR THE PURPOSE OF DISCUSSING PERSONNEL/EMPLOYMENT MATTERS RELATING TO THE ACTING CITY MANAGER POSITION, UPON THE ACTING CITY MANAGER’S REQUEST FOR SAME.**

MOTION by Aldred, support by Starkman, that the City Council of Farmington Hills hereby enters into a closed session under Section 8(1)(a) of the Open Meetings Act for the purpose of discussing personnel/employment matters relating to the Acting City Manager position, upon the Acting City Manager’s request for same.

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

*The open session resumed at 6:15pm*

**STUDY SESSION ITEMS:**

**EXECUTIVE SEARCH FOR CITY MANAGER**

Mayor Rich led the discussion on the City Manager executive search, working through a series of key questions outlined in City Attorney Joppich’s memo regarding the scope, process, and management of the search.

**Scope of Search.** Consensus of the Council was to conduct a national search. Councilmember Knol expressed a preference for a regional or Midwest-focused search, citing concerns that candidates from western states may lack familiarity with Michigan's tax structure, governance model, and professional contacts. Despite this reservation, Councilmember Knol indicated she would support the majority position. Councilmember Dwyer, Boleware, and Starkman each expressed support for a national search on the grounds that it would yield a more diverse and objective pool of candidates and allow the Council to narrow the field as the process progressed.

**Use of a Search Consulting Firm.** Council agreed to engage a public executive search consulting firm rather than pursue an in-house process. Mayor Rich noted that Director of Central Services Aranowski had identified three firms with which the City holds existing HR contracts; however, Mayor Rich expressed reservations, as only one listed recruiting among its services online and only that firm had experience with city manager placements. Councilmember Boleware stated she did not wish to use the Michigan Municipal League (MML) to lead the search, citing her dissatisfaction with MML's prior search effort, including what she characterized as a pool that was not sufficiently broad and reference letters that she felt were subpar. Councilmember Dwyer echoed similar reservations about MML. Council agreed that an RFP would be drafted.

**RFP Process.** Director Aranowski would prepare the RFP, coordinating with the City Attorney's as appropriate. Mayor Rich noted that Council members would be attending the National League of Cities (NLC) and the MML conference in the coming weeks, providing an opportunity to identify potential vendors and alert them that an RFP would be forthcoming. The draft RFP would be distributed to Council members via email for review and comment prior to finalization.

**Management of the Process and Review Committee.** It was determined that City Attorney's Saarela and Joppich would play a key coordinating role in guiding the overall process, including working with the selected consultant. Director Aranowski would vet and summarize the RFP responses before presenting them to the Council for decision-making. For the consultant selection interviews, a committee of three Council members was formed: Mayor Rich, Councilmember Dwyer, and Councilmember Boleware.

**Candidate Brochure.** It was agreed that the brochure used during the 2020 search requires updating to reflect the City's current position, vision, and community profile. It was suggested that the Community Engagement Department work with Economic Development Director Brockway, given her role in actively promoting the City, on updating the brochure.

**Master's Degree Requirement.** Mayor Rich raised the matter of the educational requirement which designated a master's degree as required. Council discussed alternatives, including moving the master's degree from a required qualification to a preferred one, or adding language permitting equivalent experience to satisfy the requirement and reached general agreement to adjust the language accordingly.

#### **UPDATE ON THE 12 MILE ROAD AND ORCHARD LAKE ROAD CORRIDORS STUDY**

Economic Development Director Brockway presented a summary of the findings and recommendations from the market studies conducted for the 12 Mile Rd and Orchard Lake Rd corridors.

**Background and Purpose.** Director Brockway explained that the studies were commissioned to serve as a tactical guide for achieving the vision established in the City's Master Plan for the two corridors. She noted that the study area for 12 Mile Rd was intentionally extended to Haggerty Rd and along Hills Tech Drive to capture the shared workforce, employer types, and business character across that broader district. She also noted that any zoning code changes in these corridors could potentially affect other high-traffic corridors such as Grand River.

**Orchard Lake Road — Key Findings.** The Orchard Lake Rd corridor trade area encompasses over 650,000 people, with 6.5 million retail consumers and an annual consumer spending potential of \$13.7 billion. Office space availability exceeds 100,000 square feet, representing 30–35% of uses, while retail and restaurant availability totals only 32,000 square feet. Average dwell time for restaurant and shopping visits is 30–41 minutes, and 99% of workers within the corridor district live within 25 miles. The corridor has experienced a 10% visitor increase since 2022 within the International District (between 12.5 and 13.5 Mile). A survey of approximately 1,000 respondents—including employers, visitors, property

owners, and business owners—indicated strong demand for additional green space, improved traffic flow, day and night pedestrian opportunities, mixed-use development, and experiential dining.

**12 Mile Road — Key Findings.** The 12 Mile Rd corridor serves a more affluent trade area of approximately 740,000 people, with an annual consumer spending potential of \$20.4 billion. The corridor is dominated by office, OS4, and IRO uses at approximately 70%, with office availability exceeding 800,000 square feet. Retail and restaurant availability similarly totals 32,000 square feet. Average dwell time is 30–40 minutes, and 93% of employees live within 25 miles. Director Brockway noted that six sites within the corridor are already internally preparing for mixed-use office, residential, and retail development or redevelopment, either through internal feasibility studies or preliminary discussions with the City.

**Overall Assessment.** Director Brockway emphasized that, taken together, the two corridors have nearly one million square feet of vacant office space but only 64,000 square feet of retail space, meaning there is consumer demand sufficient to fill six times the existing retail space. She confirmed that the primary obstacle to activating this demand is zoning, which currently restricts many uses such as cafes in OS2 office districts.

**Orchard Lake Road Recommendations.** Director Brockway outlined recommendations in approximate order of feasibility. The most immediate actions include planting and replacing trees and initiating zoning reviews for OS2, OS3, and B2 districts to permit café and flexible retail uses that are currently prohibited. Additional recommendations include exploring a pedestrian crossing between 12.5 and 13.5 Mile Rd to serve the growing International District, adding street lighting to encourage pedestrian activity after dark, and maintaining ongoing engagement with property owners to encourage investment in their parcels. Longer-term recommendations include evaluating the formation of a Business Improvement District or a Tax Increment Financing (TIF) district as a Downtown Development Authority or similar second-quarter improvement authority.

Councilmember Aldred proposed, and Director Brockway agreed, that rather than amending individual zoning districts piecemeal, the most effective approach would be to treat the entire Orchard Lake Rd area as the special planning area already identified in the Master Plan and rezone the whole area comprehensively. Acting City Manager Mondora cautioned the Council that any rezoning of commercial areas must be approached carefully to avoid inadvertently creating non-conformities that could negatively affect property owners' financing arrangements. She indicated that the City would research approaches to grandfathering existing uses to avoid creating undue burdens.

Councilmember Boleware inquired about the timing of road work on Orchard Lake Rd between 12 and 13 Mile. Acting City Manager Mondora confirmed that Oakland County had completed work on that segment in the current year and the 13-to-14-Mile segment a few years prior. Director Brockway confirmed that the pedestrian crossing recommendation is not an immediate project and would require extensive study and coordination with Oakland County.

**12 Mile Road Recommendations.** Director Brockway outlined recommendations for 12 Mile Rd, again in order of ease of implementation. These include maintaining focus on pedestrian values, green space, lighting, and connectivity; developing a sub-area plan along 12 Mile Rd and Farmington Rd to create a well-connected district for businesses, residents, and students—noting that Oakland Community College is actively exploring the area for student housing and related development; exploring floor area ratio incentives to reward property owners who incorporate outdoor green space and pedestrian-friendly amenities by permitting greater density; pursuing light amendments to the IRO district to permit synergistic uses such as AI and EV-specialized warehousing, cold chain logistics, and controlled

environment logistics; and formally branding the corridor for headquarters and research and development.

Councilmember Aldred questioned whether the OS4 amendments previously adopted went far enough, referencing a finding in the market study that existing parking minimums in OS4 may still impede repurposing of underutilized lots. Director Brockway acknowledged this concern and indicated that parking regulations would require a separate, more in-depth discussion.

**Green Space and Traffic Flow Concerns.** Councilmember Knol expressed support for tree canopy improvements and noted that many residents cite green space as a primary reason for choosing Farmington Hills. She urged the Council and staff to preserve the existing significant green space and building setbacks along 12 Mile Rd between Drake and Halsted. She further cautioned against any measures that would reduce traffic flow on 12 Mile Rd, noting that it serves as a critical alternative route when I-696 is congested. Director Brockway confirmed that no traffic calming measures are recommended for 12 Mile Rd and that any pedestrian crossing improvements would be within interparcel connections rather than on the road itself.

**Broader Economic Development Context.** Councilmember Boleware shared concerns that Michigan was reported to rank 43<sup>rd</sup> among all states in economic growth, noting that the strong economic performance nationally was attributed to cities embracing AI and technologies such as closed-loop data centers. Councilmember Boleware questioned whether the City's current trajectory was sufficiently aligned with these emerging trends. Councilmember Starkman expressed enthusiasm for the food trucks and infill concepts presented and acknowledged that years of inaction had contributed to Michigan's economic challenges. Director Brockway noted that certain markets—research and development, health care, logistics—are clustering with like uses and that the corridors' existing R&D concentration positions the City well within those sectors.

**Implementation Timeline and Reporting.** Director Brockway acknowledged that achieving full vision for both corridors could take approximately 12 years, drawing a comparison to the transformation of Troy's Big Beaver corridor. She noted that work is already underway with the City's new planning consultant to assess current zoning and determine necessary amendments. Councilmember Dwyer requested that Director Brockway provide Council with progress updates every four to six months on both corridors. Director Brockway agreed, noting that a monthly update is already distributed in the weekly memo and that a more formal deliverable could be incorporated.

#### **ADJOURNMENT**

Mayor Rich closed discussion and adjourned the meeting at 7:25pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL MEETING  
CITY HALL – COUNCIL CHAMBER  
FEBRUARY 23, 2026 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:37PM.

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

Councilmembers Absent: Bridges

Others Present: Acting City Manager Mondora, City Clerk Lindahl; Directors Brockway, Kettler-Schmult, Rushlow and Skrobola; City Attorney Saarala

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Cub Scout Pack 362 from Farmington Steam Academy.

**APPROVAL OF REGULAR SESSION MEETING AGENDA**

MOTION by Knol, support by Boleware, to approve the agenda as published.

MOTION CARRIED 6-0.

**ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS**

**Presentation of the Historic District Commission 2025 Annual Report. CMR 2-26-21**

Ken Klemmer, Chair, Historic District Commission, presented the Historic District Commission 2025 Annual Report to City Council. The HDC oversees approximately 75 historic districts in the City. Mr. Klemmer highlighted HDC activities and goals, including cemetery monument restoration at Utley and West Cemeteries, community outreach activities, and certificates of appropriateness granted for various historically accurate maintenance, modifications, and repairs.

Councilmember Knol, as City Council Liaison to the Historic District Commission, thanked the Historic District Commission and highlighted Commission contributions and preservation efforts relative to the Spicer House and the Nehemiah Hoyt House; and HDC partnerships with the DPW, Boy Scouts, and community volunteers to preserve cemeteries.

**Commission on Aging Field Trip to Rochester Hills OPC Social and Activity Center**

Dan Fantore, Chair, Farmington Area Commission on Aging, reported in detail on a visit with Councilmember Starkman and Friends of Costick members Lori Darrell and Sue Homan to the Rochester Hills OPC Social & Activity Center, a well-maintained 2-story facility built in 2003.

**CORRESPONDENCE**

An email was received from former City Council member Matt Strickfaden regarding a FOIA request.

**CONSENT AGENDA**

MOTION by Dwyer, support by Starkman, to approve the consent agenda as published.

Roll Call Vote:

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

MOTION CARRIED 6-0.

### **CONSENT AGENDA ITEMS FOR DISCUSSION**

There were no consent agenda items for discussion.

### **COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS**

Councilmember Knol announced that the Beautification Commission would host the annual Carol Posby Litter Walk on the last Saturday in April. Interested community members should contact the Community Development Office at 248-871-2545.

Mayor Rich wished Farmington Hills resident A. C. McDaniel a happy 100th birthday.

Mayor Rich noted that the State of the Cities address will be held on March 6 at 7:00 p.m. at Farmington High School. She wished observants a Happy Lunar New Year, and recognized Ramadan, and shared that Councilmembers had the opportunity to attend Iftar dinners at the Dawoodi Bohra mosque and the Tawheed Center.

### **CITY MANAGER UPDATE**

The City will be hosting a hiring event on March 10 and March 16 at The Hawk at 5:00 pm. Multiple departments are hiring both part-time and full-time positions.

### **UNFINISHED BUSINESS**

#### **CONSIDERATION OF APPROVAL OF AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT PLAN 12, 2014 INCLUDING SITE PLAN 60-7-2025 – CULVERS RESTAURANT (POSTPONED FROM JANUARY 12, 2026). CMR 2-26-22**

Director of Planning and Community Development Kettler-Schmult introduced this request to add a drive-through restaurant to the existing Orchard 12 Plaza. City Council held a public hearing and postponed the request on January 12, 2026.

Director Kettler-Schmult referenced the November 12, 2025 Giffels Webster review which had been the basis for the public hearing held before City Council, and noted changes had been made since.

Outstanding issues included:

- Access easements for the shared parking lot still needed to be addressed, including access to the dumpsters.
- Staff determined that there is enough space to meet off-street parking requirements per the Zoning Ordinance. A more detailed parking plan will be required.
- The lighting plan needs to be updated to comply with current shielding standards, particularly along the rear parking area.

Director Kettler-Schmult reviewed the following requests for ordinance deviation, which had not changed since the January meeting:

- Permit a drive-in restaurant where the use is not permitted in the B-4 Zoning District.

- Permit a drive-in restaurant to be located in a stand-alone building where such use is not permitted in the B-4 Zoning District.
- Permit a front yard setback of 44.7' where 120' is required.
- Permit a vehicular access drive to be located within 60' of the road right-of-way of any intersecting street.
- Permit vehicle stacking spaces, order confirmation, and menu boards to be located in a front yard where such lanes and structures are prohibited.

Director Kettler-Schmult said that the applicant had submitted traffic study information and the most recent revision was received by staff on February 19. A detailed response by engineering staff had not yet been completed.

Allen Eizember, Nowak & Fraus Engineers, was present as well as owner Derrick Sesi and Traffic Engineer Luke Liu, AECOM.

Mr. Eizember highlighted the following changes to the proposed plan:

- A parking island was added around the entrance monument sign.
- Directional signs would direct traffic to go around the site to enter the drive-through queue.
- Left turn exits from the Culver site would be prohibited.

Mr. Eizember referenced a letter from Culver's that outlined franchise requirements and a letter of intent from the Orchard 12 Plaza management company stating that plaza tenant employees would be required to park in the back, and lighting would be updated if the request was approved.

Mr. Eizember provided an updated plan showing compliance with current standards. Existing wall packs on the back of the building would be updated to LED light fixtures and light poles would be added on the western property line for light and safety.

The proposed plan would add 65 parking spaces in the back area compared to 64 parking spaces removed as part of the development plan. Mr. Eizember referenced images that showed traffic at other Culver locations with 25-30 parked cars at the locations. The plan provided 17 or 18 parking spaces on the subject site, and only six or seven of the shared parking spaces in the adjacent parking lot would be necessary.

In response to questions from Councilmember Dwyer, Mr. Liu explained that an occupancy study was performed during both weekday and weekend peak times, and based on the data collected, the proposed design provided enough parking for the existing and proposed business uses.

City Engineer Saksewski confirmed that the study was based on real-time traffic counts, and that there was excess parking based on the actual parking lot counts that were provided.

Councilmember Dwyer said his concerns had been addressed, and he would support the proposal.

In response to questions from Council, Mr. Eizember and City Engineer Saksewski described the proposed traffic circulation and the queueing movement. The traffic would be forced to go north and come back around to join the queue.

Council discussed with the applicant various options for directing the traffic flow.

Councilmember Aldred observed that the rear parking area was already used and while the applicant was adding lighting no new spaces were being created. Mr. Sesi responded that the parking behind the buildings was underutilized. Requiring plaza employees to park in the rear parking area would create parking spaces for customers in the front.

Mr. Sesi stated that he has been working with the City to address traffic flow concerns. He explained that Culvers' tandem drive-through configurations are designed to move vehicles quickly and efficiently and, in his experience, do not result in backups. Mr. Sesi added that he is committed to operating in a manner that contributes positively to the Farmington Hills community.

Councilmember Knol said that she had visited the site, and remained concerned about the entrance on 12 Mile Rd. The existing monument sign was not in a good location and bollards around the sign made it dangerous. She acknowledged that the monument sign and end caps were plaza owner issues, and suggested the applicant work with the plaza owner. She noted that not only would cars be driving in from the south, but cars would also be entering the parking lot from the north and driving south. She also pointed out how difficult it is to enforce the rule that employees must park in the back.

Mr. Sesi said that the requirement for employees to park in the back would be reinforced and that businesses had backdoor entrances that made that parking convenient for employees. He said he was open to working with the plaza owner regarding the location of the monument sign, but he could not speak for the plaza owner.

Mr. Eizember acknowledged that the existing monument sign bollards were a hazard and said that the proposed plan added an island around the sign.

Mayor Pro Tem Boleware thanked the Engineering Department for their efforts regarding this project. She raised concerns about cars stacking and turning at the 12 Mile Rd entrance and noted that a turn lane into the plaza had been previously removed. She expressed concerns about left turns at the exit even if there is a No Left Turn sign. She noted that the vision for the 12 Mile Rd corridor included a focus on green space, and raised concern about allowing the menu boards to be closer to 12 Mile Rd.

Mr. Eizember said that landscaping would hide the menu boards from view. The applicants understood the importance of maintaining curb appeal. Mr. Sesi said that renderings of the landscaping could be provided.

Director Kettler-Schmult said that the proposed plan met the requirements of the zoning ordinance after additional striping was completed. The parking calculation was based on a 75% occupancy of the total space. She observed that the site may be busier than a standard shopping plaza.

Councilmember Starkman expressed concern that parts of the plan had not yet been finalized.

Mr. Sesi explained that the location was limited by Culver's franchise location rules, and that Culver's had stopped granting any new franchises in Michigan. He said they had approached every available option in the area allowed by Culver's and that the proposed site was the only available option. He shared his commitment to the site and noted his financial and time investment.

In response to north/south traffic flow concerns, Mr. Eizember clarified the one-way traffic flow and added that the applicant was open to making changes based on feedback from City staff.

Mayor Rich asked the applicant to address the length of time to leave the shopping plaza as shown in the traffic report.

Mr. Liu explained that the traffic report had been updated based on feedback from City staff with more accurate modeling than the previous report. The modeling was updated based on field observations that the exit aisle on 12 Mile Rd was 21 feet wide and wide enough for a left hand turn lane and a right hand turn lane and that there was a metering effect from the traffic signal at 12 Mile and Orchard Lake Rds that created large gaps in the westbound traffic flow. Mr. Liu said that the plan would increase the left turn delay onto 12 Mile Rd by about four seconds per vehicle and the right turn delay by just over one second.

City Engineer Saksewski noted that City staff had received a response to their previous review of the traffic study on Thursday night, with improvements based on field observations. Engineering had not yet had time to go through that response, but it appeared the improvements were significant and more accurate relative to the information gathered.

After discussion, the applicant agreed that they would be ready to submit the requested information for the April City Council meeting.

#### **Public comment**

Randall Carron, Scramblers, raised concerns that the proposal would eliminate half of Scramblers' parking spaces. He said that all the plaza employees already park in the rear parking area. He pointed out that a traffic light would help traffic flow, but in any event, the planned parking as shown on the plans would not work.

#### **Motion**

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby postpones the application to amend PUD Plan 12, 2014, including Site Plan 60-7-2025, dated revised February 12, 2026, submitted by Ronald J. Sesi, to the City Council meeting to be held on April 13, 2026.

MOTION CARRIED 6-0.

#### **NEW BUSINESS**

**CONSIDERATION TO APPROVE A TEMPORARY MONTHLY SALARY INCREASE, AS DISCUSSED IN CLOSED SESSION AND PRESENTED TO COUNCIL AT THE REGULAR SESSION, FOR ASSISTANT CITY MANAGER KAREN MONDORA AS ADDITIONAL COMPENSATION FOR PERFORMING THE DUTIES OF ACTING CITY MANAGER, RETROACTIVE TO DECEMBER 19, 2025, AND CONTINUING THROUGH AND UNTIL THE EFFECTIVE DATE OF CITY COUNCIL'S APPOINTMENT TO FILL THE VACANT CITY MANAGER POSITION.**

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves a temporary monthly salary increase of \$3,000 for Assistant City Manager Karen Mondora as additional compensation for performing the duties of Acting City Manager retroactive to December 19, 2025, and continuing through and until the effective date of City Council's

appointment of a person to fill the vacant City Manager position, at which time the Assistant City Manager's salary shall return to its pre-December 19, 2025 amount plus any budgeted annual salary increase that has otherwise become applicable to the Assistant City Manager position as of that time.

MOTION CARRIED 6-0.

**CONSENT AGENDA**

**RECOMMENDED ACCEPTANCE OF THE PLANNING COMMISSION 2025 ANNUAL REPORT. CMR 2-26-23**

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby accepts the Planning Commission 2025 Annual Report.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A RESOLUTION ESTABLISHING THE FARMINGTON HILLS ACTIVITIES CENTER AD-HOC ADVISORY COMMITTEE.**

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

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON HILLS

**RESOLUTION ESTABLISHING THE FARMINGTON HILLS  
ACTIVITIES CENTER AD-HOC ADVISORY COMMITTEE**

**RESOLUTION NO. R-42-26**

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on February 23, 2026, at 7:30 o'clock p.m., Eastern Daylight Savings Time, with those present and absent being,

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

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

**WHEREAS**, at its November 24, 2025, meeting, the Farmington Hills City Council has authorized and directed the City administration to procure the services of the necessary engineering, architectural, design, and other professionals for purposes of preparing architectural and site plans for the development and improvement of portions of the City's property at The

Hawk Community Center as a new activities center (referred to in this Resolution as the “Activities Center”) based on the options and materials presented to Council; and

**WHEREAS**, the City will be issuing a Request for Proposals from qualified professional service companies to provide the services generally described above and expects to award the contract for those services in April, 2026; and

**WHEREAS**, upon award of the contract, it is anticipated that the chosen company will promptly commence its efforts to prepare the plans for development and construction of the Activities Center at a location on The Hawk Community Center property, as directed; and

**WHEREAS**, City Council desires to establish a temporary ad-hoc committee of community stakeholder representatives for purposes of discussing and providing input and information relative to the design elements and options for the Activities Center.

**NOW, THEREFORE, IT IS RESOLVED**, by the City Council of the City of Farmington Hills, as follows:

1. The Farmington Hills Activities Center Ad-Hoc Advisory Committee (“Advisory Committee”) is established as a temporary committee for the purposes of discussing and providing the City with input and information relative to the design elements and options for a new activities center on The Hawk Community Center property, taking into consideration community needs and wants, while understanding and recognizing engineering, architectural, budgetary, and site constraints.
2. The Advisory Committee shall consist of the following members, to be appointed by the Mayor with the consent of City Council: up to two members of City Council, one member of the City’s Commission on Aging, one member of the City’s Parks and Recreation Commission, one Farmington Hills resident aged 50 or better, and one Farmington Hills resident aged under 50.
3. The following representatives of the City Administration, or their designee, shall serve as liaisons and participants at the Advisory Committee meetings, as needed or as directed by the City Manager or Acting City Manager: the City Manager or Acting City Manager, the Special Services Director, the Public Services Director, the Finance Director, and a member of the Costick Center staff to be designated by the City Manager or Acting City Manager. On an as needed basis, the City Manager shall also designate members of City staff with knowledge and information relevant to the above-stated purpose and objectives to attend meetings of the Advisory Committee and otherwise assist in its efforts. The City Clerk or her designee shall also attend meetings, keep records, and, upon request, provide information and other assistance to the Advisory Committee.
4. The Advisory Committee shall hold an initial orientation meeting within thirty (30) days after its members have been appointed under paragraph 2 above, and at least two subsequent meetings within sixty days of the orientation meeting. Thereafter, meetings of the Advisory Committee shall be held monthly or as advice and input is deemed necessary by the City Manager or as directed by City Council.

5. The Advisory Committee is not authorized to expend funds, enter into contracts, direct City Staff or City contractors and service providers, render decisions, or vote on matters. It is an advisory only committee.
6. Upon its expiration and at any other time City Council requests, the Advisory Committee shall report its progress and activities to City Council.
7. The Advisory Committee shall, with the assistance of the City Administration, keep a record of its meetings, information, and efforts.
8. The Advisory Committee shall expire upon award of the construction manager contract for the Activities Center or one (1) year from the date of adoption of this Resolution, whichever is first to occur, unless its term is extended by City Council.
9. Pursuant to City Code Section 2-128, the provisions of City Code, Chapter 2, Article IV, Division 1 shall not apply to the Advisory Committee.

AYES: ALDRED, BOLEWARE, DWYER, KNOL, RICH, AND STARKMAN  
NAYES: NONE  
ABSENT: BRIDGES  
ABSTENTIONS: NONE

RESOLUTION DECLARED ADOPTED FEBRUARY 23, 2026.

STATE OF MICHIGAN            )  
  ) ss.  
COUNTY OF OAKLAND        )

**RECOMMENDED APPROVAL OF THE SECOND AMENDMENT TO THE USE AND PARTICIPATION AGREEMENT BETWEEN THE CITY AND COMPREHENSIVE GI SOLUTIONS, PLLC AT THE HAWK. CMR 2-26-**

**24**

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby approves the Second Amendment to the Agreement for Participation and Use of Space in The Hatchery Business Incubator and authorizes the Acting City Manager to execute said Amendment on behalf of the City, subject to City Attorney and Acting City Manager approval of necessary adjustments to the contract language to finalize its terms with the Incubator Participant company, GI Solutions, PLLC.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A RESOLUTION RECOGNIZING AMERICAN ACES FOUNDATION AS A NON-PROFIT ORGANIZATION OPERATING IN THE COMMUNITY FOR THE PURPOSE OF OBTAINING A CHARITABLE GAMING LICENSE.**

MOTION by Dwyer, support by Starkman, 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 American Aces Foundation as a non-profit organization operating in the community for the purpose of obtaining a Charitable Gaming License.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF AN AGREEMENT WITH MICHIGAN DEPARTMENT OF TRANSPORTATION FOR THE HALSTED ROAD CONSTRUCTION PROJECT FROM 12 MILE ROAD TO 14 MILE ROAD. CMR 2-26-25**

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby authorizes the City Manager and City Clerk to enter into Agreement #25-5685 on behalf of the City with the Michigan Department of Transportation for the pavement rehabilitation/reconstruction of Halsted Road between 12 Mile Road and 14 Mile Road.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF AWARD OF SEWER INSPECTION, CLEANING, AND REPAIR SERVICES TO SAK CONSTRUCTION LLC, IN AN AMOUNT NOT-TO-EXCEED THE BUDGETED AMOUNT FOR THE CURRENT FISCAL YEAR, THROUGH JUNE 16, 2027, WITH EXTENSIONS. CMR 2-26-26**

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby authorizes the City Manager to execute a contract for the purpose of sewer inspection, cleaning, and repair services to SAK Construction LLC, in an amount not-to-exceed the budgeted amount for the current fiscal year, through June 16, 2027, with extensions.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED ADOPTION OF A BOND AUTHORIZING RESOLUTION TO SELL CAPITAL IMPROVEMENT BONDS TO FINANCE CAPITAL IMPROVEMENTS. CMR 2-26-27**

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby adopts the attached Resolution (as prepared by Miller Canfield) authorizing the issuance of Capital Improvement Bonds, for the purpose of financing Capital Improvement Fund projects.

*See Pages 12-29 of approved minutes for adopted resolution.*

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF ESTABLISHING THE BUDGET STUDY SESSION MEETING DATES OF MAY 4 AND MAY 5, 2026.**

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby schedules the Budget Study Session meeting dates for May 4, 2026 and May 5, 2026, beginning at 4:00PM in the Community Room at City Hall.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF FEBRUARY 9, 2026.**

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby approves the City Council study session minutes of February 9, 2026.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF FEBRUARY 9, 2026.**

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby approves the regular session minutes of February 9, 2026.

Roll Call Vote:

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

Absent: NONE  
Abstentions: BRIDGES

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL GOALS STUDY SESSION MINUTES OF FEBRUARY 11, 2026.**

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills hereby approves the goals study session minutes of February 11, 2026.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**ADDITIONS TO AGENDA**

There were no additions to the agenda.

**PUBLIC COMMENTS**

Raymond Ingles, Farmington Hills resident, said that he made a FOIA request for the Farmington Hills Police Department policies and contracts for the use of the Flock system. He said that contracts were available, but that there were not any Flock system policies in place. He cited misuses of the Flock system that has been reported in other communities and asked City Council to address the issue.

**ADJOURNMENT**

The regular session of City Council meeting adjourned at 9:30pm.

Respectfully submitted,

Carly Lindahl, City Clerk

RESOLUTION AUTHORIZING  
2026 CAPITAL IMPROVEMENT BONDS  
(LIMITED TAX GENERAL OBLIGATION)

**CITY OF FARMINGTON HILLS**  
**County of Oakland, State of Michigan**

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Minutes of a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan (the “City”), held on February 23, 2026 at 7:30 p.m., prevailing Eastern Time.

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

ABSENT: Members: BRIDGES

The following preamble and resolution were offered by Member Dwyer and supported by Member Starkman:

WHEREAS, the City does hereby determine that it is necessary to pay all or part of the cost to acquire, construct, furnish and equip capital improvements in the City, including a) drainage projects, b) fire equipment, and c) other capital improvement projects indicated in the City’s CIP Plan, together with other necessary improvements and all demolition, site improvements and all appurtenances and attachments (the “Projects”); and

WHEREAS, to finance the cost of the Projects, the City Council deems it necessary to borrow the principal amount of not to exceed Six Million Five Hundred Thousand Dollars (\$6,500,000) and issue capital improvement bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended (“Act 34”) to pay the cost of the Projects; and

WHEREAS, a notice of intent to issue bonds was published in accordance with Act 34 which provides that the capital improvement bonds may be issued without a vote of the electors of the City unless a proper petition for an election on the question of the issuance of the bonds is filed with the City Clerk within a period of forty-five (45) days from the date of publication, and no such petition was filed.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Authorization of Bonds; Bond Terms. Bonds of the City designated **2026 CAPITAL IMPROVEMENT BONDS (LIMITED TAX GENERAL OBLIGATION)** (the “Bonds”) are hereby authorized to be issued in the aggregate principal sum of not to exceed Six Million Five Hundred Thousand Dollars (\$6,500,000) for the purpose of paying the cost of the

Projects and costs of issuance of the Bonds. The issue shall consist of bonds in fully-registered form of the denomination of \$5,000, or multiples thereof not exceeding for each maturity the maximum principal amount of that maturity, numbered consecutively in order of registration, dated as of the date of delivery, or such other date as determined by the City Manager or Finance Director/Treasurer (each an “Authorized Officer”), at the time of sale of the Bonds. The Bonds shall bear interest, mature and be payable at the times and in the manner set forth in Sections 6 and 7 hereof and as shall be finally determined by an Authorized Officer at the time of sale of the Bonds.

The Bonds shall be sold at public sale at a price not less than 100% and not more than 120% of the principal amount thereof.

The Bonds shall be subject to redemption prior to maturity in the manner and at the times and prices set forth in Sections 6 and 7 hereof and if term bonds are selected by the original purchaser of the Bonds, then the Bonds will be subject to mandatory redemption in accordance with the foregoing referenced maturity schedule at par.

Interest shall be payable to the registered owner of record as of the 15th day of the month prior to the payment date for each interest payment. The record date of determination of registered owner for purposes of payment of interest as provided in this paragraph may be changed by the City to conform to market practice in the future. Interest shall be payable to the registered owner of record as of the 15th day of the month preceding the payment date for each interest payment. The principal of the Bonds shall be payable at the designated office of a bank or trust company selected by an Authorized Officer prior to the publication of the notice of sale for the Bonds as the transfer agent for the bonds (the “Transfer Agent”). The Bonds may be issued in book-entry only form through The Depository Trust Company in New York, New York (“DTC”), and the City Treasurer is authorized to execute such custodial or other agreement with DTC as may be necessary to accomplish the issuance of the Bonds in book-entry only form and to make such changes in the Bond Form within the parameters of this resolution as may be required to accomplish the foregoing.

2. Execution of Bonds. The Bonds of this issue shall be executed in the name of the City with the manual or facsimile signatures of the Mayor and the City Clerk and shall have the seal of the City, or a facsimile thereof, printed or impressed on the Bonds. No Bond executed by facsimile signature shall be valid until authenticated by an authorized officer or representative of the Transfer Agent. The Bonds shall be delivered to the Transfer Agent for authentication and be delivered by the Transfer Agent to the purchaser or other person in accordance with instructions from the City Treasurer upon payment of the purchase price for the Bonds in accordance with the bid therefor when accepted.

3. Transfer of Bonds. The Transfer Agent shall keep the books of registration for this issue on behalf of the City. Any Bond may be transferred upon such registration books by the registered owner of record, in person or by the registered owner’s duly authorized attorney, upon surrender of the Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Transfer Agent. Whenever any Bond or Bonds shall be surrendered for transfer, the City shall execute and the Transfer Agent shall authenticate

and deliver a new Bond or Bonds, for like aggregate principal amount. The Transfer Agent shall require the payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer.

Unless waived by any registered owner of Bonds to be redeemed, official notice of redemption shall be given by the Transfer Agent on behalf of the City. Such notice shall be dated and shall contain at a minimum the following information: original issue date; maturity dates; interest rates; CUSIP numbers, if any; certificate numbers (and in the case of partial redemption) the called amounts of each certificate; the place where the Bonds called for redemption are to be surrendered for payment; and that interest on the Bonds or portions thereof called for redemption shall cease to accrue from and after the redemption date.

In addition, further notice shall be given by the Transfer Agent in such manner as may be required or suggested by regulations or market practice at the applicable time, but no defect in such further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as prescribed herein.

4. Limited Tax Pledge; Debt Retirement Fund; Defeasance of Bonds. The City hereby pledges its limited tax full faith and credit for the prompt payment of the Bonds. The City shall, each year budget the amount of the debt service coming due in the next fiscal year on the principal of and interest on the Bonds and shall advance as a first budget obligation from its general funds available therefor, or, if necessary, levy taxes upon all taxable property in the City subject to applicable constitutional, statutory and charter tax rate limitations, such sums as may be necessary to pay such debt service in said fiscal year.

The City Treasurer is authorized and directed to open a depository account with a bank or trust company designated by the City Council, to be designated **2026 CAPITAL IMPROVEMENT BONDS DEBT RETIREMENT FUND** (the “Debt Retirement Fund”), the moneys to be deposited into the Debt Retirement Fund to be specifically earmarked and used solely for the purpose of paying principal of and interest on the Bonds as they mature.

In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay at maturity or irrevocable call for earlier optional redemption, the principal of, premium, if any, and interest on the Bonds, shall be deposited in trust, this resolution shall be defeased and the owners of the Bonds shall have no further rights under this resolution except to receive payment of the principal of, premium, if any, and interest on the Bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange Bonds as provided herein.

5. Construction Fund; Proceeds of Bond Sale. The City Treasurer is authorized and directed to open a separate depository account with a bank or trust company designated by the City Council, to be designated **2026 CAPITAL IMPROVEMENT BONDS CONSTRUCTION FUND** (the “Construction Fund”), and deposit into said Construction Fund the proceeds of the Bonds less accrued interest, if any, which shall be deposited into the Debt Retirement Fund. The

amounts specified by an Authorized Officer at the time of sale of the Bonds from the net proceeds of sale of the Bonds (including proceeds of the good faith deposit received at the time of sale, if any) shall be deposited to the appropriate account in the Construction Fund to be used to pay for the Projects and the costs of issuance of the Bonds. Except for investment pending disbursement and as herein provided, the moneys in each account in the Construction Fund shall be used solely to pay the costs of the Projects, the costs of issuance of the Bonds, as such costs become due and payable and, as may be necessary, to rebate arbitrage earnings, if any, to the United States Department of Treasury as required by the Internal Revenue Code of 1986, as amended (the "Code").

6. Bond Form. The Bonds shall be in substantially the following form:

UNITED STATES OF AMERICA  
STATE OF MICHIGAN  
COUNTY OF OAKLAND

CITY OF FARMINGTON HILLS

2026 CAPITAL IMPROVEMENT BOND  
(LIMITED TAX GENERAL OBLIGATION)

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
_____%	October 1, _____	_____, 2026	

Registered Owner:

Principal Amount:                      Dollars

The City of Farmington Hills, County of Oakland, State of Michigan (the “City”), acknowledges itself to owe and for value received hereby promises to pay to the Registered Owner specified above, or registered assigns, the Principal Amount specified above, in lawful money of the United States of America, on the Maturity Date specified above, unless prepaid prior thereto as hereinafter provided, with interest thereon (computed on the basis of a 360-day year consisting of twelve 30-day months) from the Date of Original Issue specified above or such later date to which interest has been paid, until paid, at the Interest Rate per annum specified above, first payable on October 1, 2026 and semiannually thereafter. Principal of this bond is payable at the designated corporate trust office of \_\_\_\_\_, \_\_\_\_\_, Michigan, or such other transfer agent as the City may hereafter designate by notice mailed to the registered owner not less than sixty (60) days prior to any interest payment date (the “Transfer Agent”). Interest on this bond is payable to the registered owner of record as of the fifteenth (15th) day of the month preceding the interest payment date as shown on the registration books of the City kept by the Transfer Agent by check or draft mailed to the registered owner of record at the registered address. For prompt payment of this bond, both principal and interest, the full faith, credit and resources of the City are hereby irrevocably pledged.

This bond is one of a series of bonds of even Date of Original Issue aggregating the principal sum of \$ \_\_\_\_\_, issued for the purpose of paying the cost of certain capital improvements for the City. This bond is issued under the provisions of Act 34, Public Acts of Michigan, 2001, as amended, and a duly adopted resolution of the City.

Bonds of this issue maturing in the years [2027 to 2036], inclusive, shall not be subject to redemption prior to maturity. Bonds or portions of bonds of this issue in multiples of \$5,000 maturing in the year 2037 and thereafter shall be subject to redemption prior to maturity, at the option of the City, in any order of maturity and by lot within any maturity, on any date on or after [October 1, 2036], at par and accrued interest to the date fixed for redemption.

[Insert Term Bond redemption provisions, if necessary.]

In case less than the full amount of an outstanding bond is called for redemption, the Transfer Agent, upon presentation of the bond called in part for redemption, shall register, authenticate and deliver to the registered owner of record a new bond in the principal amount of the portion of the original bond not called for redemption.

Notice of redemption shall be given to the registered owner of any bond or portion thereof called for redemption by mailing of such notice not less than thirty (30) days prior to the date fixed for redemption to the registered address of the registered owner of record. A bond or portion thereof so called for redemption shall not bear interest after the date fixed for redemption provided funds are on hand with the Transfer Agent to redeem said bond or portion thereof.

This bond is transferable only upon the registration books of the City kept by the Transfer Agent by the registered owner of record in person, or by the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the Transfer Agent duly executed by the registered owner or the registered owner's attorney duly authorized in writing, and thereupon a new registered bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the resolution authorizing this bond and upon the payment of the charges, if any, therein prescribed.

This bond, including the interest thereon, is payable as a first budget obligation from the general funds of the Issuer, and the Issuer is required, if necessary, to levy ad valorem taxes on all taxable property in the Issuer for the payment thereof, subject to applicable constitutional, statutory and charter tax rate limitations.

It is hereby certified and recited that all acts, conditions and things required by law to be done, precedent to and in the issuance of this bond and the series of bonds of which this is one, exist and have been done and performed in regular and due form and time as required by law, and that the total indebtedness of the City, including this bond and the series of bonds of which this is one, does not exceed any constitutional, statutory or charter debt limitation.

This bond is not valid or obligatory for any purpose until the Transfer Agent's Certificate of Authentication on this bond has been executed by the Transfer Agent.

IN WITNESS WHEREOF, the City, by its City Council, has caused this bond to be signed in its name with the facsimile signatures of its Mayor and its City Clerk and a facsimile of its corporate seal to be printed hereon, all as of the Date of Original Issue.

CITY OF FARMINGTON HILLS  
County of Oakland  
State of Michigan

By \_\_\_\_\_  
Its Mayor

(SEAL)

By \_\_\_\_\_  
Its City Clerk

(Form of Transfer Agent's Certificate of Authentication)

CERTIFICATE OF AUTHENTICATION

This bond is one of the bonds described herein.

\_\_\_\_\_  
\_\_\_\_\_

By \_\_\_\_\_  
Authorized Signatory

Authentication Date: \_\_\_\_\_, 2026

[Bond printer to insert form of assignment]

7. Notice of Sale. The City Clerk is authorized to fix a date of sale for the Bonds and to publish a notice of sale of the Bonds in *The Bond Buyer*, New York, New York, which notice of sale shall be in substantially the following form:

OFFICIAL NOTICE OF SALE

\$\_[ ]\*

CITY OF FARMINGTON HILLS  
COUNTY OF OAKLAND, STATE OF MICHIGAN  
2026 CAPITAL IMPROVEMENT BONDS  
(LIMITED TAX GENERAL OBLIGATION)

*\*Subject to adjustment as set forth in this Notice of Sale*

**Bids** for the purchase of the above bonds will be received in the manner described in this Official Notice of Sale on \_\_\_\_\_, \_\_\_\_\_, 2026, until \_\_:\_\_.m., prevailing Eastern Time, at which time and place said bids will be opened and read. The award or rejection of bids will occur on the same date.

ELECTRONIC BIDS: Bidders may submit bids for the purchase of the above bonds as follows:

Electronic bids may be submitted to the Municipal Advisory Council of Michigan at [munibids@macmi.com](mailto:munibids@macmi.com); provided that electronic bids must arrive before the time of sale and the bidder bears all risks of transmission failure.

Electronic bids will also be received on the same date and until the same time by Bidcomp/Parity as agent of the undersigned. Further information about Bidcomp/Parity, including any fee charged, may be obtained from Bidcomp/Parity, Anthony Leyden or CLIENT SERVICES, 1359 Broadway, Second Floor, New York, New York 10010, (212) 849-5021. IF ANY PROVISION OF THIS NOTICE OF SALE SHALL CONFLICT WITH INFORMATION PROVIDED BY BIDCOMP/PARITY, AS THE APPROVED PROVIDER OF ELECTRONIC BIDDING SERVICES, THIS NOTICE SHALL CONTROL. No change of the dated date will be allowed for the computation of the winning bid.

Bidders may choose either means or location to present bids but a bidder may not present a bid in more than one location or by more than one means. Each bidder bears all risks associated with the submission, transmission and delivery of its bid.

BOND DETAILS: The bonds will be registered bonds of the denomination of \$5,000 or multiples thereof not exceeding for each maturity the maximum principal amount of that maturity, originally dated as of the date of delivery, numbered in order of registration, and will bear interest from their date payable on October 1, 2026 and semiannually thereafter.

The bonds will mature on the 1st day of October in each of the years as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2027	\$205,000	2037	\$320,000
2028	215,000	2038	335,000
2029	225,000	2039	350,000
2030	235,000	2040	370,000
2031	245,000	2041	385,000
2032	255,000	2042	405,000
2033	270,000	2043	420,000
2034	280,000	2044	440,000
2035	295,000	2045	460,000
2036	305,000	2046	485,000

\*ADJUSTMENT OF TOTAL PAR AMOUNT OF BONDS AND PRINCIPAL MATURITIES:

The City reserves the right to increase or decrease the aggregate principal amount of the bonds after receipt of the bids and prior to final award, if necessary, so that the purchase price of the bonds will provide an amount determined by the City to be sufficient to construct the projects and to pay costs of issuance of the bonds. The adjustments, if necessary, will be in increments of \$5,000. The purchase price will be adjusted proportionately to the increase or decrease in issue size, but the interest rates specified by the successful bidder for all maturities will not change. The successful bidder may not withdraw its bid as a result of any changes made within these limits.

\*ADJUSTMENT TO PURCHASE PRICE: Should any adjustment to the aggregate principal amount of the bonds be made by the City, the purchase price of the bonds will be adjusted by the City proportionally to the adjustment in principal amount of the bonds. The adjusted purchase price will reflect changes in the dollar amount of the underwriter's discount and original issue discount/premium, if any, but will not change the per-bond underwriter's discount as calculated from the bid and initial reoffering prices.

PRIOR REDEMPTION OF BONDS: Bonds maturing in the years [2027 to 2036] inclusive, shall not be subject to redemption prior to maturity. Bonds or portions of bonds in multiples of \$5,000 maturing in the year [2037] and thereafter shall be subject to redemption prior to maturity, at the option of the City, in any order of maturity and by lot within any maturity, on any date on or after [October 1, 2036], at par and accrued interest to the date fixed for redemption.

In case less than the full amount of an outstanding bond is called for redemption, the transfer agent, upon presentation of the bond called for redemption, shall register, authenticate and deliver to the registered owner of record a new bond in the principal amount of the portion of the original bond not called for redemption.

Notice of redemption shall be given to the registered owner of any bond or portion thereof called for redemption by mailing of such notice not less than thirty (30) days prior to the date fixed for redemption to the registered address of the registered owner of record. A bond or portion thereof so called for redemption shall not bear interest after the date fixed for redemption provided funds are on hand with the transfer agent to redeem said bond or portion thereof.

TERM BOND OPTION: The initial purchaser of the bonds may designate any one or more maturities as term bonds. The amounts of the maturities which are aggregated in a designated term bond shall be subject to mandatory redemption on October 1 of the years and in the amounts set forth in the above maturity schedule at a redemption price of par, plus accrued interest to the date of mandatory redemption. Term bonds or portions thereof mandatorily redeemed shall be selected by lot. Any such designation must be made at the time bids are submitted and must be listed on the bid.

INTEREST RATE AND BIDDING DETAILS: The bonds shall bear interest at rate or rates not exceeding 5.00% per annum, to be fixed by the bids therefor, expressed in multiples of 1/8 or 1/100 of 1% or both. The interest on any one bond shall be at one rate only and all bonds maturing in any one year must carry the same interest rate. [NO MATURITY OF THE BONDS MAY HAVE AN INITIAL OFFERING PRICE TO THE PUBLIC THAT IS LESS THAN 98.5% OF THE PAR AMOUNT OF THE MATURITY] [THE BONDS MATURING IN THE YEAR 20\_\_ AND THEREAFTER SHALL BEAR INTEREST AT A RATE NOT LESS THAN \_\_\_\_%]. No proposal for the purchase of less than all of the bonds or at a price less than 100% or more than 120% of their par value will be considered.

**BOOK-ENTRY ONLY:** The bonds will be issued in book-entry only form as one fully registered bond per maturity and will be registered in the name of Cede & Co., as bondholder and nominee for The Depository Trust Company (“DTC”), New York, New York. DTC will act as securities depository for the bonds. Purchase of the bonds will be made in book-entry-only form, in the denomination of \$5,000 or any multiple thereof. Purchasers will not receive certificates representing their interest in bonds purchased. It will be the responsibility of the purchaser to obtain DTC eligibility. Failure of the purchaser to obtain DTC eligibility shall not constitute cause for a failure or refusal by the purchaser to accept delivery of and pay for the bonds.

**TRANSFER AGENT AND REGISTRATION:** Principal shall be payable at the principal corporate trust office of \_\_\_\_\_, \_\_\_\_\_, Michigan, or such other transfer agent as the City may hereafter designate by notice mailed to the registered owner of record not less than 60 days prior to an interest payment date. Interest shall be paid by check mailed to the registered owner of record as shown on the registration books of the City as of the 15th day prior to an interest payment date. The bonds will be transferred only upon the registration books of the City kept by the transfer agent.

**PURPOSE AND SECURITY:** The bonds are authorized for the purpose of paying the cost of acquiring and constructing certain capital improvements for the City. The bonds will be a first budget obligation of the City, payable from the general funds of the City including the collection of ad valorem taxes on all taxable property in the City subject to applicable constitutional, statutory and charter tax rate limitations. The rights or remedies of bondholders may be affected by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors’ rights generally now existing or hereafter enacted and by the application of general principles of equity including those relating to equitable subordination.

**AWARD OF BONDS-TRUE INTEREST COST:** The bonds will be awarded to the bidder whose bid produces the lowest true interest cost determined in the following manner: the lowest true interest cost will be the single interest rate (compounded on October 1, 2026 and semi-annually thereafter) necessary to discount the debt service payments from their respective payment date to the date of closing, in an amount equal to the price bid, excluding accrued interest. Each bidder shall state in its bid the true interest cost to the City, computed in the manner specified above.

**TAX MATTERS:** In the opinion of Miller, Canfield, Paddock and Stone, P.L.C., bond counsel, under existing law, assuming compliance with certain covenants, interest on the bonds is excludable from gross income for federal income tax purposes as described in the opinion, and the bonds and interest thereon are exempt from all taxation by the State of Michigan or any taxing authority within the State of Michigan except inheritance and estate taxes and taxes on gains realized from the sale, payment or other disposition thereof.

**“QUALIFIED TAX-EXEMPT OBLIGATIONS”:** The City has designated the bonds as “qualified tax-exempt obligations” for purposes of the deduction of interest expense by financial institutions pursuant to the Internal Revenue Code of 1986, as amended.

**ISSUE PRICE:** The winning bidder shall assist the City in establishing the issue price of the bonds and shall execute and deliver to the City at closing an “issue price” or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached either as Appendix \_\_-1 or Appendix \_\_-2 to the Preliminary Official Statement for the bonds, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City and bond counsel.

The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining “competitive sale” for purposes of establishing the issue price of the bonds) will apply to the initial sale of the bonds (the “Competitive Sale Requirements”) because:

- a. the City is disseminating this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- b. all bidders shall have an equal opportunity to bid;
- c. the City anticipates receiving bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- d. the City anticipates awarding the sale of the bonds to the bidder who submits a firm offer to purchase the bonds at the lowest true interest cost, as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the bonds, as specified in the bid.

In the event that all of the Competitive Sale Requirements are not satisfied, the City shall so advise the winning bidder. The City will not require bidders to comply with the “hold-the-offering-price rule” (as described below), and therefore does not intend to use the initial offering price to the public as of the sale date of any maturity of the bonds as the issue price of that maturity, though the winning bidder, in consultation with the City, may elect to apply the “hold-the-offering-price rule.” Bids will not be subject to cancellation in the event the Competitive Sale Requirements are not satisfied. Unless a bidder intends to apply the “hold-the-offering-price rule” (as described below), bidders should prepare their bids on the assumption that all of the maturities of the bonds will be subject to the 10% Test (as described below). The winning bidder must notify the City of its intention to apply either the “hold-the-offering-price rule” or the 10% Test at or prior to the time the bonds are awarded.

If the winning bidder does not request that the “hold-the-offering-price rule” apply to determine the issue price of the bonds, then the following two paragraphs shall apply:

- a. The City shall treat the first price at which 10% of a maturity of the bonds (the “10% Test”) is sold to the public as the issue price of that maturity, applied on a maturity-by-maturity basis. The winning bidder shall advise the City if any maturity of the bonds satisfies the 10% Test as of the date and time of the award of the bonds; and
- b. Until the 10% Test has been satisfied as to each maturity of the bonds, the winning bidder agrees to promptly report to the City the prices at which the unsold bonds of that maturity have been sold to the public. That reporting obligation shall continue, whether or not the closing date has occurred, until either (i) all bonds of that maturity have been sold or (ii) the 10% Test has been satisfied as to the bonds of that maturity, provided that, the winning bidder’s reporting obligation after the closing date may be at reasonable periodic intervals or otherwise upon request of the City or bond counsel.

If the winning bidder does request that the “hold-the-offering-price rule” apply to determine the issue price of the bonds, then the following three paragraphs shall apply:

- a. The winning bidder, in consultation with the City, may determine to treat (i) pursuant to the 10% Test, the first price at which 10% of a maturity of the bonds is sold to the public as the

- issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the bonds as the issue price of that maturity (the “hold-the-offering-price rule”), in each case applied on a maturity-by-maturity basis. The winning bidder shall advise the City if any maturity of the bonds satisfies the 10% Test as of the date and time of the award of the bonds. The winning bidder shall promptly advise the City, at or before the time of award of the bonds, which maturities of the bonds shall be subject to the 10% Test or shall be subject to the hold-the-offering-price rule or both.
- b. By submitting a bid, the winning bidder shall (i) confirm that the underwriters have offered or will offer the bonds to the public on or before the date of the award at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder, and (ii) if the hold-the-offering-price rule applies, agree, on behalf of the underwriters participating in the purchase of the bonds, that the underwriters will neither offer nor sell unsold bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:
- a. the close of the fifth (5<sup>th</sup>) business day after the sale date; or
  - b. the date on which the underwriters have sold at least 10% of that maturity of the bonds to the public at a price that is no higher than the initial offering price to the public;

The winning bidder shall promptly advise the City when the underwriters have sold 10% of that maturity of the bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5<sup>th</sup>) business day after the sale date.

- c. The City acknowledges that, in making the representation set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the requirements for establishing issue price of the bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the bonds, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the bonds, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price of the bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the bonds, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable

to the bonds.

By submitting a bid, each bidder confirms that:

- a. any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, (A)(i) to report the prices at which it sells to the public the unsold bonds of each maturity allocated to it, whether or not the closing date has occurred, until either all bonds of that maturity allocated to it have been sold or it is notified by the winning bidder that the 10% Test has been satisfied as to the bonds of that maturity, provided that, the reporting obligation after the closing date may be at reasonable periodic intervals or otherwise upon request of the winning bidder, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the winning bidder and as set forth in the related pricing wires, (B) to promptly notify the winning bidder of any sales of bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the bonds to the public (each such term being used as defined below), and (C) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.
- b. any agreement among underwriters or selling group agreement relating to the initial sale of the bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter or dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (i) report the prices at which it sells to the public the unsold bonds of each maturity allocated to it, whether or not the closing date has occurred, until either all bonds of that maturity allocated to it have been sold or it is notified by the winning bidder or such underwriter that the 10% Test has been satisfied as to the bonds of that maturity, provided that, the reporting obligation after the closing date may be at reasonable periodic intervals or otherwise upon request of the winning bidder or such underwriter, and (ii) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the winning bidder or the underwriter and as set forth in the related pricing wires.
- c. sales of any bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Notice of Sale.

Further, for purposes of this Notice of Sale:

- a. “public” means any person other than an underwriter or a related party;
- b. “underwriter” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the bonds to the public);

- c. a purchaser of any of the bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and
- d. “sale date” means the date that the bonds are awarded by the City to the winning bidder.

LEGAL OPINION: Bids shall be conditioned upon the approving opinion of Miller, Canfield, Paddock and Stone, P.L.C., attorneys of Detroit, Michigan, a copy of which opinion will be furnished without expense to the purchaser of the bonds at the delivery thereof. The fees of Miller, Canfield, Paddock and Stone, P.L.C. for services rendered in connection with such approving opinion are expected to be paid from bond proceeds. Except to the extent necessary to issue its approving opinion as to validity of the above bonds, Miller, Canfield, Paddock and Stone, P.L.C. has not been requested to examine or review and has not examined or reviewed any financial documents, statements or materials that have been or may be furnished in connection with the authorization, issuance or marketing of the bonds, and accordingly will not express any opinion with respect to the accuracy or completeness of any such financial documents, statements or materials.

DELIVERY OF BONDS: The City will furnish bonds ready for execution at its expense. Bonds will be delivered without expense to the purchaser through DTC in New York, New York, or such other place to be agreed upon. The usual closing documents, including a certificate that no litigation is pending affecting the issuance of the bonds, will be delivered at the time of delivery of the bonds. If the bonds are not tendered for delivery by twelve o’clock noon, prevailing Eastern Time, on the 45th day following the date of sale, or the first business day thereafter if said 45th day is not a business day, the successful bidder may on that day, or any time thereafter until delivery of the bonds, withdraw its proposal by serving notice of cancellation, in writing, on the undersigned in which event the City shall promptly return the good faith deposit, if any. Payment for the bonds shall be made in Federal Reserve Funds.

CUSIP NUMBERS: CUSIP identification numbers will be printed on the bonds at the option of the purchaser, but neither the failure to print such numbers on any bonds nor any error with respect thereto shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the bonds in accordance with terms of the purchase contract. All expenses in relation to the printing of CUSIP numbers on the bonds shall be paid for by the purchaser, and the CUSIP Service Bureau charge for the assignment of such numbers shall be the responsibility of and shall be paid for by the purchaser.

OFFICIAL STATEMENT: An electronic copy of the preliminary Official Statement that the City deems to be final as of its date, except for the omission of information permitted to be omitted by Rule 15c2-12 of the Securities and Exchange Commission, has been prepared and may be obtained from PFM Financial Advisors LLC, financial advisors to the City, at the address and telephone listed under MUNICIPAL ADVISOR below. PFM Financial Advisors LLC will provide the winning bidder with an electronic copy of the final Official Statement within 7 business days from the date of sale to permit the purchaser to comply with Securities and Exchange Commission Rule 15c2-12. Within 24 hours of the time of sale, the purchaser may request printed copies of the Official Statement from PFM Financial Advisors LLC. The purchaser agrees to pay the cost of additional copies.

BOND INSURANCE AT PURCHASER'S OPTION: If the bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the bidder/purchaser, the purchase of any such insurance policy or the issuance of any such commitment shall be at the option and expense of the purchaser of the bonds. Any and all increased costs of issuance of the bonds resulting from such purchase of insurance shall be paid by the purchaser, except that if the City has requested and received a rating on the bonds from a rating agency, the City shall pay the fee for the requested rating. Any other rating agency fees shall be the responsibility of the purchaser. FAILURE OF THE MUNICIPAL BOND INSURER TO ISSUE THE POLICY AFTER THE BONDS HAVE BEEN AWARDED TO THE PURCHASER SHALL NOT CONSTITUTE CAUSE FOR FAILURE OR REFUSAL BY THE PURCHASER TO ACCEPT DELIVERY OF THE BONDS FROM THE CITY.

CONTINUING DISCLOSURE: As described more fully in the Official Statement, the City has agreed to provide or cause to be provided, in accordance with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission, (i) on or prior to the sixth month after the end of each fiscal year commencing with the fiscal year ended June 30, 2026, certain annual financial information and operating data, including audited financial statements for the preceding fiscal year, generally consistent with the information contained or cross-referenced in the Official Statement relating to the bonds, (ii) timely notice of the occurrence of certain material events with respect to the bonds and (iii) timely notice of a failure by the City to provide the required annual financial information on or before the date specified in (i) above.

BIDDER CERTIFICATION: NOT "IRAN-LINKED BUSINESS": By submitting a bid, the bidder shall be deemed to have certified that it is not an "Iran-Linked Business" as defined in Act 517 Michigan Public Acts of 2012, being MCL 129.311 et. seq.

MUNICIPAL ADVISOR: Further information relating to the bonds may be obtained from PFM Financial Advisors LLC, 555 Briarwood Circle, Suite 333, Ann Arbor, Michigan 48108. Telephone (734) 994-9700. Fax (734) 994-9710.

ENVELOPES containing the bids should be plainly marked "Proposal for 2026 Capital Improvements Bonds (Limited Tax General Obligation)."

THE RIGHT IS RESERVED TO REJECT ANY OR ALL BIDS.

Carly Lindahl  
City Clerk

8. Useful Life of Projects. The estimated period of usefulness of the Projects is hereby declared to be not less than twenty-one (21) years.

9. Tax Covenant; Qualified Tax-Exempt Obligations. The City shall, to the extent permitted by law, take all actions within its control necessary to maintain the exclusion of the interest on the Bonds from gross income for federal income tax purposes under the Code, including, but not limited to, actions relating to any required rebate of arbitrage earnings and the expenditures and investment of Bond proceeds and moneys deemed to be Bond proceeds, and to prevent the Bonds from being or becoming “private activity bonds” as that term is used in Section 141 of the Code. The Bonds are designated as “qualified tax-exempt obligations” for purposes of deduction of interest expense by financial institutions pursuant to the Code.

10. Official Statement; Qualification for Insurance; Ratings. Any Authorized Officer is authorized and directed to cause the preparation and circulation of a preliminary and final Official Statement with respect to the Bonds; to procure qualification of the Bonds for a policy of municipal bond insurance if deemed appropriate by the City’s financial advisor; and to obtain ratings on the Bonds.

11. Continuing Disclosure. The City agrees to enter into a continuing disclosure undertaking for the benefit of the holders and beneficial owners of the Bonds in accordance with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission, and any Authorized Officer is hereby authorized to execute such undertaking prior to delivery of the Bonds.

12. Authorization of Other Actions. The Authorized Officers are each individually hereby authorized to adjust the final Bond details set forth herein to the extent necessary or convenient to complete the transaction authorized herein, and in pursuance of the foregoing are authorized to exercise the authority and make the determinations authorized pursuant to Section 315(1)(d) of Act 34, Public Acts of Michigan, 2001, as amended (“Act 34”), including but not limited to, determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, series designation, the place of delivery and payment, and other matters, *provided* that the principal amount of Bonds issued shall not exceed the principal amount authorized in this resolution, the true interest cost per annum on the Bonds shall not exceed five percent (5.00%), the Bonds shall mature in not more than twenty-one (21) annual principal installments and the Bonds shall be sold at a price not more than 120% of the principal amount thereof. The Authorized Officers are each authorized and directed to take all other actions necessary or advisable, and to make such other filings with any parties, including the Michigan Department of Treasury, to enable the sale and delivery of the Bonds as contemplated herein.

13. Award of Sale of Bonds. Each of the Authorized Officers is hereby authorized on behalf of the City to award the sale of the Bonds to the bidder whose bid meets the requirements of law and which produces the lowest true interest cost to the City computed in accordance with the terms of the Official Notice of Sale as published.

14. Bond Counsel. Miller, Canfield, Paddock and Stone, P.L.C. is hereby approved as

