

AGENDA
CITY COUNCIL STUDY SESSION
MAY 11, 2026 – 5:30PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order
2. Roll Call
3. [Fiscal Year 2027 Water and Sewer Rates Presentation](#)
4. [Utility Rate Model Presentation](#)
5. [Emergency Preparedness and Response Presentation](#)
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.



DEPARTMENT OF PUBLIC SERVICES
JACOB RUSHLOW, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: May 7, 2026
TO: Mayor and City Council
FROM: Jacob Rushlow, PE, Director of Public Services
SUBJECT: FY 2027 Water and Sewer Rates Presentation

Representatives from the Oakland County Water Resources Commissioner's Office along with City Staff will be present at the May 11, 2026 study session to discuss the upcoming FY 2027 water and sewer rates. The presentation will include a discussion of wholesale charges, sales projections, upcoming capital and major maintenance needs, reserves, and debt.

In addition, representatives from Plante Moran, PLLC will be in attendance to discuss results of the water and sewer rate study with recommendations to adjust the utility rate model.

Adoption of the FY 2027 rates will be brought to Council for formal action in June.

City of Farmington Hills Water and Sewage Disposal Systems

FY 2027 Rate Proposal



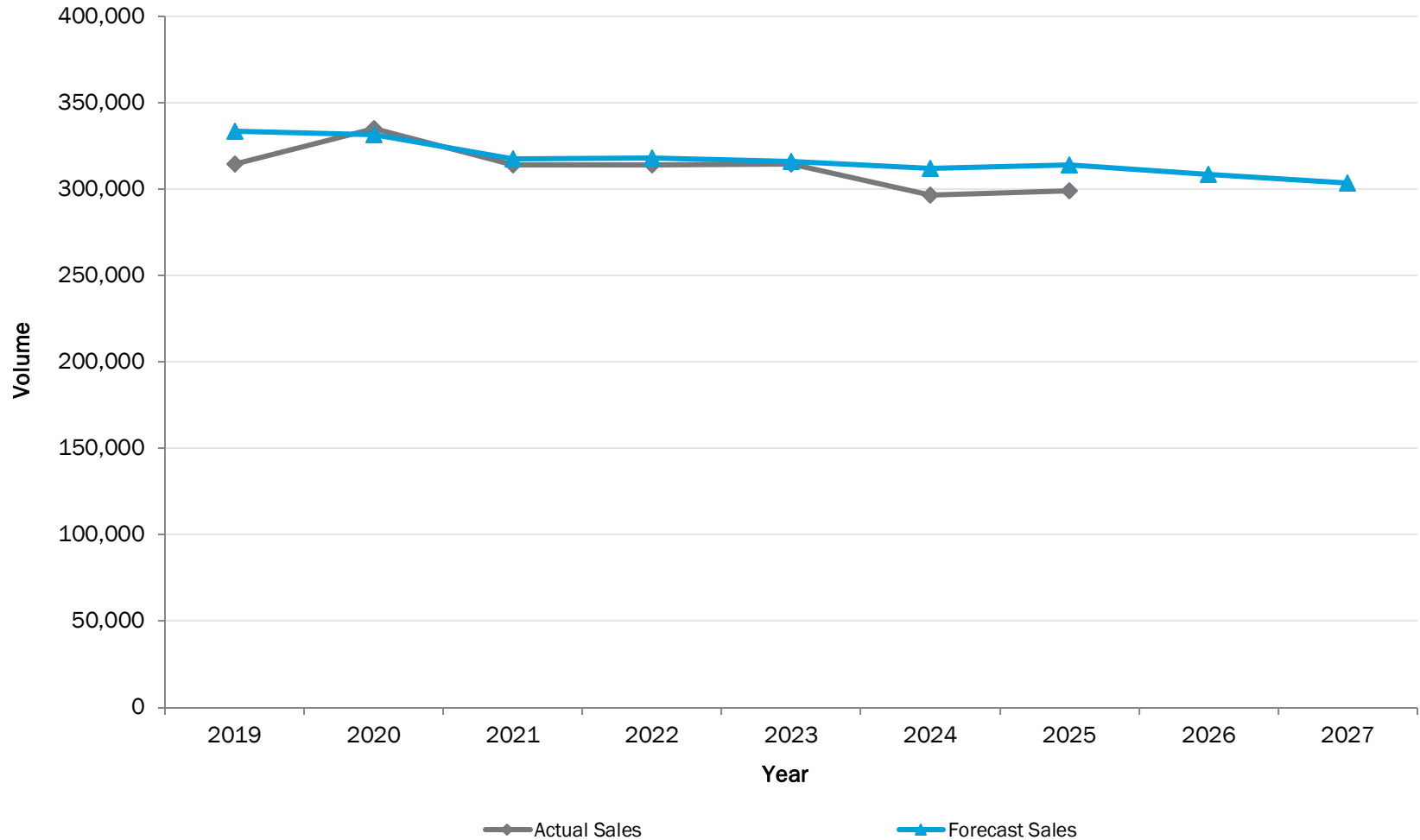
Proposed 2027 Water and Sewer Rates

Basic Rate Calculation

$$\frac{\text{Total Estimated Cost}}{\text{Estimated Sales in Mcf}} = \text{Rate (\$/Mcf)}$$

Sewer Rates

Sewer Volumes



Notes:

FY2027 sewer sales are forecasted to decrease by 1.6% compared to the prior year (303,600 vs. 308,500)

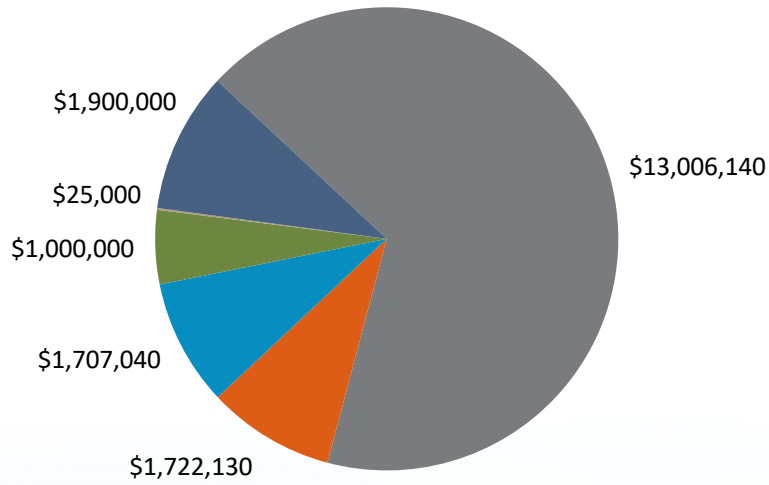
FARMINGTON HILLS SEWER SYSTEM

Description	Projected Sales (Mcf)	GLWA/EF Sewage Treatment (\$)	Operating Expense (\$)	Reserves (\$)	Non-Operating (Debt) (\$)	Non-Rate Revenue (\$)	Total (\$)
Fiscal Year 2025-26	308,500	\$ 13,006,140	\$ 1,722,130	\$ 2,925,000	\$ 1,707,040	\$ (344,500)	\$ 19,015,810
Fiscal Year 2026-27	303,600	13,279,790	1,833,800	4,475,000	1,787,410	(492,440)	20,883,560
Increase/(Decrease)	(4,900)	273,650	111,670	1,550,000	80,370	(147,940)	1,867,750
Increase/(Decrease) %	-1.6%	2.1%	6.5%	53.0%	4.7%	42.9%	9.8%

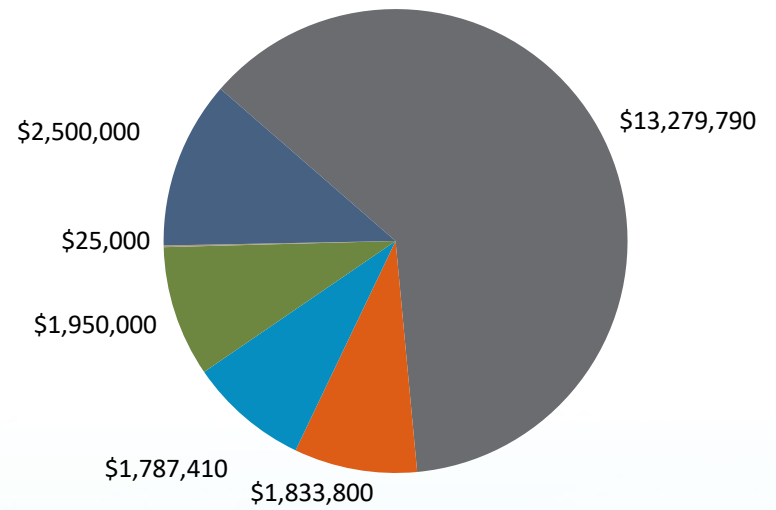
Farmington Hills Sewer

FY Rate Revenue Requirement

2026 Budget



2027 Forecast



- Sewage Treatment
- Operating Expense
- Non-Operating
- Major Maintenance
- Emergency Maintenance
- Capital

SEWER RATE SUMMARY

Fiscal Year	(\$/Mcf)													
	EFSDDD	O&M	Non-Rate Revenue	ERM Reserve	CIP Reserve	Maint Reserve	Total Reserves	Total OCWRC	Debt Service	Total	EFSDDD % Change	OCWRC % Change	Total % Change	
2025	39.48	5.24	(0.78)	0.08	4.77	2.39	7.24	11.70	5.01	56.19	1.9%	16.1%	6.0%	
2026	42.16	5.58	(1.12)	0.08	6.16	3.24	9.48	13.94	5.53	61.63	6.8%	19.1%	9.7%	
2027	43.74	6.04	(1.62)	0.08	8.23	6.42	14.73	19.15	5.89	68.78	3.7%	37.4%	11.6%	

▲ FY 2027 estimated quarterly increase = \$27.88 per residential customer

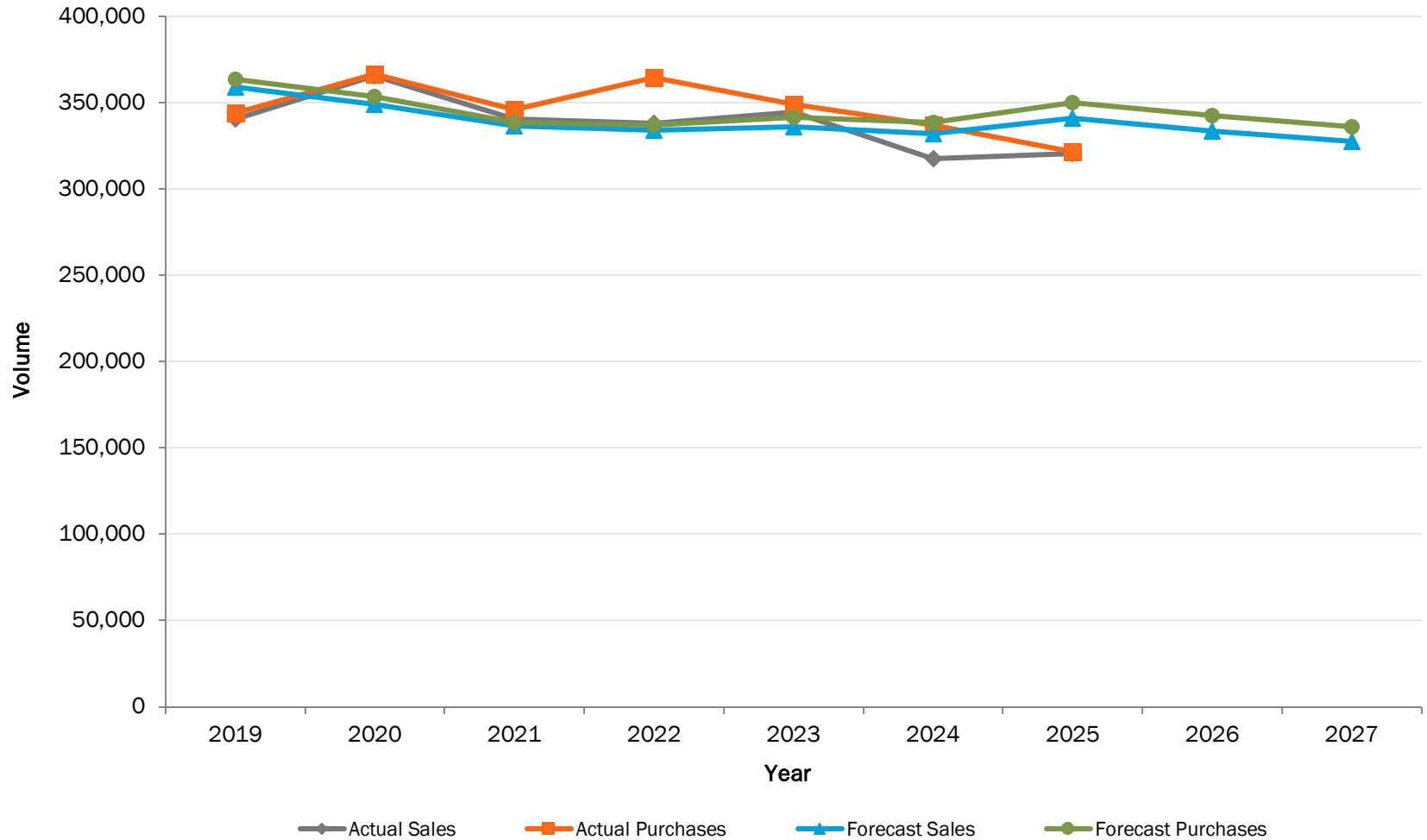
▲ FY 2027 estimated quarterly bill = \$268.24

▲ FY 2027 minimum quarterly increase = \$11.44 \$98.61 vs. \$110.05

▲ FY 2027 \$/Mcf = \$68.78, \$/Gallon = \$0.0092

Water Rates

Water Volumes



Notes:

FY2027 water sales are forecasted to decrease by 1.7% compared to the prior year (327,800 vs. 333,600)

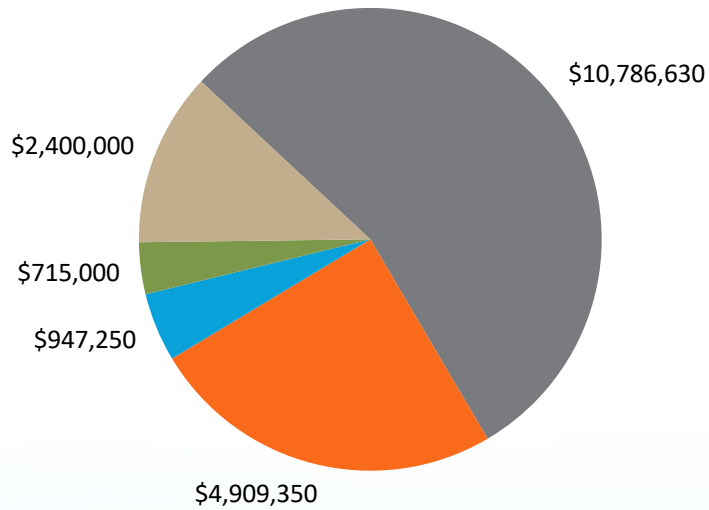
FARMINGTON HILLS WATER SYSTEM

Description	Projected Sales (Mcf)	GLWA Purchased Water (\$)	Operating Expense (\$)	Reserves (\$)	Non-Operating (Debt) (\$)	Non-Rate Revenue (\$)	Total (\$)
Fiscal Year 2025-26	333,600	\$ 10,786,630	\$ 4,909,350	\$ 3,115,000	\$ 947,250	\$ (956,890)	\$ 18,801,340
Fiscal Year 2026-27	327,800	11,312,140	5,135,320	4,280,000	964,050	(1,027,910)	20,663,600
Increase/(Decrease)	(5,800)	525,510	225,970	1,165,000	16,800	(71,020)	1,862,260
Increase/(Decrease) %	-1.7%	4.9%	4.6%	37.4%	1.8%	7.4%	9.9%

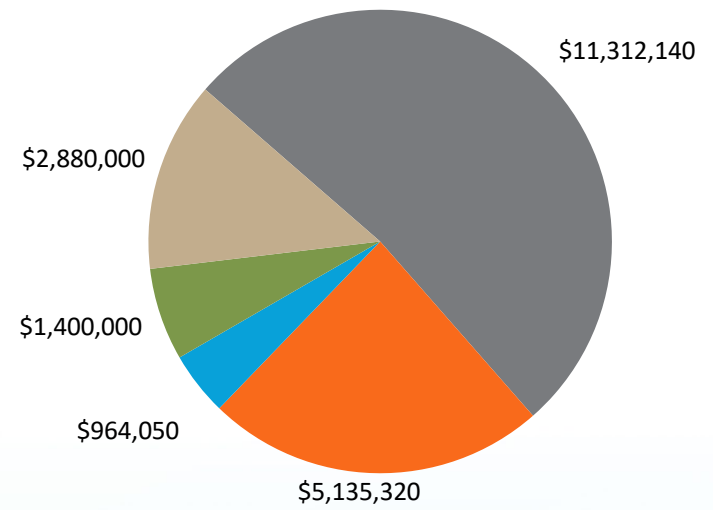
Farmington Hills Water

FY Rate Revenue Requirement

2026 Budget



2027 Forecast



- Water Purchases
- Operating Expense
- Non-Operating
- Major Maintenance
- Capital

WATER RATE SUMMARY

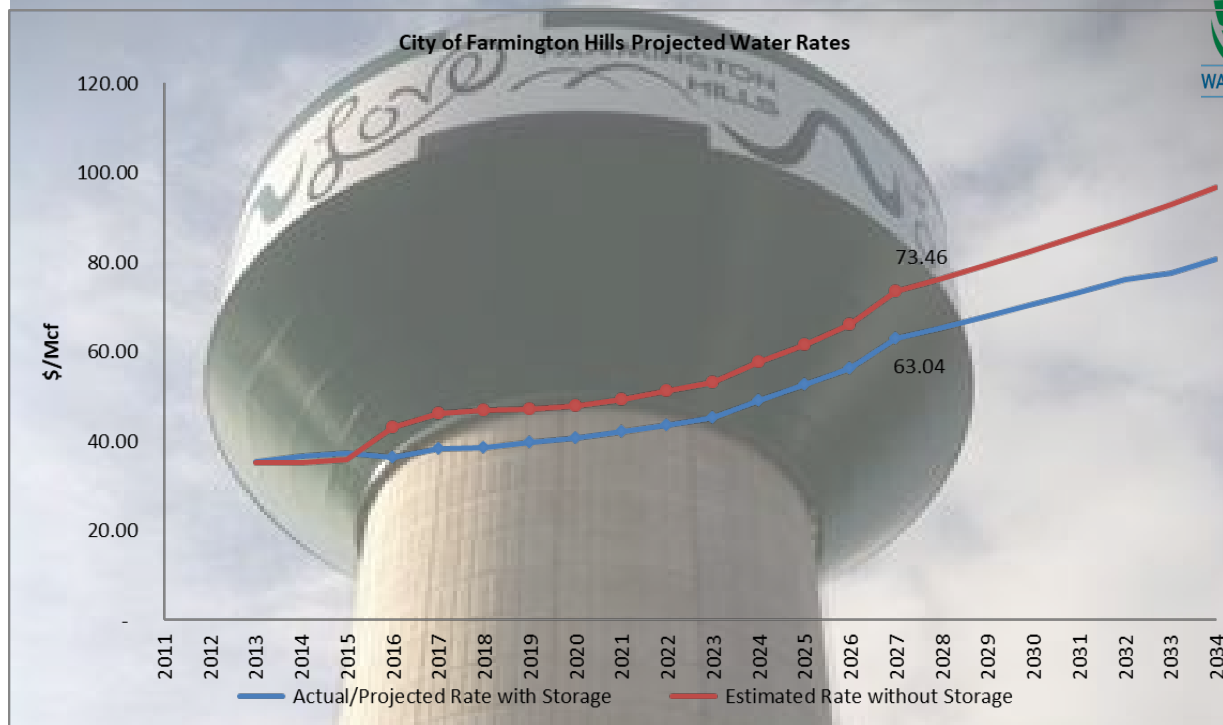
Fiscal		(\$/Mcf)							GLWA	OCWRC	Total
Year	GLWA	O&M	Debt Service	Maint Reserve	Capital Reserve	Non-Rate Revenue	Total OCWRC	Total	% Change	% Change	Change
2025	30.18	14.42	2.73	1.91	5.86	(2.50)	22.42	52.60	1.6%	16.1%	7.3%
2026	32.33	14.72	2.84	2.14	7.19	(2.87)	24.02	56.35	7.1%	7.1%	7.1%
2027	34.51	15.67	2.94	4.27	8.79	(3.14)	28.53	63.04	6.7%	18.8%	11.9%

▲ **FY 2027 estimated quarterly increase = \$26.09 per residential customer**

▲ **FY 2027 estimated quarterly bill = \$245.86**

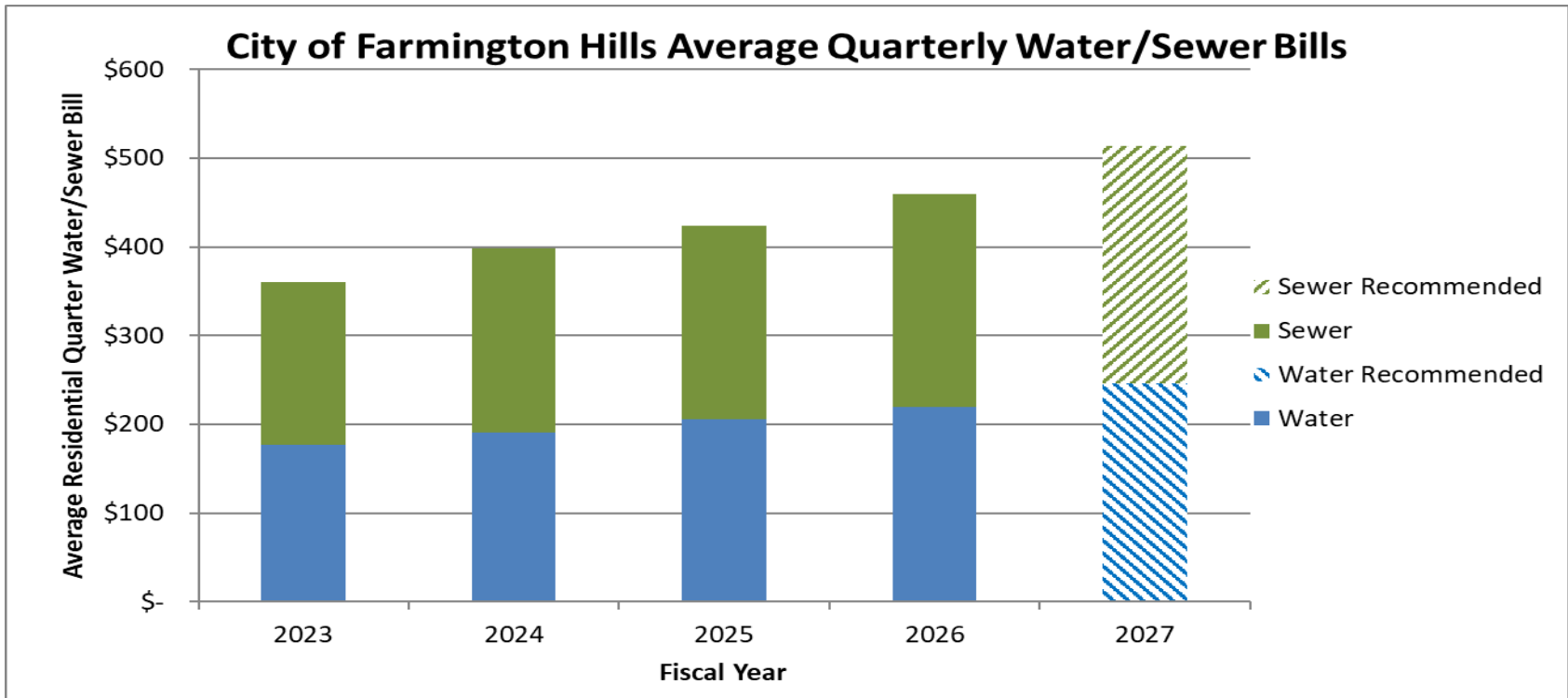
▲ **FY 2027 minimum quarterly increase = \$10.70 \$90.16 vs. \$100.86**

▲ **FY 2027 \$/Mcf = \$63.04, \$/Gallon = \$0.0084**



- ▲ FY 2027 estimated GLWA annual charges using PRE-storage demands = \$15,692,000
- ▲ FY 2027 GLWA projected annual charges using POST-storage demands = \$11,312,000
- ▲ FY 2027 estimated savings including debt = \$3,416,000
- ▲ Estimated total savings thru FY 2027 = \$32,626,000

Water and Sewer Combined Rates



	GLWA Fiscal Year				
	2023	2024	2025	2026	2027
Water	\$ 176.32	\$ 191.18	\$ 205.14	\$ 219.77	
Water Recommended					\$ 245.86
Sewer	183.77	206.70	219.14	240.36	
Sewer Recommended					268.24
Total	\$ 360.09	\$ 397.88	\$ 424.28	\$ 460.13	\$ 514.10
% Change		10.5%	6.6%	8.4%	11.7%

Based on consumption of 3.9 thousand cubic feet per quarter

MAJOR CAPITAL EXPENSES

Water System (through 2031):

Westbrook Manor Subdivisions No.1 - 4	\$16M
Shiawassee Road (Middlebelt to Inkster)	\$2M
Old Homestead Subdivision	\$6M
Section 36 Various Locations	\$4M
Woodbrook Subdivision	\$5M

Sanitary Sewer System (through 2031):

Evergreen-Farmington Sanitary Drainage District Corrective Action Plan (FH Share)	\$41M
Annual System Renewal	\$4M/year

Q & A



City of Farmington Hills Utility Rate Model

Brian Camiller, CPA

Amanda Garber, CPA

May 11, 2026



Utility Rate Model

- **“Cash-needs Basis”** – The model sets rates based on anticipated cash needs. Depreciation and accrual accounting is excluded from the model. This method requires the City to maintain lower cash reserves (and lower utility rates) than it would if rates were set to fund depreciation expense. This model also allows for the City to cover the costs of Capital Expenditures on a cash basis.
- **"Target Working Capital"** – Cash and current assets, net of current liabilities. Categories discussed on later slide.
- **Why 5 Years?** - The model looks at rate increases over a 5-year horizon. Doing this, the City is able to “smooth out” the rate increases to avoid rate “spiking”. This should provide a level of consistency for the City’s customers and prevent any unnecessary surprises related to future rate increases.
 - Cruise ship vs. speed boat



Utility Rate Model Summary

➤ 5 Year Model is not a 5 Year Commitment

The model is a “living” tool that should be reviewed and updated every year as part of the budget process, continuously pushing the forecast out another year, always looking 5 years into the future. Because facts and circumstances can change so quickly, the City Council should only adopt utility rate increases one year at a time, not for the next 5 years at one time.



Utility Rate Model Summary (continued)

Readiness To Serve (RTS) Charge

- As part of its rate structure, the City charges a monthly fixed charge to its customers in addition to the variable (commodity) rate based. Previously, the City called this the Meter Maintenance Fee. This will now be referred to as a Readiness To Serve Charge (RTS). The RTS charge represents an incremental and distinct capacity obligation or cost to the system. The RTS helps pay for operational costs such as City staff, insurance, accounting, audit, technology, etc.... These costs exist before a customer uses any water.
- The City's proposed RTS charges for both water and sewer would generate approximately \$1.1–1.2M each per year. This is approximately 20% of Water's and Sewer's operational expenses.
- The RTS can be increased to cover a larger portion of the City's operational costs and even some/all of the capital outlay and debt service; however, keep in mind that a higher fixed charge impacts the low-volume users more significantly.



Utility Rate Model Summary (continued)

- The City of Farmington Hills will continue to purchase water from the Great Lakes Water Authority (GLWA). No known changes to contract pending.
- The City of Farmington Hills will continue to pay Evergreen-Farmington Sanitary Drain District (EFSD) to provide wastewater treatment through GLWA's Water Resource Recovery Facility (WRRF). No known changes to contract pending.
- The most significant assumption included in the model is related to capital outlay. The model includes the current proposed City capital improvement plan.
 - Water - \$34.5M over 5 years
 - Sewer - \$24M over 5 years
- Debt service –
 - The Water System currently has two long-term debt issuances outstanding. No new debt is expected to be issued for Water in the next 5 years.
 - The City does have a proportional system share of certain EFSD and Oakland County debt issues. No new debt is expected to be issued for Sewer in the next 5 years.



Rate Model – Step 1

Calculate the Total Cost Pool

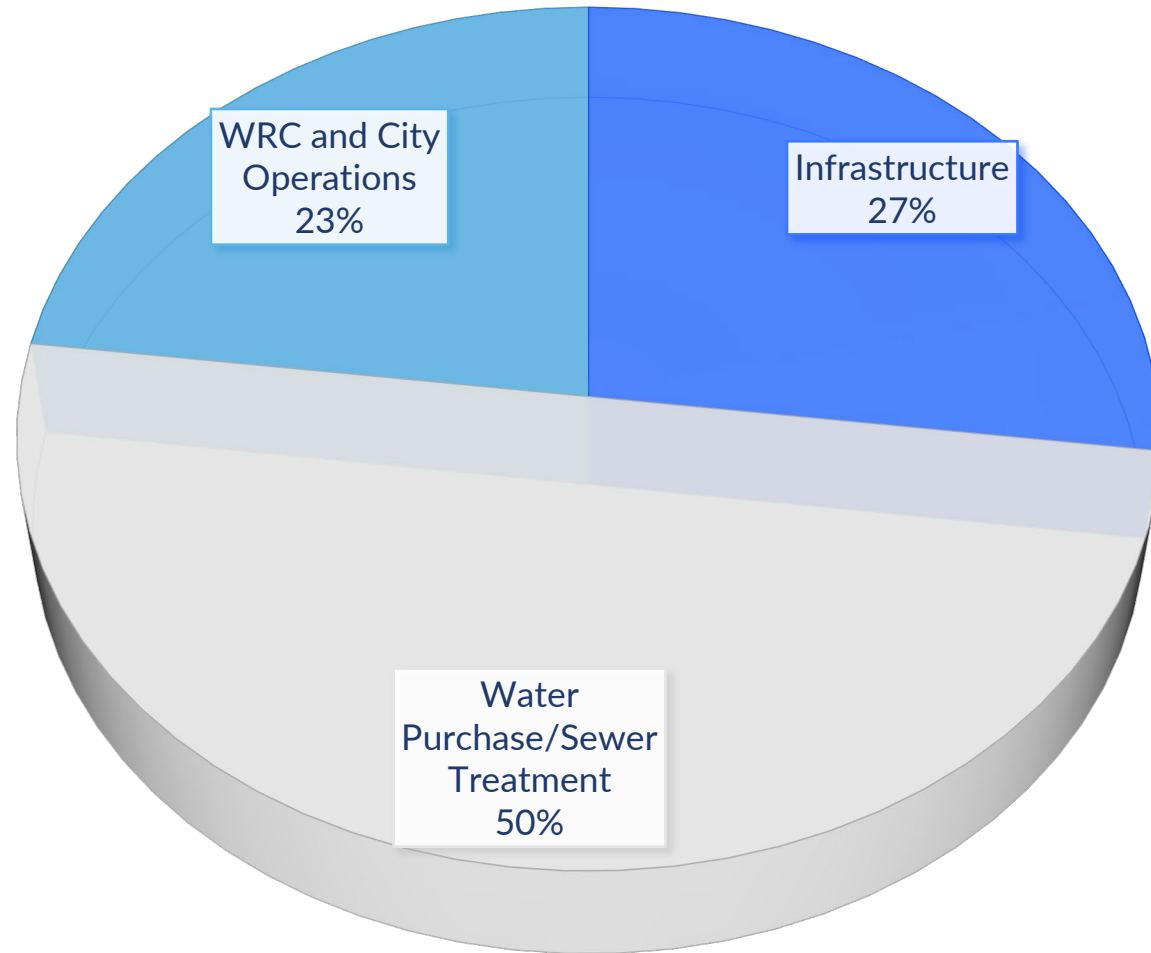




Rate Model – Step 1

Calculate the Total Cost Pool

EXPENSES





Rate Model – Step 2

Calculate costs to be covered by rates





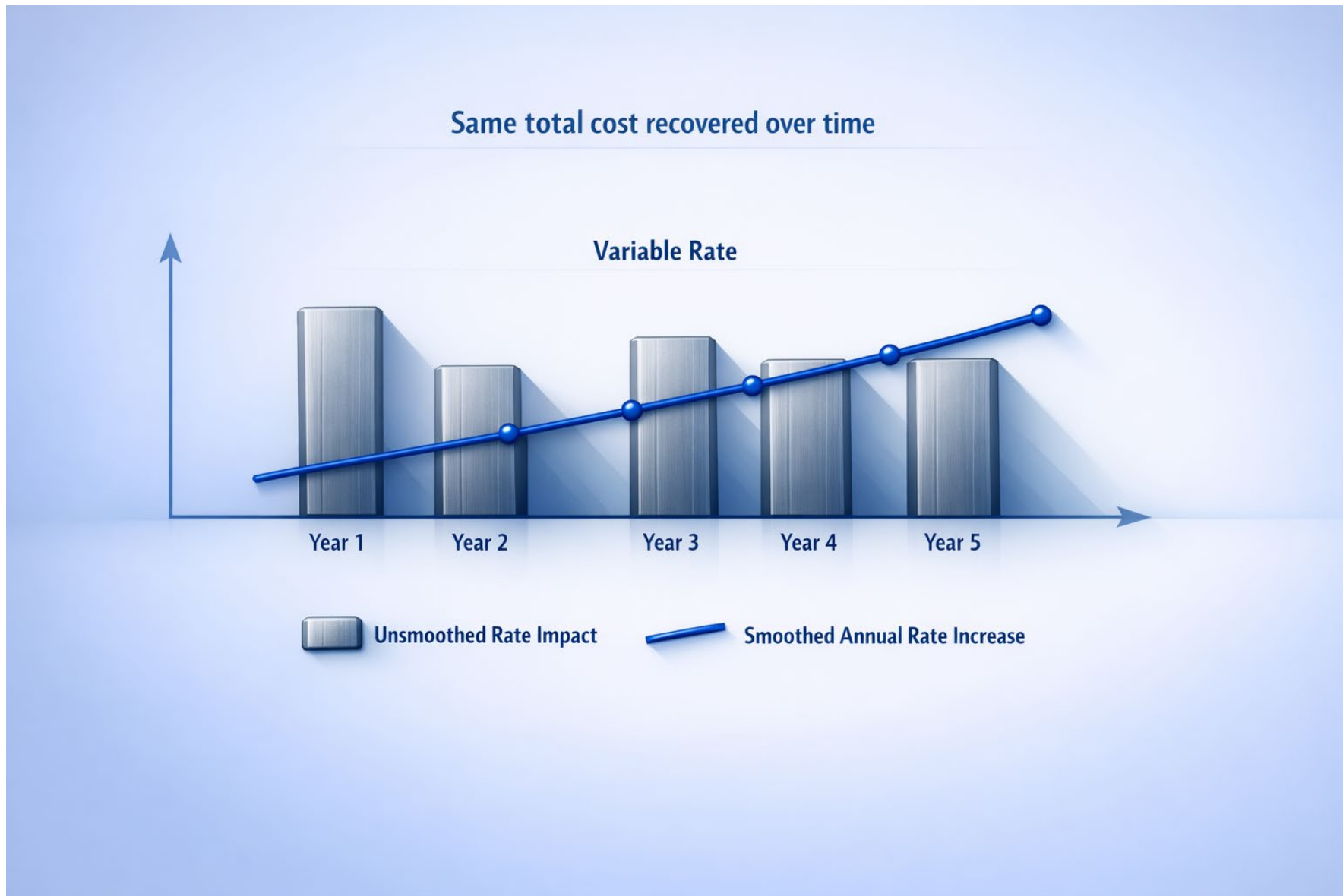
Rate Model – Step 3

Calculate the Variable Rate





Rate Model – Step 4 (Multi-Year Models) Smoothing Increases Over Time





What is “Target Working Capital”?

- Maintain a predetermined amount of cash and current assets (net of liabilities) in the bank at the end of the model.

- **4 “buckets” of working capital**
 1. Operating reserve – 120 days
 2. Next year’s debt service payments
 3. Emergency capital replacement – 2% of the NBV of capital assets
 4. Planned capital replacement - None

- As of 6/30/2025, the City’s starting working capital (total) was approx. \$10.5M for water and \$35M for sewer. After 5 years, the water system will maintain its working capital at \$10M and keep the 4 buckets noted above full. The sewer system will reduce its working capital to \$12.1M based on the calculation of the 4 buckets above.



Rate Model – Step 1

Calculate the Total Cost Pool

- WRC and City Operations –Includes inflationary cost increases over the next 5 years.
- Water Purchase/Sewer Treatment (GLWA) increase (annual)
 - 5.6% - 7.3% for water depending on the year
 - 5.15% for sewer
- Capital Outlay
 - Capital outlay has been based on the City’s capital improvement plan.
 - Water - \$34.5M over 5 years, for water main replacements
 - Sewer - \$24M over 5 years, for annual lining projects, pipe replacement program, and collection system improvements
- Debt Service
 - Water – There are two water debt issuances totaling \$6.7M in principal owed.
 - Sewer – There are three sewer cost sharing agreements that are included in the model totaling over \$44.5M in principal owed.



Rate Model – Step 2

Calculate costs to be covered by rates - “Fixed” Charges

➤ Current Approach

- The City currently uses:
 - A small quarterly Meter Maintenance Fee based on meter size, and
 - A minimum water and sewer bill for customers using 16 units or less per quarter
- Approximately half of residential customers receive the minimum bill

➤ Proposed Change

- Replace the existing Meter Maintenance Fee and minimum bill with a single, clearer charge:
 - A Ready-To-Serve (RTS) fixed fee, based on meter size
- The RTS reflects the cost of having water and sewer service available at all times, even if usage is low or non-existent

➤ How the RTS is Set

- The RTS fee is designed to cover a defined portion of administrative costs (Excludes capital projects, debt service, purchase of water, and sewer treatment)
- In all three rate model options, the RTS is set to recover 20% of administrative costs, and :
 - Is reviewed and adjusted annually to stay aligned with actual administrative costs



Rate Model – Step 2

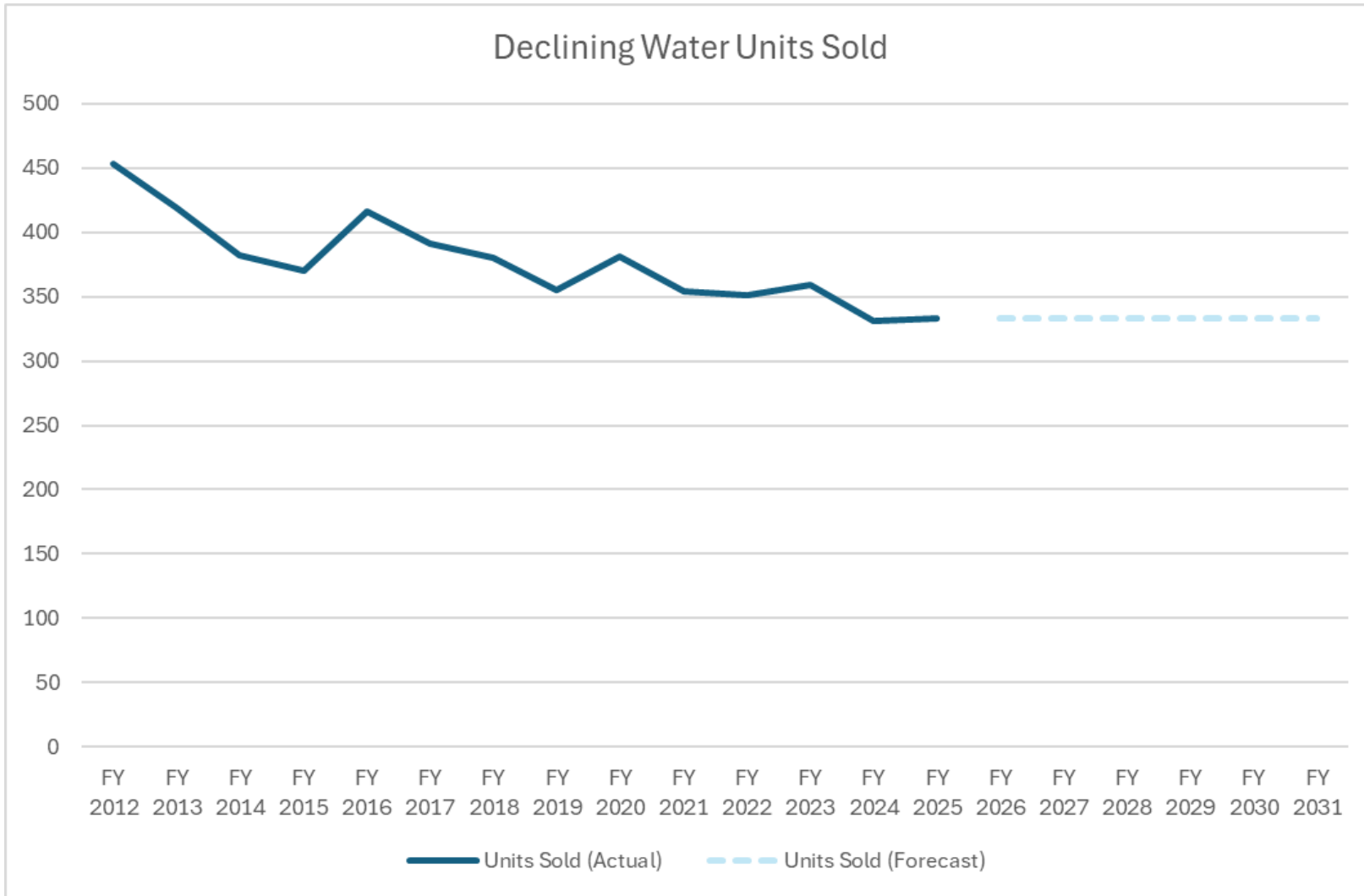
Calculate costs to be covered by rates - Fixed Charges

- **Elimination of Minimum Bill & Implementation of RTS**
 - The proposed rate structure represents a significant methodology change from the current billing approach
 - Removing the minimum bill shifts a portion of fixed revenue recovery from a guaranteed charge to usage-based recovery through volumetric (charge per unit) rates
 - Under RTS, overall system revenues are designed to remain stable, but individual customer impacts will vary based on usage patterns
 - These differing impacts reflect changes in how fixed and variable costs are allocated, rather than changes in total system costs or revenue needs
 - Over time, the revised structure is intended to improve cost-of-service alignment, transparency, and long-term rate sustainability



Rate Model – Step 3

Calculate the Variable Rate – Water Units Sold (in millions)

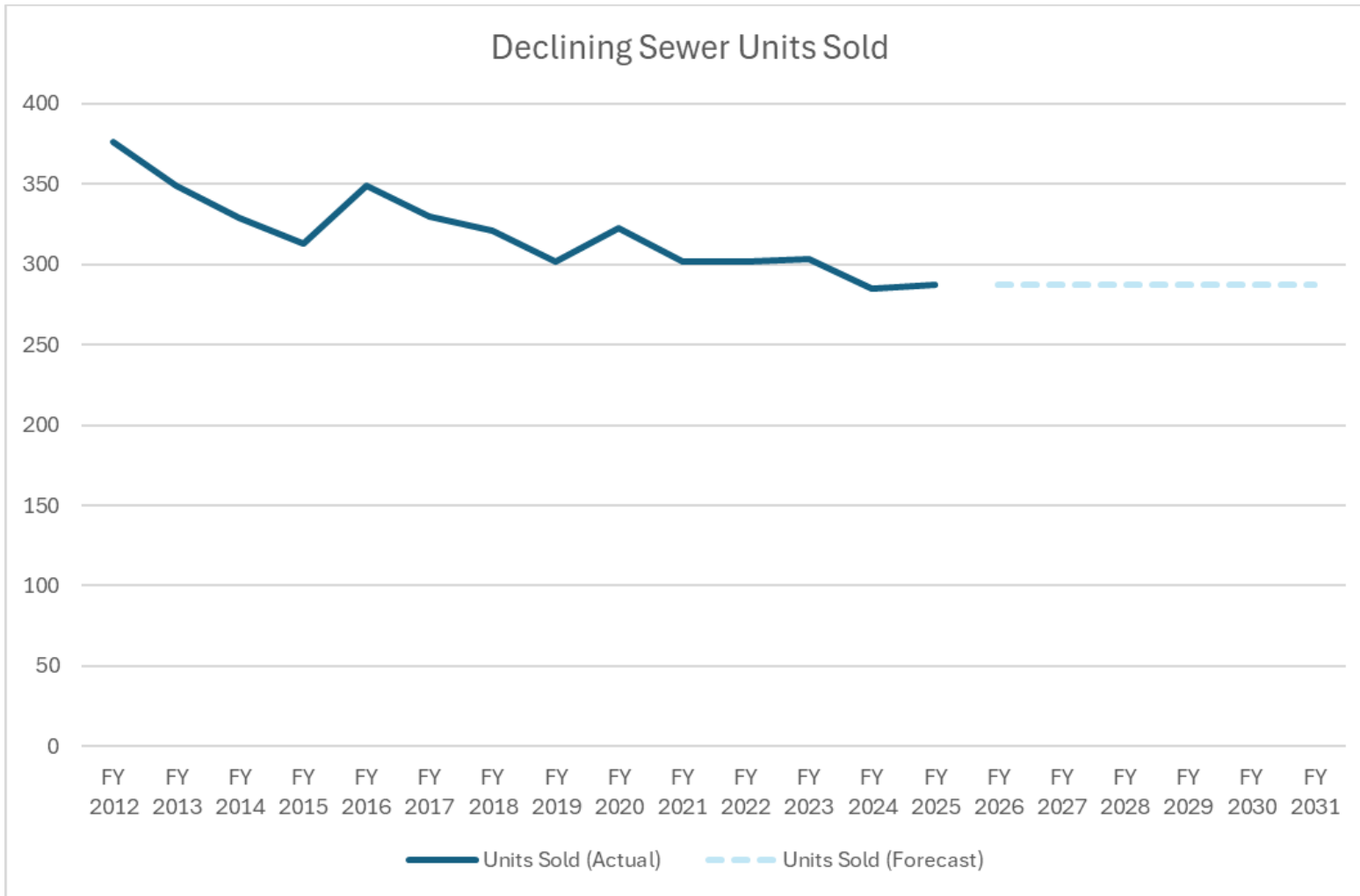


Note:
Forecasted water units sold assumed to remain static based on recent activity.



Rate Model – Step 3

Calculate the Variable Rate – Sewer Units Sold (in millions)



Note:
Forecasted sewer units sold assumed to remain static similar to water units sold.



Recommendation for 7/1/2026

- Replace quarterly Meter Maintenance Fee with a Ready-to-Serve fee (RTS), RTS fee is set to recover 20% of administrative costs, smooth rate increases over 5 years
 - The recommended RTS fees have been benchmarked against the City's comparable communities.
- Eliminate the minimum bill
 - All commodity sales will be based on a customer's actual use, if any.
 - The first year will be a period of readjustment. Certain customers may see a significant increase or decrease depending on their water usage. Increases in Year 2 and beyond will be consistent across all customers.
- First year rate increase as a percentage is significant. This ensures the City will be able to limit subsequent year increases to approximately 5 percent per year.
 - This will reduce long-term pressure by addressing more of the increase up front.
 - By "jump starting" the rate increases, Year 5 rates will be significantly lower than they would be if the City did a 5-year smoothing of the increases.

Year 1 of a methodology change is a period of adjustment. Different groups of customers will be affected differently – some will see a larger increase; some will see a larger decrease.



Recommended Rate Increases

	Current Rates	Proposed Rates	Increase
Meter Maintenance Fee	\$3.45	\$0.00	
Ready-To-Serve Fee - Water	\$0.00	\$ 9.67	
Ready-To-Serve Fee - Sewer	\$0.00	\$ 6.63	
Water Charge (Variable)	\$5.64	\$7.51	33%
Sewer Charge (Variable)	\$6.16	\$6.71	9%
Combined W/S Rate/Unit	\$11.80	\$14.21	20%

Subsequent increases to the variable rate are currently estimated to be 5% per year through 2031.



Sewer-Only Customers

Sewer-Only Customers

	Current Rates	Proposed Rates	Increase
Ready-To-Serve Fee - Sewer	\$0.00	\$6.63	
40 units - current minimum	\$246.52	\$0.00	
20 units (average metered customer)	\$0.00	\$134.14	
Combined Sewer-only Rate	\$246.52	\$140.77	-43%

Subsequent increases to the variable rate are currently estimated to be 5%

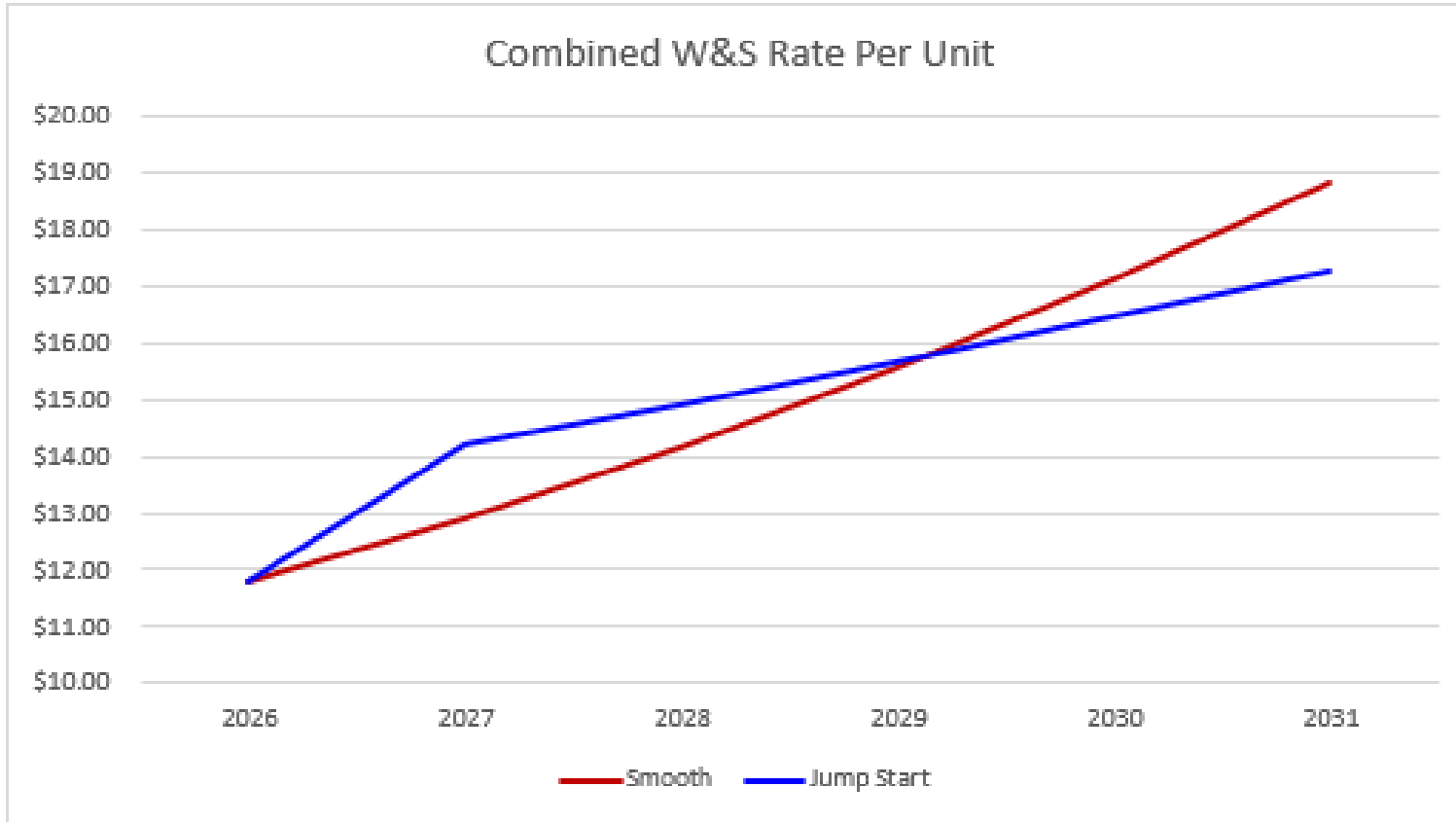
The City has 721 sewer-only customers. Without a water meter, the City cannot calculate a bill that is unique for each customer.

The average residential customer in the City with a water meter uses 20 units per cycle.

The sewer-only customers will also pay the Sewer RTS.



“Jump Start” vs. 5 Year Smooth



Note: By Jump Starting the rate increase in FY 2027, the model estimates the combined W&S rate per unit will be \$1.52 lower in 2031 than if the City utilized a smoothed rate increase for all 5 years.



Breakeven Point for Low Volume Customers

"Break Even" Quarterly Bill Example

	Current Minimum Bill	RTS with current rates @ 15 units
Meter Maintenance Fee	\$3.45	
Ready-To-Serve Fee - Water		\$9.30
Ready-To-Serve Fee - Sewer		\$6.38
Water Charge (Variable)	\$90.16	\$84.53
Sewer Charge (Variable)	\$98.61	\$92.45
Total Quarterly Bill	\$192.22	\$ 192.65
\$ Increase (Decrease)		\$0.43
% Increase (Decrease)		0.2%

Note: If the City changed methodologies today, a customer using 15 units per quarter would approximately break even compared to the current Minimum Bill. 14 units and below would see a decrease in the quarterly bill.



Effect on Low Volume Customers in Year 1

Low Volume User Quarterly Bill Example

	<u>Current</u>	<u>Recommended</u>
Meter Maintenance Fee	\$3.45	
Ready-To-Serve Fee - Water		\$ 9.67
Ready-To-Serve Fee - Sewer		\$ 6.63
Water Charge (Variable)	\$90.16	\$75.08
Sewer Charge (Variable)	\$98.61	\$67.07
Total Quarterly Bill	\$192.22	\$ 158.45
\$ Increase (Decrease)		(\$33.77)
% Increase (Decrease)		-17.6%

Note: This is an example of a low volume customer who uses 10 units per quarter. Under the current model, this customer is receiving the minimum bill.



Effect on High Volume Customers in Year 1

High Volume User Quarterly Bill Example

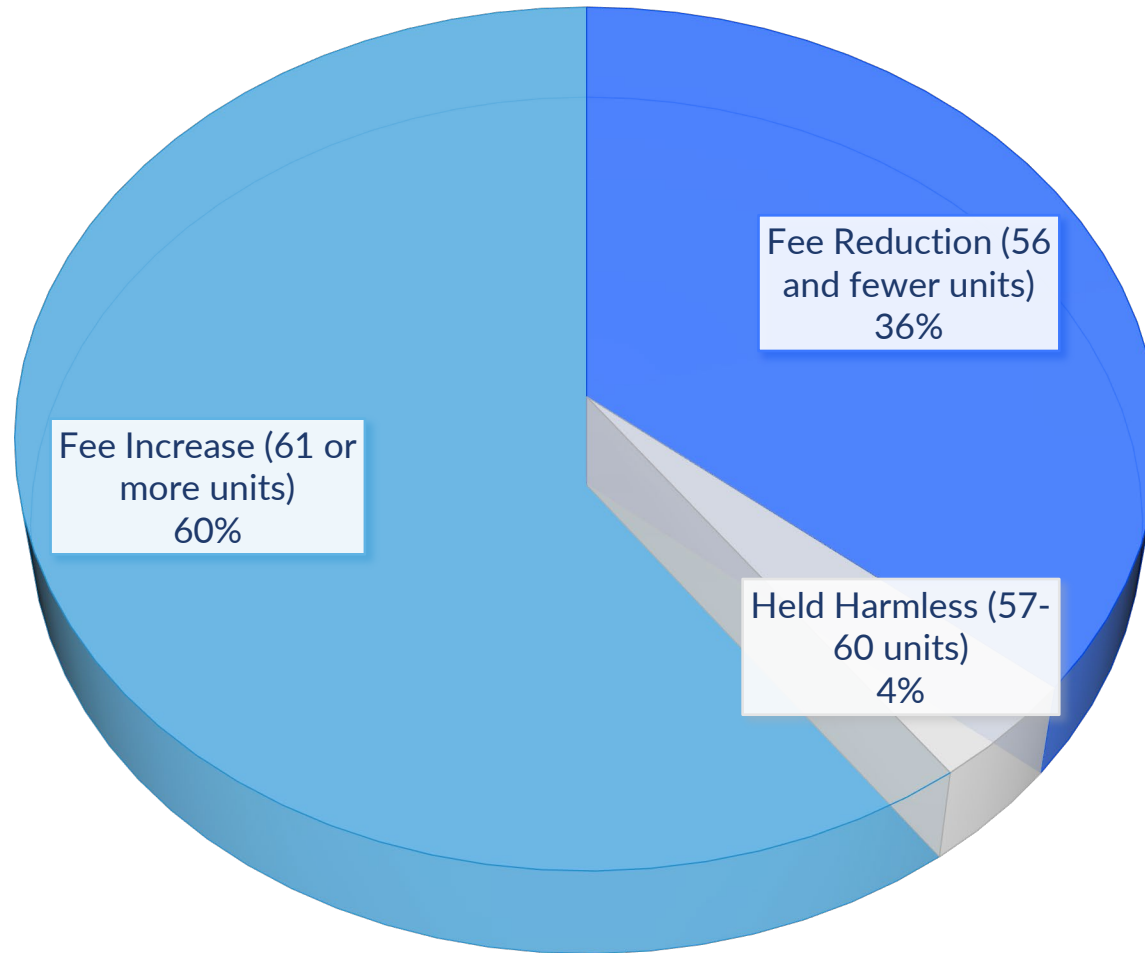
	<u>Current</u>	<u>Recommended</u>
Meter Maintenance Fee	\$3.45	
Ready-To-Serve Fee - Water		\$ 9.67
Ready-To-Serve Fee - Sewer		\$ 6.63
Water Charge (Variable)	\$140.88	\$187.69
Sewer Charge (Variable)	\$154.08	\$167.68
Total Quarterly Bill	\$298.40	\$ 371.67
\$ Increase (Decrease)		\$73.27
% Increase (Decrease)		24.6%

Note: This is an example of a higher-volume customer who uses 25 units per quarter.



How Will Our Residential Customers Be Affected?

RESIDENTIAL CUSTOMERS





Next Steps

Consider the changes to the City's rate setting methodology as presented and recommended.

Continue updating the capital plan

Update the model on an annual basis as part of the budget process.

Thank you for the opportunity to serve the City of Farmington Hills.

For more information, please contact:

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Emergency Preparedness & Response

16 Key Points & Elected Officials Roles — A briefing for City of Farmington Hills government leaders on incident response structure, community support, and official responsibilities.





1. Incident Command

Unified Command

Coordinated structure with local, state, and federal partners operating under a single chain of command.

Real-World Application

Applied during incidents such as a missing person case at Temple Israel and the 14 Mile Rd. water main break.

Why It Matters

Clear command structure eliminates confusion, prevents duplication of effort, and accelerates effective response.



2. Community Identification & Engagement

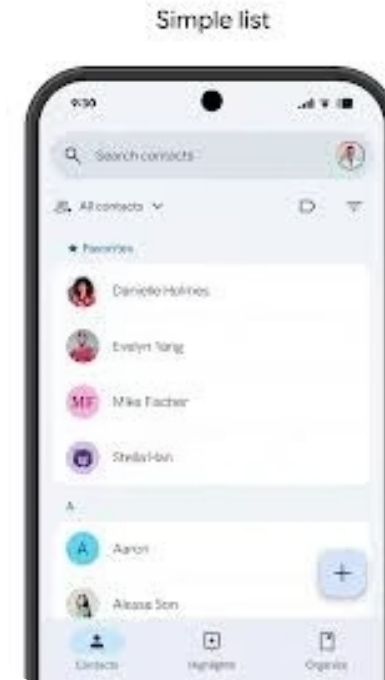
Proactive outreach to community groups and planning partners before incidents occur — solving problems at the prevention stage rather than the response stage.

- Hazard identification discussions with community stakeholders
- Coordination with local planning groups and neighborhood organizations
- City-led events such as community Open Houses to build relationships

✔ Problems solved before an incident are far less costly than those solved during one.

3. Up-to-Date Contact List

A current, verified contact directory is a critical operational asset. The list is actively maintained in coordination with the Emergency Manager and key partners.



EM Staff

Internal emergency management team contacts

Department Heads

All city department leadership

MSP

Michigan State Police liaisons

Oakland County EM

County Emergency Management Office

4. Friends & Relatives Center / Family Assistance Center

Pre-designated facilities provide immediate support to community members seeking information or reunification during a major incident.



The Costick Center (FAC)

Will be serving as a primary family assistance center location



The Hawk & FH Ice Arena

Additional pre-identified venues to scale capacity based on incident size and duration



Farmington High School

Large-capacity venue available for community reunification and support services

5. Victim Identification Protocol

A structured, joint protocol managed with FHPD, Oakland County, and medical authorities ensures that victim identification is handled with accuracy, dignity, and full legal compliance.

Accuracy

Verified through coordinated records and forensic processes

Dignity

Respectful handling consistent with family and community expectations

Legal Compliance

Adherence to state and federal standards for identification and notification



6. Public Information

Effective public communication during an incident requires a single, coordinated voice. Conflicting messages erode public trust and slow response.

- **Unified messaging** aligned across all agencies and spokespersons
- **Pre-established templates** for common incident types — ready to deploy immediately
- **Joint Information Center (JIC)** activated to centralize all public-facing communications

i Elected officials should channel all public statements through the JIC to ensure accuracy and consistency during active incidents.



7. Volunteer Management

Organized volunteer support is activated within **24–48 hours** of a major incident through established partnerships with vetted organizations.



American Red Cross

Mass care, sheltering, and disaster relief services deployed rapidly at scale



Michigan VOADs

Voluntary Organizations Active in Disaster — coordinating local nonprofit response assets



Team Rubicon

Veteran-led disaster response organization providing skilled volunteer teams

8. Family Assistance Center Plan

A formal, exercised plan ensures that families receive consistent, compassionate support following a major incident. The FAC is a core preparedness capability — not an improvised response.

- Formal partnership established with the **American Red Cross**
- Full-scale exercise completed jointly with Red Cross to validate operations
- Designated as a **core capability** in the city's emergency management program



9. Financial Donation Management

When the community responds generously to a disaster, managing those contributions with transparency and accountability is essential to maintaining public trust.

- Managed internally through established financial controls and oversight
- Prior experience with donation intake and distribution processes
- Transparent recordkeeping ensures funds reach intended recipients

Why It Matters

Mismanaged donations — even with good intentions — can result in legal exposure, reputational damage, and community distrust. A clear process protects everyone.





10. Memorial & Event Management

Memorial events are managed on a case-by-case basis, balancing community expectations with operational and logistical realities. Regional and state coordination ensures consistency and appropriate resource deployment.

Community Expectations

Honoring those affected with appropriate, dignified gatherings that reflect local values

State & Regional Coordination

Aligned with Michigan EMHSD and regional partners to share resources and messaging

Case-by-Case Management

Flexible framework adapted to the scale, nature, and community impact of each incident



11. Behavioral Health Response

Incidents affecting community members require immediate and sustained mental health support. The city utilizes vetted, credentialed providers to ensure quality and safety.

Michigan School of Psychology

Local academic partner providing licensed clinicians for community crisis support

County & State Providers

Vetted behavioral health professionals sourced through Oakland County and MDHHS networks

FBI-Vetted Specialists

Federally screened crisis counselors available for high-profile or sensitive incident types



12. First Responder Support

The mental health of first responders is a mission-critical priority. Multiple support programs ensure that those who respond to trauma have access to confidential, professional care.



FH Employee Assistance Program

Confidential counseling and wellness resources for all city employees and their families



PEER Teams

Trained peer support specialists embedded within departments for immediate post-incident care



Frontline Strong & IAFF

Statewide and national programs providing specialized resources for fire and EMS personnel

13. Grants & Emergency Funding

Strategic grant pursuit and a dedicated Grant Allocation Committee ensure the city is financially positioned to prepare for and respond to emergencies — before they happen.

- Active pursuit of federal and state preparedness grants
- Grant Allocation Committee oversees application, compliance, and reporting
- Ongoing investment in training, equipment, and planning capabilities

\$1M+

Secured Through Preparedness Efforts

Over \$1 million in grants successfully obtained to strengthen community emergency readiness





14. Community Resilience

A resilient community is one that can absorb, adapt, and recover from disruption. Building that resilience requires sustained investment in education, training, and outreach — long before an incident occurs.

1

Training

CERT, Stop the Bleed, and preparedness programs for residents and organizations

2

Outreach

Engagement with neighborhoods, schools, faith communities, and businesses

3

Public Education

Hazard awareness campaigns and readiness resources distributed to the public



15. Criminal Justice Victim Support

Victims of crime require coordinated, compassionate support that spans multiple jurisdictions and agencies. The city works in close coordination with law enforcement and justice partners at every level.

- **Local:** Farmington Hills Police Department as the primary coordinating agency
- **State:** Michigan Crime Victim Services Commission resources and referrals
- **Regional:** Oakland County Prosecuting Attorney and victim advocacy organizations
- **Federal:** FBI victim assistance coordinators for applicable cases

16. Training & Exercise

Regular, multi-department training and full-scale exercises keep personnel ready and plans current. Recent and upcoming exercises include:

1

TBX Exercise

Tabletop exercise testing multi-agency decision-making and coordination protocols

2

250th Celebration

Large-scale special event planning exercise integrating public safety and emergency management

3

Corewell Health

Joint healthcare and emergency management exercise focusing on mass casualty and patient surge

4

Karmanos

Hospital-based exercise coordinating medical response with city and county partners



ELECTED OFFICIALS

Elected Official Roles

Understanding the distinction between policy leadership and operational response is essential. The following slides outline what elected officials should — and should not — do during an active incident.

What Elected Officials Should Do

- Provide Policy-Level Leadership**
Support the response through resource authorization, inter-governmental coordination, and high-level decision-making
- Receive & Relay Approved Information**
Stay informed through official briefings and share only verified, approved information with constituents
- Amplify JIC Messaging**
Support and reinforce communications from the Joint Information Center across your networks and channels
- Connect Community Resources**
Help identify and mobilize community assets — volunteers, facilities, partnerships — to support the response



What Elected Officials Should **NOT** Do

Self-Deploy to Scenes

Arriving unannounced at an active incident scene diverts responder attention, creates safety risks, and disrupts command operations

Make Independent Public Statements

Uncoordinated messaging — even well-intentioned — can contradict official information, create confusion, and undermine public trust

Direct Operational Personnel

Incident command personnel operate under a defined chain of authority. Bypassing it creates confusion and can compromise safety and legal liability





Why Your Role Matters

Reduce Confusion

Clear, consistent leadership at the elected level reinforces the unified command structure and prevents mixed signals during critical moments

Build Public Trust

Coordinated, accurate communication from all officials — including elected leaders — reassures the public and strengthens community confidence

Shape Long-Term Recovery

Policy decisions made during and after an incident directly influence resource allocation, community healing, and long-term resilience outcomes

AGENDA
CITY COUNCIL MEETING
MAY 11, 2026
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

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

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

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

REGULAR SESSION

CALL REGULAR SESSION TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session agenda
2. Proclamation recognizing May 2026 as [Amyotrophic Lateral Sclerosis \(ALS\) Awareness Month](#)
3. Proclamation recognizing May 17-23, 2026 as [National Public Works Week](#)
4. Proclamation recognizing May 10-16, 2026 as [National Police Week](#)
5. Proclamation recognizing June 5, 2026 as [National Gun Violence Awareness Day](#)

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 9-24)

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

PUBLIC HEARING:

6. Public hearing and consideration of approval of the Revised Cluster Site Plan 59-4-2019, dated April 2, 2026. [CMR 5-26-68](#)

NEW BUSINESS:

7. Consideration of approval of appointment of the new Director of Special Services. [CMR 5-26-69](#)

UNFINISHED BUSINESS:

8. Consideration of approval of the ENACTMENT of Ordinance C-1-2026 to authorize the conveyance of city owned property, parcel #22-23-34-126-033, to Andrew Hable; and summary for publication. [CMR 5-26-70](#)

CONSENT AGENDA:

9. Recommended approval of a Special Event Permit for the [15th Annual Cipriano Classic 5K Race](#) to be held on Friday, June 5, 2026.
10. Recommended approval of a Special Event Permit for the [Ward Church of Farmington Hills 3rd Annual Car and Bike Show](#) featuring a Blessing of the Bikes to be held on Saturday, May 30, 2026.
11. Recommended approval of a Special Event Permit for the [MotorCity Harley-Davidson Motorcycle Exhibition Showcase](#) to be held on May 15 and May 16, 2026.
12. Recommended approval of a Special Event Permit for [ISKCON Farmington Hills Annual Chariot Festival Parade](#) to be held on Sunday, June 7, 2026.
13. Recommended approval of award of contract for the Hunter's Pointe Colony Road Reconstruction project to Pro-Line Asphalt Paving Corporation, in the amount of \$595,744.00. [CMR 5-26-71](#)
14. Recommended approval of award of contract for the 2026 Local Road Asphalt Rehabilitation Project - Woodbine Subdivision to Hutch Paving, Inc., in the amount of \$1,443,200.85. [CMR 5-26-72](#)
15. Recommended approval of award of bid for The Hawk Theatre House Lighting Upgrade to Advanced Lighting & Sound in the amount of \$34,975.60. [CMR 5-26-73](#)
16. Recommended approval of award of contract for the Printing of Tax Bills and Assessment Notices to Kent Communications, Inc. for a period of two years, with possible extensions. [CMR 5-26-74](#)
17. Recommended approval of award of bid for Janitorial Services at The Hawk to Crystal Bright Janitorial Services, in the amount of \$76,139.96 for one year, with possible extensions. [CMR 5-26-75](#)
18. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Seasonal Laborer – Parks. [CMR 5-26-76](#)
19. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Swim Leader. [CMR 5-26-77](#)

20. Recommended approval of a request for employment under Section 10.01A of the City Charter for a Lifeguard. [CMR 5-26-78](#)
21. Recommended approval of City Council [study session minutes](#) of April 27, 2026.
22. Recommended approval of City Council [regular session minutes](#) of April 27, 2026.
23. Recommended approval of City Council [budget study session minutes](#) of May 4, 2026.
24. Recommended approval of City Council [budget study session minutes](#) of May 5, 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
Amyotrophic Lateral Sclerosis (ALS) Awareness Month
May 2026

- WHEREAS,** amyotrophic lateral sclerosis, also commonly known as Lou Gehrig's disease, is a progressive fatal neurodegenerative disease in which a person's brain loses connection with their muscles, slowly reducing a person's ability to walk, talk, eat, and eventually breathe; and,
- WHEREAS,** thousands of new amyotrophic lateral sclerosis (ALS) cases are reported every year, and estimates show that every 90 minutes, someone is diagnosed with ALS and someone passes away from ALS; and,
- WHEREAS,** on average, patients diagnosed with ALS survive only two to five years from the time of diagnosis; and,
- WHEREAS,** people who have served in the military are more likely to develop ALS and die from the disease than those with no history of military service; and,
- WHEREAS,** securing access to new therapies, durable medical equipment, and communication technologies is of vital importance to people living with ALS; and,
- WHEREAS,** clinical trials play a pivotal role in evaluating new treatments, enhancing quality of life, and fostering assistive technologies for those living with ALS; and,
- WHEREAS,** the ALS Association is the largest philanthropic funder of ALS research globally and has committed more than \$154 million to support more than 550 projects across the United States and 18 other countries; and,
- WHEREAS,** Amyotrophic Lateral Sclerosis Awareness Month provides an opportunity to increase public awareness of the dire circumstances of people living with ALS, acknowledge the terrible impact this disease has on those individuals and their families, and support research to eradicate this disease; and,

WHEREAS, the ALS Association is committed to make ALS livable and cure it for everyone, everywhere.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim May 2026 as ALS Awareness Month. I call upon all Americans to join in supporting ALS research, advocating for increased funding, and standing in solidarity with those affected by this relentless disease.

A handwritten signature in cursive script, reading "Theresa Rich".

Theresa Rich, Mayor



PROCLAMATION
National Public Works Week:
“Rooted in Service, Powered by Community”
May 17-23, 2026

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and the well-being of the people of Farmington Hills; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, and are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our community; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Farmington Hills to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the City of Farmington Hills Department of Public Services is one of only three organizations in Michigan accredited through the American Public Works Association, demonstrating the City’s commitment to excellence in public service; and,

WHEREAS, 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim May 17-23, 2026, as **National Public Works Week** in Farmington Hills and call upon the community to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

A handwritten signature in cursive script, reading "Theresa Rich".

Theresa Rich, Mayor



**PROCLAMATION
National Police Week
May 10-16, 2026**

- WHEREAS,** Congress and the President of the United States have designated May 15 as Peace Officers Memorial Day and the week in which May 15 falls as National Police Week; and,
- WHEREAS,** National Police Week honors all law enforcement officers and Peace Officers Memorial Day pays homage to those who made the ultimate sacrifice in service to their community or became disabled in the performance of duty and also pays tribute to the survivors of these fallen heroes; and,
- WHEREAS,** we honor the men and women of the Farmington Hills Police Department, along with their families and community partners, and commend them on their impressive accomplishments in protecting our community; and,
- WHEREAS,** the Farmington Hills Police Department achieved reaccreditation from the Michigan Association of Chiefs of Police, becoming one of only nine Michigan police agencies to be reaccredited twice and currently the largest agency to achieve this prestigious accomplishment; and,
- WHEREAS,** it is vital that our community members know that Farmington Hills police officers are committed to practicing 21st century policing, encouraging positive community connections, and delivering superior services without prejudice or partiality; and,
- WHEREAS,** we are grateful to the members of our Police Department and to the community, whose partnership helps to maintain Farmington Hills as one of the safest communities in the state and country each year.

NOW, THEREFORE, BE IT RESOLVED, that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim May 10-16, 2026, as **National Police Week** and call upon the community to join in recognizing our Farmington Hills police officers, dispatchers and civilian support staff, and honoring all the dedicated professional law enforcement personnel who protect and serve in communities across the country.

A handwritten signature in cursive script, reading "Theresa Rich".

Theresa Rich, Mayor



PROCLAMATION
National Gun Violence Awareness Day
June 5, 2026

- WHEREAS,** almost 40,000 people in the United States are killed by guns each year and for every life lost, an average of two more individuals are wounded; and,
- WHEREAS,** gun violence remains the leading cause of death for American children and teens, and for every person killed, an average of two more are wounded; and,
- WHEREAS,** in Michigan, nearly 1,400 people lose their lives to gun-related injuries each year, with a firearm mortality rate of more than 14 deaths per 100,000 residents and gun violence imposes billions of dollars in annual economic costs, including substantial expenses borne by taxpayers; and,
- WHEREAS,** cities across the nation, including the City of Farmington Hill, continue to join the growing movement to prevent senseless acts of gun violence by advancing evidence-based, community-driven solutions, including embracing initiatives such as the Wear Orange campaign to bring greater attention to the tragic impact of gun violence; and,
- WHEREAS,** supporting the Second Amendment rights of law-abiding citizens goes hand in hand with ensuring that firearms are kept out of the hands of individuals who pose a danger to themselves or others; and,
- WHEREAS,** mayors, council members and law enforcement officers, working in partnership with local violence-intervention leaders and community resources, know their communities best, understand local criminal activity and how to address it and are uniquely positioned to help keep their residents safe; and,
- WHEREAS,** gun violence prevention is more critical than ever as communities across the country continue to feel the profound impact of rising gun violence; and,
- WHEREAS,** we reaffirm our commitment to reducing gun violence, pledging to do all we can to keep firearms out of the hands of those who should not have access to them, and to promote responsible gun ownership that helps keep our families and communities safe.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim June 5, 2026, as **National Gun Violence Awareness Day** and encourage all community members to wear orange on June 5 to further raise awareness about gun violence to commemorate the lives of gun violence victims, survivors and their families.

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

Theresa Rich, Mayor



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: May 11, 2026

DEPT: Planning and Community Development

RE: Revised Cluster Site Plan 59-4-2019

ADMINISTRATIVE SUMMARY:

Applicant: Ayman Rida
Owner: Cedar of Farmington Road, LLC.
Sidwell: 22-23-10-101-002

Zoning: RA-2, One-Family Residential District

Location: East side of Farmington Road, South of Thirteen Mile Rd.

Description:

The One Family Cluster Option is intended to permit the development of one-family residential patterns which, would provide for an alternative means for development of single-family areas where a parcel of land has characteristics which hinder practical development under normal subdivision approach or where the alternative will permit better preservation of natural features. Also, the cluster option permits smaller individual home lot sizes. Subdivisions developed under the cluster option are required to dedicate a minimum of 15% of the overall land area into common open space area.

The property was previously approved as Kendallwood Swim Club, the building, parking and pool have been removed. The property was approved with the one-family cluster option in 2018. A cluster site plan proposing 10 single-family detached homes was recommended with conditions by Planning Commission in August 2019 and conditionally approved by City Council in November 2019.

The project stalled with a cluster agreement not finalized or approved. The project restarted with engineering construction drawings submitted in 2025. The revised plans were reviewed and discrepancies between the previously approved and current version were identified by staff as requiring Planning Commission and City Council approval.

Cluster Site Plan 59-4-2019 proposes to develop 3.83 acres under the Cluster Site Plan option section of the Zoning Ordinance. The plan proposes a subdivision of 10 single-family detached homes at a maximum density of 2.61 units per acre with 1.61 acres in



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

open space. The project proposes to preserve 1.61 acres of open space (42%) which exceeds the minimum 15% of the overall land area.

Please see Carlisle Wortman Associates (CWA) review attached for a detailed review of the plans. The applicant has received a motion recommending conditional approval by the Planning Commission, the motion requires updating the existing tree survey/replacement plan. The applicant's representative has written a City Council request to modify the Planning Commission's recommendation to remove this condition.

PROCEDURAL HISTORY:

- July 18, 2018 - Planning Commission qualifies the site for Cluster Option at a Public Hearing with a density of 3.1 units per acre.
- August 15, 2019 - Planning Commission preliminary hearing and set for public hearing.
- November 11, 2019 - Planning Commission public hearing and recommendation to City Council.
- March 19, 2026 - Planning Commission preliminary hearing and set for public hearing (8-0.)
- April 16, 2026 - Planning Commission public hearing and recommendation to City Council (7-0.)

POTENTIAL COUNCIL ACTIONS:

Suggested Resolution for conditional APPROVAL:

Motion to Conditionally APPROVE Revised Cluster Site Plan 59-4-2019 dated revised April 2, 2026, based on the information provided by the applicant, public hearing comments, the May 1, 2026 CWA review letter, the April 27, 2026 City Engineer review, the May 1, 2026 Fire Marshall review and the following findings:

- 1. The proposed density is 2.61 units per acre, less than the maximum 3.1 units per acre that the property qualified through the cluster option.*
- 2. Frontage on a major thoroughfare qualifies the property for a higher density through the cluster option;*
- 3. The site characteristics including: unique parcel shape, presence of a floodplain and poor soils meet the intent of Section 34-3.17.2.B (finding the site has natural characteristics which are worth preserving and would make platting difficult).*
- 4. Development proposed preservation of 1.61 acres (42%) exceeding the minimum 15% open space preservation requirement of the cluster option.*



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

5. *The proposal meets the goals and objectives of the Master Plan.*
6. ***[Insert additional findings here.]***

Further resolve that the Revised Cluster Site Plan 59-4-2019 dated revised April 2, 2026 and elevations are approved, subject to the following conditions:

- (1) *The applicant shall designate the 1.61 acres of undisturbed vegetation/open space in the cluster agreement and master deed as a protected common area, ensuring the Homeowners Association is responsible for the maintenance.*
- (2) *The applicant shall provide an updated tree survey for administrative review prior to final site plan approval;*
- (3) *The applicant shall provide typical floor plans and building elevations;*
- (4) *All outstanding issues identified in the City Engineer's April 27, 2026, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and*
- (5) *All outstanding issues identified in the Fire Marshal's May 1, 2026, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.*
- (6) *An escrow deposit of 150% of the open space cost estimate to total \$ 53,204.00 be submitted to ensure completion of the landscape/open space improvements plan and*

[Insert additional conditions if appropriate.]

And further resolve that the City Attorney prepare the cluster agreement setting forth conditions of approval for City Council consideration and final approval.

Suggested Resolution for DENIAL:

*Resolve that the application for Revised Cluster Site Plan 59-4-2019 dated revised April 2, 2026 is denied, because it does not meet all provisions set forth in Section 34-3.17 of the Zoning Ordinance for the following reasons: **[Indicate reasons the Cluster Site Plan does not meet the requirements of Section 34-3.17.]***

Suggested Resolution for POSTPONEMENT:

*Resolve that the application for Revised Cluster Site Plan 59-4-2019 dated April 2, 2026, be postponed to a date certain (City Council date in 2026) in order to resolve issues: **[Indicate reasons the Cluster Site Plan will be postponed.]***



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

ATTACHMENTS:

- Action Petition to City Council dated April 23, 2026
- Cluster Site Plan 59-4-2019 plans
- Carlisle, Wortman Associate's review, dated May 1, 2026
- City Engineer's interoffice correspondence, dated April 27, 2026
- Fire Marshal's interoffice correspondence, dated May 1, 2026
- March 19, 2026, Planning Commission regular meeting minutes
- April 16, 2026, Planning Commission draft regular meeting minutes

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

Approved by: Karen Mondora, Interim City Manager



3121 E. Grand River Howell, MI 48843
517.546.4836 fax 517.548.1670
www.bosseng.com

April 23, 2026

Theresa Rich - Mayor
City of Farmington Hills City Council
31555 W. Eleven Mile Rd.
Farmington Hills, MI 48336

Project: Cedars of Farmington (Formerly known as McKenzie Green) Action Petition

Dear City Council,

The Cedars of Farmington is a proposed residential cluster development located along Farmington Road just south of 13 Mile Road at a former city recreational center site. The project would see the construction of 10 single-family homes, a private drive, utilities, and a storm system outletting into the Oakland County detention basin to the north. Notably, the development will not be impacting the existing tree buffer found along the southern property line near the Minnow Pond Drain and, in fact, will be supplemented. This project was presented before the Planning Commission and City Council under a different name, McKenzie Green, in November 2019. That project was recommended for approval by the Planning Commission and the City Council approved a cluster agreement to be created and signed, but this was never accomplished. The project ceased in 2020 and the site was sold, with the current owners resurrecting it last year.

Our petition pertains to the documentation of the existing tree buffer and the requirement for a new tree survey. During the March 19th Planning Commission meeting, the topic of a new tree survey was discussed as it was one of the items from the March 7th Carlisle | Wortman City planner review letter. None of the existing trees will be removed, save for the fourteen noted in the plans, which will be replaced as indicated. Although it is anticipated that some growth of these trees has occurred over the intervening years, the impact of these 14 existing trees on the tree replacement calculations would be minimal. Additionally, the existing tree buffer is proposed to be increased substantially with the inclusion of 90 tree saplings (WIPs). The saplings were understood to be part of the previous PUD agreement that the current owners have left in place. These supplemental WIPs will be advantageous for the site as the additional buffer material will complement the existing buffer that may have lessened in the previous few years. In larger buffer gaps these WIPs can take advantage of the lack of vegetative growth surrounding them to grow more quickly, thus filling any gaps that may exist.

It was for these reasons that the Planning Commission approved the motion to set the public hearing for this project and removed the requirement for a new tree survey as the provided tree survey was deemed acceptable. Unfortunately, this item was inadvertently left in the subsequent approval motion at the April 16th Planning Commission meeting.

Based on the available meeting minutes, we request that the City Council resolve this discrepancy in your formal approval motion to omit a new tree inventory requirement.

Respectfully,

A handwritten signature in black ink that reads "Jared Prather". The signature is written in a cursive style and is positioned above a horizontal line.

Jared M. Prather, PE
Project Engineer
jaredp@bosseng.com

PROPERTY DESCRIPTION:

OUTLOT D, KENDALLWOOD NO 4, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 96, PAGES 23 & 24, OAKLAND COUNTY RECORDS.

CITY OF FARMINGTON HILLS STANDARD NOTES:

NOTIFY THE CITY OF FARMINGTON HILLS ENGINEERING DIVISION 248-071-2500 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF FARMINGTON HILLS.

UTILITIES ARE TO BE UNDERGROUND.

CALL MISS DIG (1-800-647-7344 / 1-800-MISS DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

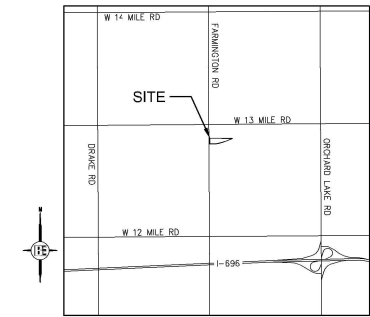
ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.

ALL EXCAVATION UNDER OR WITHIN 3 FEET OF THE PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDOT).

THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.

PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.

REVISED SITE PLAN/CONSTRUCTION PLAN FOR CEDARS OF FARMINGTON RESIDENTIAL DEVELOPMENT PART OF NW QUARTER, SECTION 10, T1N, R9E CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN 48334

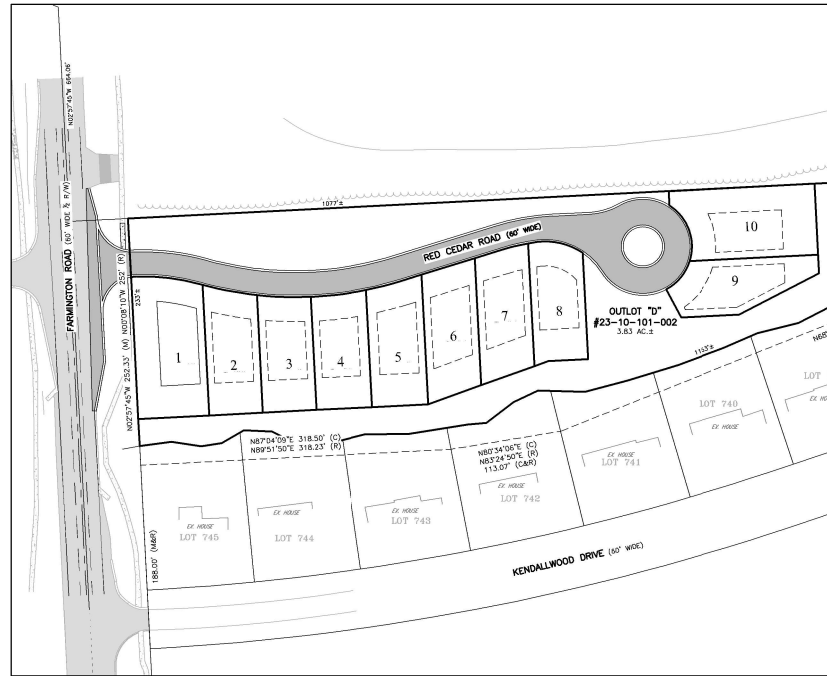


LOCATION MAP
NO SCALE

ESTIMATED UTILITY QUANTITIES		
SANITARY SEWER		
2' Ø MANHOLE	4	EA
2' Ø MANHOLE	1	EA
8" PVC SDR 26	742	LF
6" PVC SDR 23.5	775	LF
STORM SEWER		
2' Ø REAR YARD CATCH BASIN W/ 2' SLUMP	3	EA
4' Ø REAR YARD CATCH BASIN W/ 2' SLUMP	2	EA
2' Ø CATCH BASIN	4	EA
2' Ø MANHOLE	1	EA
4" ADS N-12 SLUMP LEAD PIPE	121	LF
12" ADS HP PIPE	821	LF
15" ADS HP PIPE	165	LF
15" FLARED END SECTION	1	EA
WATERMAIN		
STANDARD HYDRANT ASSEMBLY	1	EA
6" HYDRANT VALVE	1	EA
8"x6" TEE	2	EA
8" BEND	4	EA
10"x2" REDUCER	1	EA
8" CL 54 DI WATERMAIN	667	LF
6" CL 54 DI WATERMAIN	13	LF
1" TYPE 'K' COPPER WATER SERVICE LEAD	165	LF
1" CURB STOP	13	EA

Land Use Summary		
Characteristics	Existing Conditions	Proposed Conditions
Total Drainage Area (ac)	2.24	2.24
Impervious Area (ac)	1.67	1.68
Total Pervious Area (ac)	1.17	1.16
Pervious Area Breakdown by Cover Type		
Presumed/Unimproved Areas (non-cultivated)	1.17 ac	0.58 ac
Presumed NRCS Soil Type (A,B,C,w/D)	Soil Type A	Soil Type A
Improved Areas (turf grass, landscape, new crops)	-	0.57 ac
Presumed NRCS Soil Type (A,B,C,w/D)	Soil Type A	Soil Type A
Wooded Areas		
Dominant NRCS Soil Type (A,B,C,w/D)	Soil Type A	Soil Type A
CPWC Volume Calculated (cubic feet)	6325	-
CPWC Volume Provided (cubic feet)	0	-
CPWC Volume Provided (cubic feet)	8900	-

The Professional Engineer who signs and seals this site plan certifies that the values in this table reflect the NRCS volumetric calculations required for this development and that geotechnical investigations were performed that provide conclusive documentation that corroborates another information i.e., CPWC Volume Calculated is applicable.



OVERALL SITE MAP
NO SCALE

PERMITS & APPROVALS

AGENCY	DATE SUBMITTED	DATE APPROVED
• CITY ENGINEERING APPROVAL	04/23/25	03/03/26
• CITY PLANNING COMMISSION	02/18/26	-
• CITY - SESC	04/23/25	-
• OCWRC	04/23/25	-
• EGLE - ACT 399	01/29/26	02/12/26
• EGLE - PART 41	01/12/26	02/23/26
• EGLE - WETLAND	-	-
• GLWA	-	-

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	TREE SURVEY PLAN (PER NAGY & ASSOCIATES)
4A	TREE SURVEY SUPERIMPOSED ON SITE PLAN (PER NAGY & ASSOCIATES)
5	SITE PLAN
6	SITE AERIAL PLAN
7	GRADING & DRAINAGE PLAN
8	UTILITY PLAN
9	TRAFFIC CONTROL PLAN
10	LANDSCAPE PLAN & DETAILS
11	SOIL EROSION & SEDIMENTATION CONTROL PLAN
12	STORMWATER PROFILE
13	SANITARY SEWER PROFILE
14	WATERMAIN PROFILE
PLANS BY OTHERS (CITY & OCWRC DETAILS)	
1 OF 1	CITY OF FARMINGTON HILLS GENERAL DETAILS
1 OF 1	CITY OF FARMINGTON HILLS CONCRETE DETAILS
1 OF 1	CITY OF FARMINGTON HILLS STORM DETAILS
1 OF 1	CITY OF FARMINGTON HILLS SESC DETAILS
1 OF 1	OCWRC SESC DETAILS
1 OF 2	OCWRC SANITARY SEWER DETAILS
2 OF 2	OCWRC SANITARY SEWER DETAILS
1 OF 7	OCWRC WATERMAIN HYDRANT DETAILS
2 OF 7	OCWRC WATERMAIN GATE WELL DETAILS
3 OF 7	OCWRC WATERMAIN DUCTILE IRON DETAILS
4 OF 7	OCWRC WATERMAIN CROSSING DETAILS

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INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

9	DP	REVISION PER CITY RESUBMITAL	04/02/26
8	DP	REVISION PER CITY RESUBMITAL	02/19/26
7	DP	REVISION PER EGLE COMMENTS	02/09/26
6	DP	REVISION PER EGLE COMMENTS	02/02/26
5	DP	REVISION PER CITY REVIEW	12/09/25
4	DP	REVISION PER OCWRC & CITY REVIEW	10/17/25
3	DP	REVISION PER THFD REVIEW	08/27/25
2	DP	REVISION PER CITY REVIEW	08/07/25
1	DP	REVISION PER OCWRC & CITY REVIEW	07/22/25
NO BY	EX	REVISION	DATE

1

JOB NO: 24-410

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
2. A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
3. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
5. PAVED SURFACES, WALLWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED.
6. ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND ADA REQUIREMENTS. WHERE EXISTING CONDITIONS AN/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET ADA REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO WORK COMMENCING.
7. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
10. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL MAINTAIN THE AREA TO BE CONSTRUCTED FROM WORKDAYS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
12. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
13. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
14. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
16. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL, SHORTAGE OR RESPONSIBLE RELAYS DUE TO THE OPERATIONS OF OTHER PARTIES. DONE WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
17. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS.
18. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT WILL BE REQUIRED BY THE ENGINEER.
19. NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
21. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
22. ALL DEMOLISHED MATERIALS AND SOIL SPILLS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
23. ANY EXISTING APURTENANCES, SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
24. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTED MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.
25. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT ARE INCLUDED IN THE CONTRACT. ANY ITEMS NOT SPECIFICALLY DESIGNATED IN THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
26. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF APPROVED CONSTRUCTION PLANS, WITH THE LATEST REVISION DATE, ON SITE PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT OF ANY QUESTIONS PERTAINING TO THE INTENT OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR A FINAL DETERMINATION FROM THE DESIGN ENGINEER.
27. THE CONTRACTOR, NOT THE OWNER OR THE ENGINEER, ARE RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR SAFE EXECUTION OF THE PROJECT SCOPE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
28. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING CONSTRUCTION STAKES AS NECESSARY. CONTRACTOR TO NOTIFY CONSTRUCTION SUPERVISOR OF REPLACEMENT STAKES NEEDED WHICH SHALL BE AT THE CONTRACTORS EXPENSE.
29. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FRANCHISE UTILITY SERVICES (ELECTRIC, GAS, ETC.) OWNER AND/OR CONTRACTOR SHALL WORK WITH UTILITY COMPANIES ON FURNISHING SITE UTILITY LAYOUTS AND PROVIDING CONDUIT CROSSINGS AS REQUIRED.
30. DAMAGE TO ANY EXISTING UTILITIES OR INFRASTRUCTURE (INCLUDING PAVEMENT, CURB, SIDEWALK, ETC.) SHALL PROMPTLY BE REPLACED IN KIND AND SHALL BE AT THE CONTRACTORS EXPENSE.
31. COORDINATION OF TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND PER ALL CITY/TOWNSHIP/COUNTY REQUIREMENTS. COPIES OF ALL TEST REPORTS SHALL BE FURNISHED TO THE DESIGN ENGINEER.
32. PRIOR TO THE START OF CONSTRUCTION, PROTECTION FENCING SHALL BE ERRECTED AROUND THE TREE DRUPLINE OF ANY TREES INDICATED TO BE SAVED WITHIN THE LIMITS OF DISTURBANCE.
33. THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS, WHERE EXISTING DRAINAGE FACILITIES ARE IMPACTED/DISTURBED DUE TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ANY NECESSARY TEMPORARY DRAINAGE PROVISIONS.
34. SOIL BORING LOGS ARE REPRESENTATIVE OF SPECIFIC POINTS ON THE PROJECT SITE, AND IF PROVIDED TO THE CONTRACTOR ARE FOR INFORMATIONAL PURPOSES ONLY.
35. WHERE CITY/TOWNSHIP STANDARD CONSTRUCTION DETAILS/SPECIFICATIONS ARE PROVIDED AND ARE IN CONFLICT WITH NOTES AND SPECIFICATIONS HEREIN, THE CITY/TOWNSHIP STANDARD SHALL GOVERN.

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CONTRACTOR TO FOLLOW MANUFACTURER SPECS/RECOMMENDATIONS THAT SUPERCEDE PLANS

GENERAL GRADING & SFSC NOTES

1. THE CONTRACTOR SHALL HAVE IN PLACE ALL REQUIRED EROSION CONTROL METHODS AS INDICATED ON THE CONSTRUCTION PLANS AND AS REQUIRED BY GENERAL PRACTICE, SPECIFIC MEANS, METHODS AND SEQUENCES OF CONSTRUCTION. ANY ADDITIONAL SOIL EROSION CONTROL MEASURES BE NEEDED, THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN ENGINEER ON THESE ANTICIPATED METHODS. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE AT THE CONTRACTORS EXPENSE.
2. ACTUAL FIELD CONDITIONS MAY DICTATE ADDITIONAL OR ALTERNATE SOIL EROSION CONTROL MEASURES BE UTILIZED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR FIELD CONDITIONS THAT WARRANT ADDITIONAL AND/OR ALTERNATIVE SFSC MEASURES BE UTILIZED.
3. AT THE CLOSE OF EACH DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION OPERATIONS, MATERIALS, DEBRIS, ETC ARE CONTAINED ON-SITE.
4. AT THE CLOSE OF EACH WORKING DAY, ALL DRAINAGE STRUCTURES SHALL BE FREE OF DIRT AND DEBRIS AT THE FLOW LINE.
5. ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE PER MIDDLE REGULATIONS AND BEST PRACTICES. ALL SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR.
6. THE SOIL EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL SUCH A TIME THAT THE SITE IS DETERMINED TO BE ESTABLISHED WITH ACCEPTABLE AMOUNT OF VEGETATIVE GROUND COVER.
7. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SOODED OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
8. AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
9. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO CONSTRUCTING.
10. ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
11. ALL EXCAVATION UNDER OR WITHIN 3' FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MOT CLASS II).

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z602.2-2002 "AMERICAN STANDARD FOR NURSERY STOCK", AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. STOCK SHALL EXHIBIT NORMAL GROWTH HABIT AND BE FREE OF DISEASE, INSECTS, SOGS, LARVAE, & DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT, AND SECURELY WRAPPED AND BOUND.
3. ALL PLANT BED MATERIALS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, OTHER EXTRANEOUS OBJECTS, AND POOR SOILS TO A MINIMUM DEPTH OF 12-INCHES AND BACKFILLED TO GRADE WITH SPECIFIED PLANTING MIX (SEE SPECIFICATIONS).
4. PLANTING MIXTURE SHALL CONSIST OF 5 PARTS TOPSOIL FROM ON-SITE (AS APPROVED), 4 PARTS COARSE SAND, 1 PART SPHAGNUM PEAT MOSS (OR APPROVED COMPOST), AND 5 LBS OF SUPERPHOSPHATE FERTILIZER PER CU. YD. OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED FOR UNIFORM CONSISTENCY.
5. ALL PLANT BEDS AND INDIVIDUAL PLANTS, NOT OTHERWISE NOTED SHALL BE MULCHED WITH A 4-INCH LAYER OF SHREDED BARK MULCH. EDGE OF MULCH BEDS AS SHOWN. DECIDUOUS TREES IN LAWN AREAS SHALL RECEIVE A 5-7" DIAMETER CIRCLE OF MULCH AND CONIFER TREES 8-11" (PLANTED CROWN OF TREE) UNLESS OTHERWISE NOTED.
6. LANDSCAPE STONE SHALL BE INSTALLED WHERE NOTED OR INDICATED (HATCHED). STONE SHALL BE 1/4"-1-1/4" WASHED RIVER GRAVEL OR AS SELECTED AND SHALL BE INSTALLED TO A MINIMUM DEPTH OF 3-INCHES.
7. ALL LANDSCAPE BEDS, UNLESS OTHERWISE NOTED SHALL BE INSTALLED OVER WEED BARRIER FABRIC - WATER PENETRABLE FILTRATION FABRIC OF NON-WOVEN POLYPROPYLENE OR POLYESTER FABRIC. FABRIC SHALL BE OF SUITABLE THICKNESS FOR APPLICATION.
8. ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT, DURING THE ENTIRE OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL SPECIFICATIONS.
10. EDGING SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS NOT ADJACENT TO CONCRETE PAVEMENT. EDGING SHALL BE BLACK ALUMINUM EDGING, 3/16-INCH X 4-INCH. INSTALL PER MANUFACTURERS INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
11. SOIL SHALL BE DONE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO VARIETY BLUE GRASSES AND ONE TESSUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4-INCH AT TIME OF PLANTING, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10-INCHES BY 18-INCHES. SOIL SHALL BE KEPT MOIST AND LAID WITHIN 36-HOURS AFTER CUTTING.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LAWNS AND EXPRESSIONS. ALL SOODED AREAS THAT BROWN-OUT OR HAVE NOT FINELY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF 1 MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.
13. ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SOODED SHALL BE SEEDED AND MULCHED.
SEED MIXTURE SHALL BE AS FOLLOWS:
KENTUCKY BLUEGRASS (60% OF 3 VARIETIES - 30%
ADELPHI, RUSSY, SLATE, OR PARKS)
RUBY RED OR DAMSON RED FINE FESCUE 30%
ATLANTA RED TESSUE 20%
PENNYFEN PERENNIAL RYE 20%
14. THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 LBS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-0-10 ANALYSIS.
10% NITROGEN - MIN 25% FROM A UREA FORMALDEHYDE SOURCE
0.2 PHOSPHATE
10% POTASH - SOURCE POTASSIUM SULFATE OR POTASSIUM NITRATE
THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 LBS PER 1000 SQ FT OF BULK FERTILIZER.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LAWNS AND EXPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RE-SEEDED AND SUCH RE-SEEDED SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDING AREAS RESULTING FROM FROST SHALL BE REPAIRED BY THE CONTRACTOR.
16. ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SOODED SHALL FIRST RECEIVE A 6-INCH LAYER OF CLEAN, FRAGILE XPSOIL. THE SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.

GENERAL UTILITY NOTES

1. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE, UNLESS OTHERWISE NOTED ON THE PLANS. BEDDING SHALL BE OF UNIFORM GRANULATION MOT 60A STONE OR MOT CLASS II GRANULAR MATERIAL FOR SANITARY AND STORM PIPE AND MOT CLASS II GRANULAR MATERIAL ONLY FOR WATERMAIN.
2. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER.
3. BACKFILL SHALL BE OF A SUITABLE MATERIAL AND SHALL BE FREE OF ANY ORGANIC MATERIALS AND ROCKS.
4. BACKFILL ABOVE THE PIPE SHALL BE OF GRANULAR MATERIAL, MOT CLASS II TO A POINT 12" ABOVE THE TOP OF THE PIPE, WHERE THE TRENCH IS NOT WITHIN THE INFLUENCE OF THE ROAD. SUITABLE SITE MATERIAL MAY BE COMPACTED AND UTILIZED FROM A POINT 12" ABOVE THE PIPE TO GRADE, WHERE THE TRENCH IS WITHIN A 1:1 INFLUENCE OF THE ROAD. GRANULAR MATERIAL, MOT CLASS II OR II, IS TO BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 12" IN THICKNESS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH MASHTO 799.
5. 18" MINIMUM VERTICAL SEPARATION AND 15" HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATERMAIN AND SANITARY/STORM SEWER TO THE MAXIMUM EXTENT POSSIBLE.

GENERAL STORM NOTES

1. ALL STORM PIPE LENGTHS ARE SHOWN FROM C/L TO C/L OF STRUCTURE OR FROM C/L OF STRUCTURE TO DISCHARGE END OF FLARED END SECTION.
2. STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
2.1. REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF ASTM C76 WITH MODIFIED GROoved TONGUE AND RUBBER GASKETS MEETING THE REQUIREMENTS OF ASTM C443. RCP TO BE EITHER CLASS IV OR V AS CALLED OUT ON THE PLANS.
3. STORM PIPE JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212. HOPE AND PP PIPE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F177.
4. ALL STORM PIPE TO HAVE WATERIGHT PREMIUM Joints, UNLESS OTHERWISE NOTED ON THE PLANS.
5. STORM DRAINAGE STRUCTURES SHALL BE FURNISHED WITH STEPS WHICH SHALL BE STEEL ENCASED WITH POLYPROPYLENE PLASTIC OR EQUIVALENT. STEPS SHALL BE SET AT 18" CENTER TO CENTER.
6. FLARED END SECTIONS DISCHARGING STORM WATER SHALL RECEIVE A MINIMUM OF 10 50 YDS OF PLAIN CORALSTONE RSP RAP WITH A MINIMUM STONE SIZE OF 6" AND SHALL BE PLACED ON A GEOTEXTILE FABRIC WRAP.
7. ALL CATCH BASINS WITHIN THE ROADWAY SHALL INCLUDE INSTALLATION OF 6" DIAMETER PERFORATED PIPE SUBDRAIN.
8. STORM DRAINAGE STRUCTURE COVERS SHALL BE OF THE FOLLOWING (OR APPROVED EQUIVALENT):
COVER USE FRAME GATE/DOOR TYPE 'B'
M' MANHOLE 1040 TYPE 'B'
L' LAWN 1040 TYPE 'D2' GRATE
K' TYPE C & F CURB 7045 TYPE 'M' GRATE/7050 TYPE 'T1' BARK

LINES & HATCHES LEGEND

PROPOSED (PR)	EXISTING (EX)	CONTOUR
		SPOT ELEVATION
		SANITARY SEWER
		FORCE MAIN
		PRESSURE SEWER
		STORM SEWER
		WATER MAIN
		OVERHEAD WATER LEAD
		FIBER OPTIC
		OVERHEAD WIRE
		ELECTRIC GAS
		TELEPHONE
		FENCE
		UTILITY LINE
		WETLAND BOUNDARY
		LIMITS OF DRAINAGE
		MODIFIED CURB
		CONCRETE
		HIGH STRENGTH CONCRETE
		ASPHALT
		HIGH STRENGTH ASPHALT
		WETLAND

LIGHTING LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
		DOUBLE FIXTURE LIGHT POLE
		SINGLE FIXTURE LIGHT POLE
		WALL MOUNTED LIGHT FIXTURE
		GROUND LIGHT FIXTURE
		FOOT CANDLES ON SITE
		FOOT CANDLES OFF SITE
		FOOT CANDLES CONTOURS
		CANOPY MOUNTED LIGHT FIXTURE

LANDSCAPE LEGEND

	EXISTING CONIFER TREE		EXISTING DECIDUOUS TREE
	PROPOSED CONIFER TREE		PROPOSED DECIDUOUS TREE
	PROPOSED TREE PROJECTION		PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUBS		PROPOSED GRASSES & PERENNIALS
	SEED		PROPOSED LANDSCAPE BOULDER
	MULCH		

SYMBOL LEGEND

	STORM DRAINAGE FLOW		CATCH BASIN (PROPOSED)
	GUY WIRE		SOIL BORING
	POWER POLE		STEEL ROD OR PIPE FOUND
	TRANSFORMER PAD		WOOD LATN SET
	ELECTRICAL RISER		MONUMENT FOUND
	ELECTRICAL MARKER		SECTION CORNER
	ELECTRICAL METER		GAS PUMP
	AIR CONDITIONING UNIT		ANTENNA
	TELEPHONE RISER		SATELLITE DISH
	GAS RISER		NEWSPAPER BOX
	U.S. GAS MARKER		PARKING METER
	GAS METER		PHONE BOOTH
	CABLE TV RISER		HANDICAP SYMBOL
	U.S. CABLE TV MARKER		BENCHMARK
	WELL		LIGHT POLE
	WATER MANHOLE		
	GATE VALVE (EXISTING)		
	GATE VALVE (PROPOSED)		
	HYDRANT (EXISTING)		
	HYDRANT (PROPOSED)		
	CATCH BASIN (EXISTING)		
	YARD CATCH BASIN (EXISTING)		

ABBREVIATIONS

FEE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFL	GARAGE FLOOR ELEVATION
FG	FINISHED GRADE
1/A	TOP OF ASPHALT
1/C	TOP OF CURB
T/C	TOP OF CONCRETE
1/W	TOP OF WALK
1/P	TOP OF PIPE
B/P	BOTTOM OF PIPE
F/A	FLOW LINE OF PIPE
R/M	RIM ELEVATION (AT FLOW LINE)
IN	INVERT ELEVATION
MB	MANHOLE
CB	CATCH BASIN
RY	REAR YARD
YS	YARD SIGN
RD	ROAD DRAIN
RES	REAR END SECTION
CMP	CORRUGATED METAL PIPE
CRP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
HDP	HIGH DENSITY POLYETHYLENE
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLYETHYLENE
GV	GATE VALVE
DVB	DATE VALVE IN BOX
HYD	HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
UT	UTILITY POLE
NFV	NOT FIELD VERIFIED
TR	TO BE REMOVED
L	LAWN
LI	LIQUID
L.C.R.	LIVESTOCK COUNTY RECORDS
M&D	MEASUREMENT AND RECORD
L.O.B.	POINT OF BEGINNING

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GENERAL NOTES & LEGEND

PROJECT: CEDARS OF FARMINGTON

DATE: 04/27/25

DESIGNED BY: DH

DRAWN BY: JP

CHECKED BY:

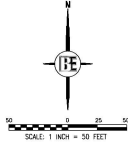
SCALE: NO SCALE

JOB NO: 24-410

DATE: 04/23/25

SHEET NO: 2

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



- BENCHMARKS:**
- BENCHMARK #200 - MAG NAIL WITH BOSS BM TAG SET S/S 12' ELM 860.20
 - BENCHMARK #201 - MAG NAIL WITH BOSS BM TAG SET N/S 30' ELM 857.81
 - BENCHMARK #203 - BM "X" ON N/S SAN MH RM 856.62

GENERAL SURVEY NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED WITH GPS USING CPUS GPS POST-PROCESSING (NAV808 DATUM).
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH MISS DIG MARKINGS AND CAD DRAWING PREPARED BY SLAK ENGINEERING P.C. FOR NO. 19-077, DATED 4/19/2020.
- PART OF SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN, ZONE AE, WITH A BASE FLOOD ELEVATION OF 856.2, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), FOR THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, MAP NUMBER 26150C06, WITH AN EFFECTIVE DATE OF 8/20/2008 ALONG WITH THE OAKLAND COUNTY FLOOD INSURANCE STUDY. THE APPROXIMATE LOCATION OF CROSS SECTIONS A1 AND A2 ARE SHOWN ON THIS SURVEY, AS DEPICTED ON THE FEMA MAP. (ELEVATIONS ARE IN FEET IN NAV808 DATUM). CROSS SECTION A1 SHOWS THE 1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION OF 855.9 WITHOUT FLOODWAY AND 856.0 WITH FLOODWAY. CROSS SECTION A2 SHOWS THE 1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION OF 855.7 WITH AND WITHOUT FLOODWAY.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
- ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-483-7171.
- THERE WAS SNOW ON THE GROUND AT THE TIME OF FIELDWORK FOR THIS SURVEY.



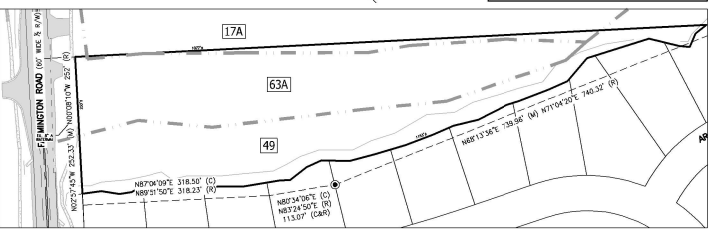
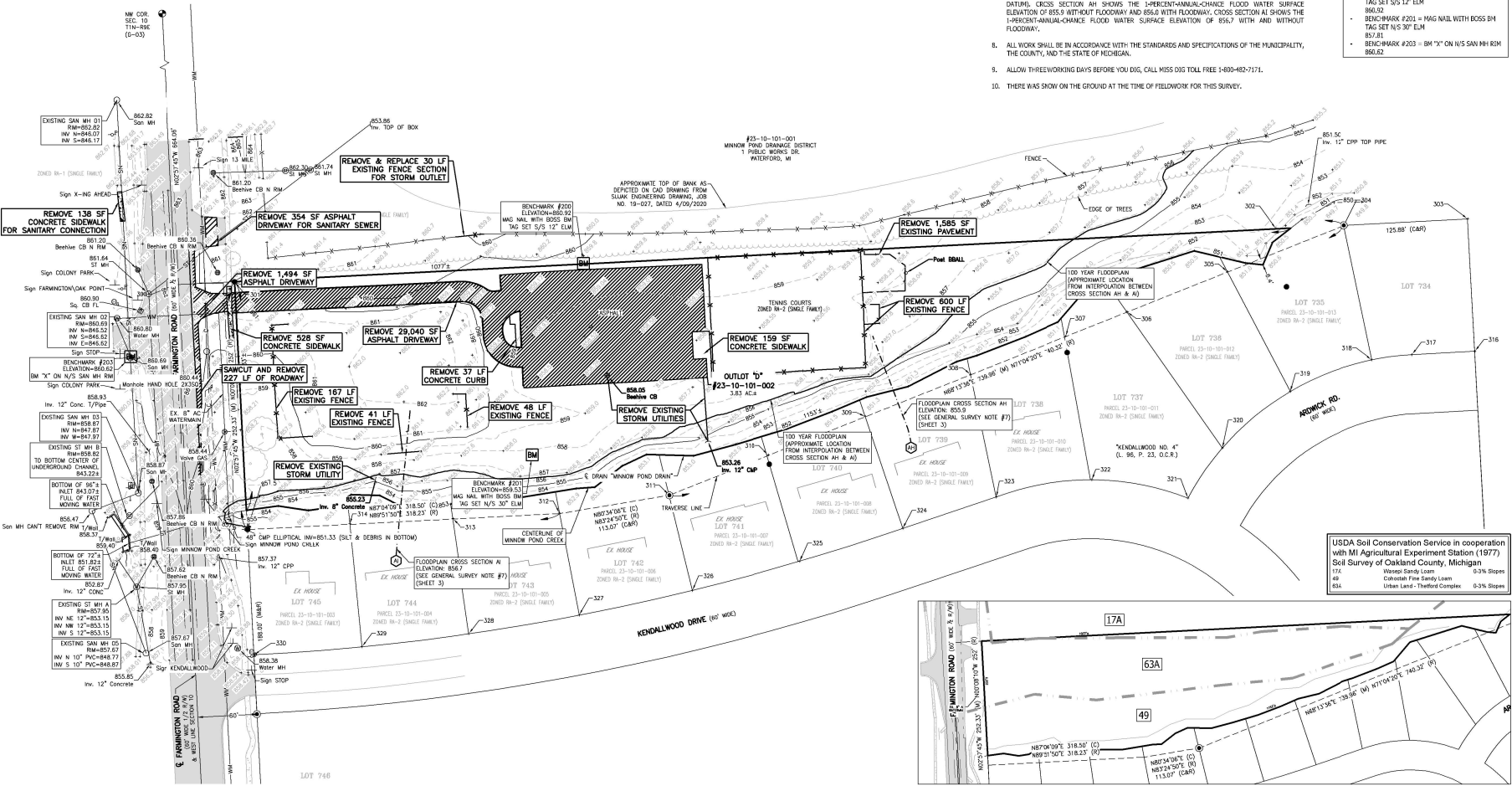
BEBOSS
Engineering
Surveying Planning Landscape Architecture
3121 E. GRAND RIVER AVE.
HOWELL, MI, 48843
517.546.4838 FAX 517.546.1670

CEDARS OF FARMINGTON
CEDARS OF FARMINGTON ROAD, LLC
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
517.546.4838 FAX 517.546.1670

NO.	REVISION	DATE	BY	DESCRIPTION
1	REVISION PER CITY RESUBMITTAL	04/07/25	JH	PROJECT
2	REVISION PER CITY RESUBMITTAL	02/19/24	JH	PREPARED FOR:
3	REVISION PER CITY RESUBMITTAL	12/05/23	JH	FOR:
4	REVISION PER SURVEY & CITY REVIEW	10/17/23	JH	
5	REVISION PER MISS DIG REVIEW	09/27/23	JH	
6	REVISION PER CAMEL & CITY REVIEW	07/27/23	JH	

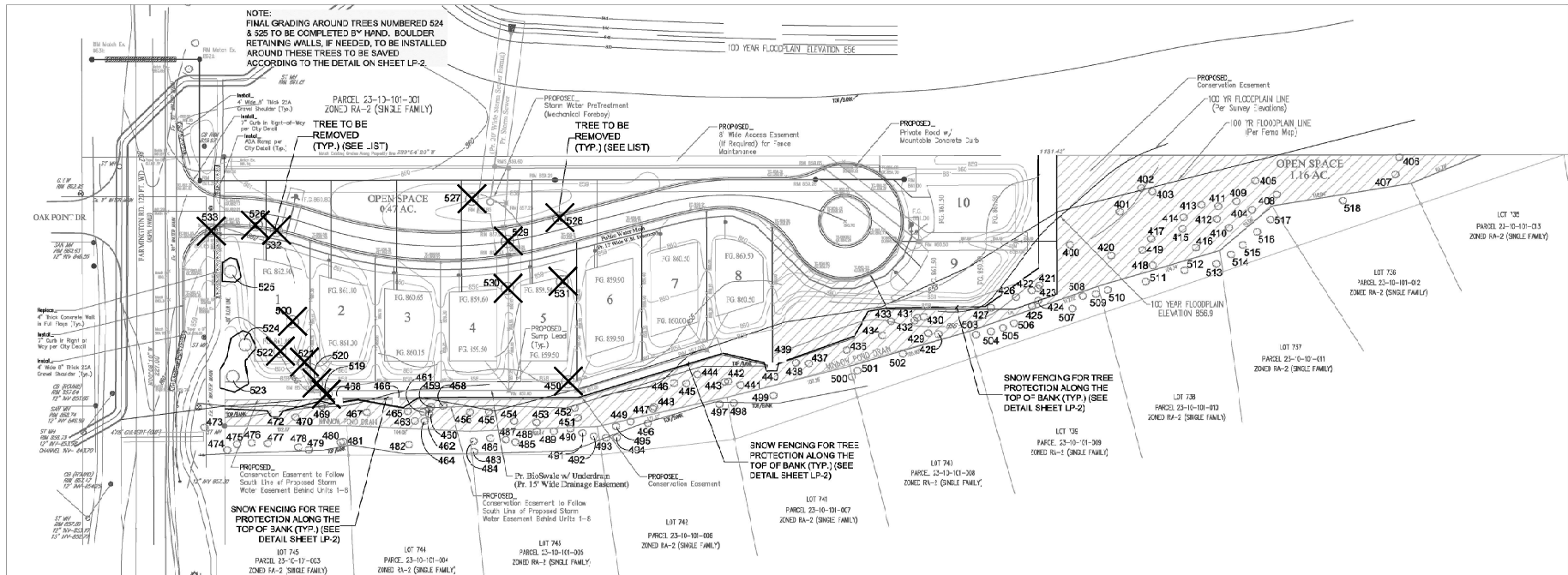
DESIGNED BY: JH
DRAWN BY: JH
CHECKED BY: JH
SCALE: 1" = 30'
JOB NO. 24-410
DATE 04/19/25
SHEET NO. 3

3
BEBOSS
Engineering



USDA Soil Conservation Service in cooperation with MI Agricultural Experiment Station (1977) Soil Survey of Oakland County, Michigan
17A Westport Sandy Loam 0-3% Slopes
63A Caledonia Fine Sandy Loam Urban Land - Thefted Complex 0-3% Slopes

SITE SOIL MAP
1" = 100'
SCALE: 1 INCH = 100 FEET



TREE PRESERVATION PLAN

TREE INVENTORY LIST

TAG#	COMMON NAME	BOTANICAL NAME	CONDITION	ACTION	TAG#	COMMON NAME	BOTANICAL NAME	CONDITION	ACTION
400 20'	Honeycreek	<i>Geothlas microcarpa</i>	Poor	Save	441 20'	Cottonwood	<i>Populus deltoides</i>	Fair	Save
401 20'	Honeycreek	<i>Geothlas microcarpa</i>	Fair	Save	442 21', 23'	Willow	<i>Salix sp.</i>	Fair	Save
402 8'	Red Mulberry	<i>Morus rubra</i>	Poor	Save	443 10'	American Elm	<i>Ulmus americana</i>	Decap	Remove
403 8'	Black Alder	<i>Alnus nigra</i>	Fair	Save	444 40'	Willow	<i>Salix sp.</i>	V. Poor	Save
404 7'	Box Elder	<i>Acer negundo</i>	Poor	Save	445 10'	Cottonwood	<i>Populus deltoides</i>	V. Poor	Save
405 12'	Black Cherry	<i>Prunus serotina</i>	V. Poor	Save	446 7'	Box Elder	<i>Acer negundo</i>	Fair	Save
406 20', 32'	Willow	<i>Salix sp.</i>	V. Poor	Save	447 15'	Red Mulberry	<i>Morus rubra</i>	V. Poor	Save
407 30'	Willow	<i>Salix sp.</i>	V. Poor	Save	448 8', 10'	Box Elder	<i>Acer negundo</i>	Fair	Save
408 10', 3'	Box Elder	<i>Acer negundo</i>	V. Poor	Save	449 7'	Box Elder	<i>Acer negundo</i>	Fair	Save
409 8'	Box Elder	<i>Acer negundo</i>	Poor	Save	450 14'	Box Elder	<i>Acer negundo</i>	Poor	Save
410 10'	Box Elder	<i>Acer negundo</i>	V. Poor	Save	451 10'	Box Elder	<i>Acer negundo</i>	Poor	Save
411 10'	Box Elder	<i>Acer negundo</i>	Poor	Save	452 8'	Box Elder	<i>Acer negundo</i>	Poor	Save
412 7'	Box Elder	<i>Acer negundo</i>	Poor	Save	453 10'	American Elm	<i>Ulmus americana</i>	Fair	Save
413 20'	Willow	<i>Salix sp.</i>	Poor	Save	454 14.5', 6"	Willow	<i>Salix sp.</i>	Poor	Save
414 8'	Box Elder	<i>Acer negundo</i>	Poor	Save	455 8'	Box Elder	<i>Acer negundo</i>	Poor	Save
415 11'	Box Elder	<i>Acer negundo</i>	Poor	Save	456 10'	Box Elder	<i>Acer negundo</i>	Poor	Save
416 20'	American Elm	<i>Ulmus americana</i>	Fair	Save	457 12', 16'	Box Elder	<i>Acer negundo</i>	V. Poor	Save
417 8'	Box Elder	<i>Acer negundo</i>	V. Poor	Save	458 9'	Red Mulberry	<i>Morus rubra</i>	V. Poor	Save
418 9'	Box Elder	<i>Acer negundo</i>	V. Poor	Save	459 21'	American Elm	<i>Ulmus americana</i>	Fair	Save
419 8'	Box Elder	<i>Acer negundo</i>	Poor	Save	470 10', 20'	Willow	<i>Salix sp.</i>	V. Poor	Save
420 11'	Red Mulberry	<i>Morus rubra</i>	Poor	Save	471 8'	Box Elder	<i>Acer negundo</i>	V. Poor	Save
421 13'	Red Mulberry	<i>Morus rubra</i>	Fair	Save	472 7', 11'	Box Elder	<i>Acer negundo</i>	V. Poor	Save
422 8'	American Elm	<i>Ulmus americana</i>	Fair	Save	473 14'	Red Mulberry	<i>Morus rubra</i>	Poor	Of Sta
423 40'	Willow	<i>Salix sp.</i>	V. Poor	Save	474 41'	Willow	<i>Salix sp.</i>	Decap	Of Sta
424 21', 24'	Willow	<i>Salix sp.</i>	Poor	Save	475 16', 18'	Willow	<i>Salix sp.</i>	Decap	Of Sta
425 50'	Willow	<i>Salix sp.</i>	Poor	Save	476 14', 15'	Willow	<i>Salix sp.</i>	Decap	Of Sta
427 10'	Black Cherry	<i>Prunus serotina</i>	Fair	Save	477 11', 12'	Willow	<i>Salix sp.</i>	Decap	Of Sta
428 20'	Red Mulberry	<i>Morus rubra</i>	Poor	Save	478 17'	Red Mulberry	<i>Morus rubra</i>	Poor	Of Sta
429 16'	American Elm	<i>Ulmus americana</i>	V. Poor	Save	479 11', 12'	Willow	<i>Salix sp.</i>	Decap	Of Sta
430 30'	American Elm	<i>Ulmus americana</i>	Poor	Save	480 12'	Red Mulberry	<i>Morus rubra</i>	Poor	Of Sta
431 7'	Red Mulberry	<i>Morus rubra</i>	Poor	Save	481 9'	American Elm	<i>Ulmus americana</i>	Fair	Of Sta
432 6'	Red Mulberry	<i>Morus rubra</i>	Fair	Save	482 8', 12'	Red Mulberry	<i>Morus rubra</i>	V. Poor	Of Sta
433 10'	Red Mulberry	<i>Morus rubra</i>	V. Poor	Save	483 17'	Box Elder	<i>Acer negundo</i>	Poor	Of Sta
434 10'	Red Mulberry	<i>Morus rubra</i>	V. Poor	Save	484 10', 13'	Box Elder	<i>Acer negundo</i>	V. Poor	Of Sta
435 10'	Red Mulberry	<i>Morus rubra</i>	V. Poor	Save	485 9'	Box Elder	<i>Acer negundo</i>	Poor	Of Sta
436 9', 11', 14'	Red Mulberry	<i>Morus rubra</i>	V. Poor	Save	487 11', 13'	Box Elder	<i>Acer negundo</i>	V. Poor	Of Sta
437 11'	Box Elder	<i>Acer negundo</i>	V. Poor	Save	488 7', 11'	Box Elder	<i>Acer negundo</i>	V. Poor	Of Sta
438 8'	Box Elder	<i>Acer negundo</i>	Poor	Save	489 17', 18'	Box Elder	<i>Acer negundo</i>	V. Poor	Of Sta
439 8', 7'	Red Mulberry	<i>Morus rubra</i>	V. Poor	Save	490 10', 20'	Willow	<i>Salix sp.</i>	Decap	Of Sta
440 20'	Willow	<i>Salix sp.</i>	V. Poor	Save	491 31', 33'	Silver Maple	<i>Acer saccharinum</i>	Poor	Of Sta
441 10'	Red Mulberry	<i>Morus rubra</i>	Poor	Save	492 11'	Red Mulberry	<i>Morus rubra</i>	Poor	Of Sta
442 4', 7'	Box Elder	<i>Acer negundo</i>	V. Poor	Save	493 14'	American Elm	<i>Ulmus americana</i>	Fair	Of Sta
443 8'	Red Mulberry	<i>Morus rubra</i>	Fair	Save	494 30'	Cottonwood	<i>Populus deltoides</i>	Fair	Of Sta
444 12'	Red Mulberry	<i>Morus rubra</i>	Poor	Save	495 14', 22'	Willow	<i>Salix sp.</i>	Fair	Of Sta
445 9', 12', 14'	Red Mulberry	<i>Morus rubra</i>	Poor	Save	496 12'	Red Mulberry	<i>Morus rubra</i>	Poor	Of Sta
446 7'	American Elm	<i>Ulmus americana</i>	Fair	Save	497 10'	Box Elder	<i>Acer negundo</i>	Poor	Of Sta
447 20'	Willow	<i>Salix sp.</i>	V. Poor	Save	498 22', 25'	Box Elder	<i>Acer negundo</i>	V. Poor	Of Sta
448 15', 19'	Willow	<i>Salix sp.</i>	V. Poor	Save	499 30'	American Elm	<i>Ulmus americana</i>	Fair	Of Sta
449 16', 18'	Willow	<i>Salix sp.</i>	V. Poor	Save					

DEFINITION OF RATINGS:

*** GOOD:**
The tree appears to be a healthy and satisfactory condition with an overall sound stem structure and with a full and balanced crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty-five (25) years. The rating based on the health / condition chart ranges from 30 to 24.

*** FAIR:**
The tree appears to be in a healthy and satisfactory condition with a minimum of structural problems and with minor crown irregularities or thin crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty (20) years. The rating based on the health / condition chart ranges from 23 to 16.

*** POOR:**
The tree appears to be in an unhealthy condition with structural problems and with major crown imbalance, dead or dying limbs, or growth only in the top quarter of the tree; the growth habit is misshapen and awkward; there is evidence of pests or diseases present; and the life expectancy is judged to be less than ten (10) years. The rating based on the health / condition chart ranges from 15 to 7.

*** VERY POOR (V. POOR):**
The tree appears to be in an unhealthy condition with major structural problems and with major crown imbalance or several dead limbs and/or peeling bark; the growth habit is severely misshapen and awkward; there is evidence of pests or diseases present; and the life expectancy is judged to be less than five (5) years. The rating based on the health / condition chart ranges from 6 to 1.

*** DEAD:**
The tree has no live branches, is topped, or fallen.

TREE REPLACEMENT CALCULATIONS

Total Number of Trees on Site: 74
 Spots: 34
 Remove Regulated (R): 10
 Remove Without Replacement (R^W): 5
 Remove Landmark (RLM): 4 @ 50'
 Off Site (CS): 45
 Replacements Required (Seventy-six inches (50')
 Replacement at a one-to-one ratio: Ten (10) trees at three inch caliper equals 30' total
 Landmark replacement at twenty five percent of total caliper inches removed: 30' times 0.25 equals 7.5' total

TREE HEALTH / CONDITION FACTORS & RATINGS

Factor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
1. Trunk	Sound 8" dia.	Sound 6" dia.	Sound 4" dia.	Sound 2" dia.	Sound 1" dia.	Sound 1/2" dia.	Sound 1/4" dia.	Sound 1/8" dia.	Sound 1/16" dia.	Sound 1/32" dia.	Sound 1/64" dia.	Sound 1/128" dia.	Sound 1/256" dia.	Sound 1/512" dia.	Sound 1/1024" dia.	Sound 1/2048" dia.	Sound 1/4096" dia.	Sound 1/8192" dia.	Sound 1/16384" dia.	Sound 1/32768" dia.	Sound 1/65536" dia.	Sound 1/131072" dia.	Sound 1/262144" dia.	Sound 1/524288" dia.	Sound 1/1048576" dia.	Sound 1/2097152" dia.	Sound 1/4194304" dia.	Sound 1/8388608" dia.	Sound 1/16777216" dia.	Sound 1/33554432" dia.	
2. Growth Rate	> 1/2" dia. increase	> 1/4" dia. increase	> 1/8" dia. increase	> 1/16" dia. increase	> 1/32" dia. increase	> 1/64" dia. increase	> 1/128" dia. increase	> 1/256" dia. increase	> 1/512" dia. increase	> 1/1024" dia. increase	> 1/2048" dia. increase	> 1/4096" dia. increase	> 1/8192" dia. increase	> 1/16384" dia. increase	> 1/32768" dia. increase	> 1/65536" dia. increase	> 1/131072" dia. increase	> 1/262144" dia. increase	> 1/524288" dia. increase	> 1/1048576" dia. increase	> 1/2097152" dia. increase	> 1/4194304" dia. increase	> 1/8388608" dia. increase	> 1/16777216" dia. increase	> 1/33554432" dia. increase	> 1/67108864" dia. increase	> 1/134217728" dia. increase	> 1/268435456" dia. increase	> 1/536870912" dia. increase	> 1/1073741824" dia. increase	
3. Structure	Sound	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	Minor decay	
4. Insects & Diseases	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	No pests present	
5. Crown Development	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	Full & balanced	
6. Life Expectancy	> 30 years	> 25 years	> 20 years	> 15 years	> 10 years	> 5 years	> 3 years	> 2 years	> 1 year	> 6 months	> 3 months	> 1 month	> 1 week	> 1 day	> 1 hour	> 1 minute	> 1 second	> 1 millisecond	> 1 microsecond	> 1 nanosecond	> 1 picosecond	> 1 femtosecond	> 1 attosecond	> 1 zeptosecond	> 1 yoctosecond	> 1 rontosecond	> 1 quectosecond	> 1 septosecond	> 1 octosecond	> 1 nonosecond	> 1 decasecond

GENERAL NOTES:

- No construction or tree removal shall occur or take until final site plan approval has been granted and the location of the tree protection fences have been inspected and approved by the City of Farmington Hills. A Tree Form must be obtained for the construction from the Planning Department prior to any tree removal activity involving trees six inches (6") or more diameter at breast height (d.b.h.).
- Replacement trees are indicated on Sheet LP-1. Replacement trees must be species, height, and trunk and shall be guaranteed for one (1) year.

NOTES:

- See Sheet TS - 1: TREE SURVEY for locations of existing trees and size and type of existing trees.
- See Sheet LP - 1: LANDSCAPE PLAN for proposed plantings, landscape calculations, cost estimate, and plant list.
- See Sheet LP - 2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planting details, tree protection detail, and tree pruning detail.

date: April 18, 2019
 revised:
 07-18-2019 Review for site plan changes.
 08-18-2019 Review for P.C. comments.
 02-12-2020 Review for changes to rear lot lines of Lots 1-6.
 05-20-2020 Review for minor changes to utilities.
 03-21-2021 Review for changes to utilities.
 11-48-2022 Review for changes to utilities.



LANDSCAPE PLAN FOR:
 Yaldo Construction
 31000 Northwestern Hwy.
 Suite 110
 Farmington Hills, Michigan
 48324
 (248) 521-0978

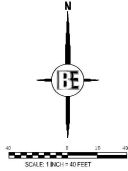
PROJECT LOCATION:
 McKenzie Green
 29150 Farmington Road
 Farmington Hills, Michigan
 48334

LANDSCAPE PLAN BY:
 Nagy Devin Land Design
 31736 West Chicago Ave.
 Livonia, Michigan 48150
 (734) 634-9208

TS - 2: TREE SURVEY SUPERIMPOSED ON THE SITE PLAN / TREE PRESERVATION PLAN

* Base data provided by Sujak Engineering, P.L.C.

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



923-10-101-001
MINNOW POND DRAINAGE DISTRICT
1 PUBLIC WORKS DR.
WATERFORD, MI

APPROXIMATE TOP OF BANK AS
DEPICTED ON CAD DRAWING FROM
SIAK ENGINEERING DRAWING, JOB
NO. 19-027, DATED 4/09/2020

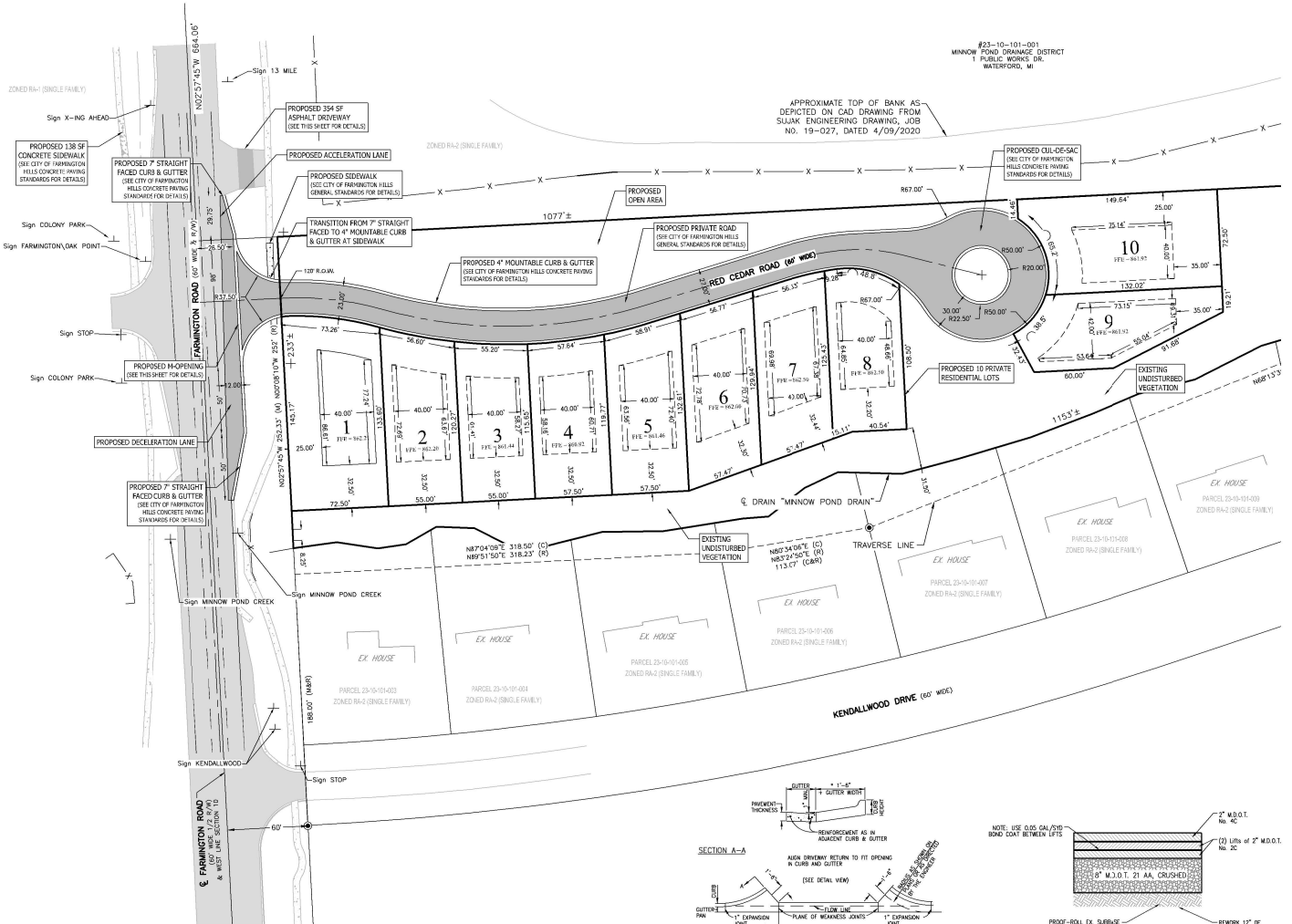
LEGAL DESCRIPTION:
OUTLOT B1, KENDALLWOOD NO 4, CITY OF FARMINGTON HILLS,
OAKLAND COUNTY, MICHIGAN ACCORDING TO THE PLAT THEREOF AS
RECORDED IN LIBER 96, PAGES 23 & 24, OAKLAND COUNTY RECORDS.



BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
517.546.4836 FAX 517.546.1670

CEDARS OF FARMINGTON
CEDARS OF FARMINGTON ROAD, LLC
PREPARED FOR:
PREPARED BY:
DATE:

REVISION PER	DATE	DESCRIPTION
REVISION PER CITY RESUBMITTAL	04/27/25	PROJECT
REVISION PER CITY RESUBMITTAL	02/17/25	PROJECT
REVISION PER CITY COMMENTS	02/17/25	PROJECT
REVISION PER CITY COMMENTS	12/02/24	PROJECT
REVISION PER CITY COMMENTS	12/02/24	PROJECT
REVISION PER COMING A CITY REVIEW	10/17/24	PROJECT
REVISION PER THIRD REVIEW	10/17/24	PROJECT
REVISION PER COMING A CITY REVIEW	07/22/24	PROJECT
REVISION PER COMING A CITY REVIEW	07/22/24	PROJECT
REVISION PER	DATE	DESCRIPTION



SITE DATA:

CITY OF FARMINGTON HILLS
PARCEL 23-10-101-002
20150 FARMINGTON ROAD, FARMINGTON HILLS, MI 48334
3.83 AC ±

ZONING: ONE FAMILY RESIDENTIAL DISTRICT (RA-2)
SCHOOL DISTRICT: FARMINGTON PUBLIC SCHOOLS

EXISTING SITE USE: FORMERLY KENDALLWOOD SWIM CLUB
PROPOSED USE: ONE FAMILY CLUSTER PER SECTION 34-3.17 A-i, B-i, v, & v-i

MAX. LOT COVERAGE: 35.0% BLDG.
EXISTING LOT COVERAGE: 0.00% BLDG, 28.7% IMPERVIOUS
PROPOSED LOT COVERAGE: 15.4% BLDG, 28.6% IMPERVIOUS

EX. LOT AREA: 3.83 AC ± (166,876 SF)
MIN. LOT AREA REQUIRED FOR ZONING: 36,500 SF (PER SUBDIVISION)
MIN. LOT WIDTH: 90 FT AVG. LOT WIDTH: 55 FT

PROPOSED CONDITIONS:

EXISTING UNDISTURBED VEGETATION	17,533 SF (0.40 AC)
PROPOSED ASPHALT DRIVEWAY	3,257 SF (0.07 AC)
PROPOSED ASPHALT DRIVEWAY-OFFSITE	2,749 SF (0.06 AC)
PROPOSED CONCRETE CURB	679 SF (0.02 AC)
PROPOSED CONCRETE CURB-OFFSITE	27,404 SF (0.63 AC)
PROPOSED BUILDINGS	47,686 SF (1.09 AC)
SUBTOTAL:	116,676 SF (2.64 AC)

PERVIOUS AREAS =

EXISTING UNDISTURBED VEGETATION	49,665 SF (1.14 AC)
PROPOSED OPEN SPACE	20,568 SF (0.47 AC)
PROPOSED LAWN/VEGETATION	48,997 SF (1.13 AC)
SUBTOTAL:	119,230 SF (2.74 AC)

TOTAL SITE AREAS = TOTAL: 166,876 SF (3.83 AC)

SETBACKS:	FRONT:	REAR:	SIDE:	SIDE:	AREA (SF):	AREA (AC):
REQUIRED:	35'	35'	91.1'	20'	TOTAL	
UNIT 1:	25'	32.50'	24.95/7.5'	32.45'	10,267	0.24
UNIT 2:	25'	32.50'	7.5/7.5'	15'	6,940	0.16
UNIT 3:	25'	32.50'	7.5/7.5'	15'	6,447	0.15
UNIT 4:	25'	32.50'	7.5/7.5'	15'	6,722	0.15
UNIT 5:	25'	32.50'	10/7.5'	17.5'	7,225	0.17
UNIT 6:	25'	32.50'	7.5/7.5'	15'	7,220	0.17
UNIT 7:	25'	33.46'	7.5/7.5'	15'	7,057	0.16
UNIT 8:	25'	32.20'	7.5/7.5'	15'	6,568	0.15
UNIT 9:	25'	39'	7.5/7.5'	15'	6,747	0.15
UNIT 10:	25'	39'	7.5/20'	32.50'	9,914	0.23
OPEN SPACE NORTH:					20,568	0.47
UNDISTURBED SPACE:					49,665	1.14
OPEN SPACE REQUIRED (15%):	3.83 AC * 0.15 = 0.57 AC					
TOTAL UNDISTURBED & OPEN SPACE:	0.47 AC + 1.14 AC = 1.61 AC					

MAXIMUM BLDG HEIGHT: 30'
TOTAL FLOOR AREA MINIMUM PER UNIT: 939 SF
GROUND FLOOR AREA MINIMUM PER UNIT: 601 SF

SITE DEVELOPMENT NOTES:

STORM WATER DETENTION SHALL BE PROVIDED IN THE EXISTING MINNOW POND DETENTION FACILITY TO THE NORTH.

ALL PROPOSED PUBLIC UTILITY LOCATIONS SHALL BE COORDINATED WITH CITY OF FARMINGTON HILLS ENGINEERING DEPARTMENT.

FIRE HYDRANT LOCATIONS SHALL BE COORDINATED WITH CITY OF FARMINGTON HILLS FIRE AND ENGINEERING DEPARTMENTS.

ALL PROPOSED BUILDINGS SHALL HAVE A FINISHED GRADE OF NO LESS THAN 12" ABOVE THE EXISTING 100 YEAR FLOODPLAIN.

CITY OF FARMINGTON HILLS STANDARD NOTES:

NOTIFY THE CITY OF FARMINGTON HILLS ENGINEERING DIVISION 248-871-2560 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF FARMINGTON HILLS.

UTILITIES ARE TO BE UNDERGROUND.

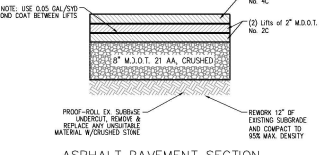
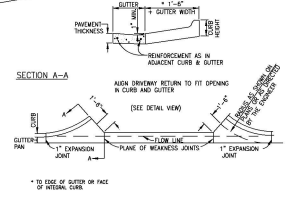
CALL MISS DIG (1-800-647-7344 / 1-800-MISS DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.

ALL EXCAVATION UNDER OR WITHIN 3 FEET OF THE PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MOOT).

THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO DISTING UTILITIES.

PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.



CONCRETE DRIVEWAY OPENING - MDOT STANDARD J-42 DETAIL 'M' (NO SCALE)

ASPHALT PAVEMENT SECTION (SECTION TO BE SPECIFIED BY SOIL'S ENGINEER)

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

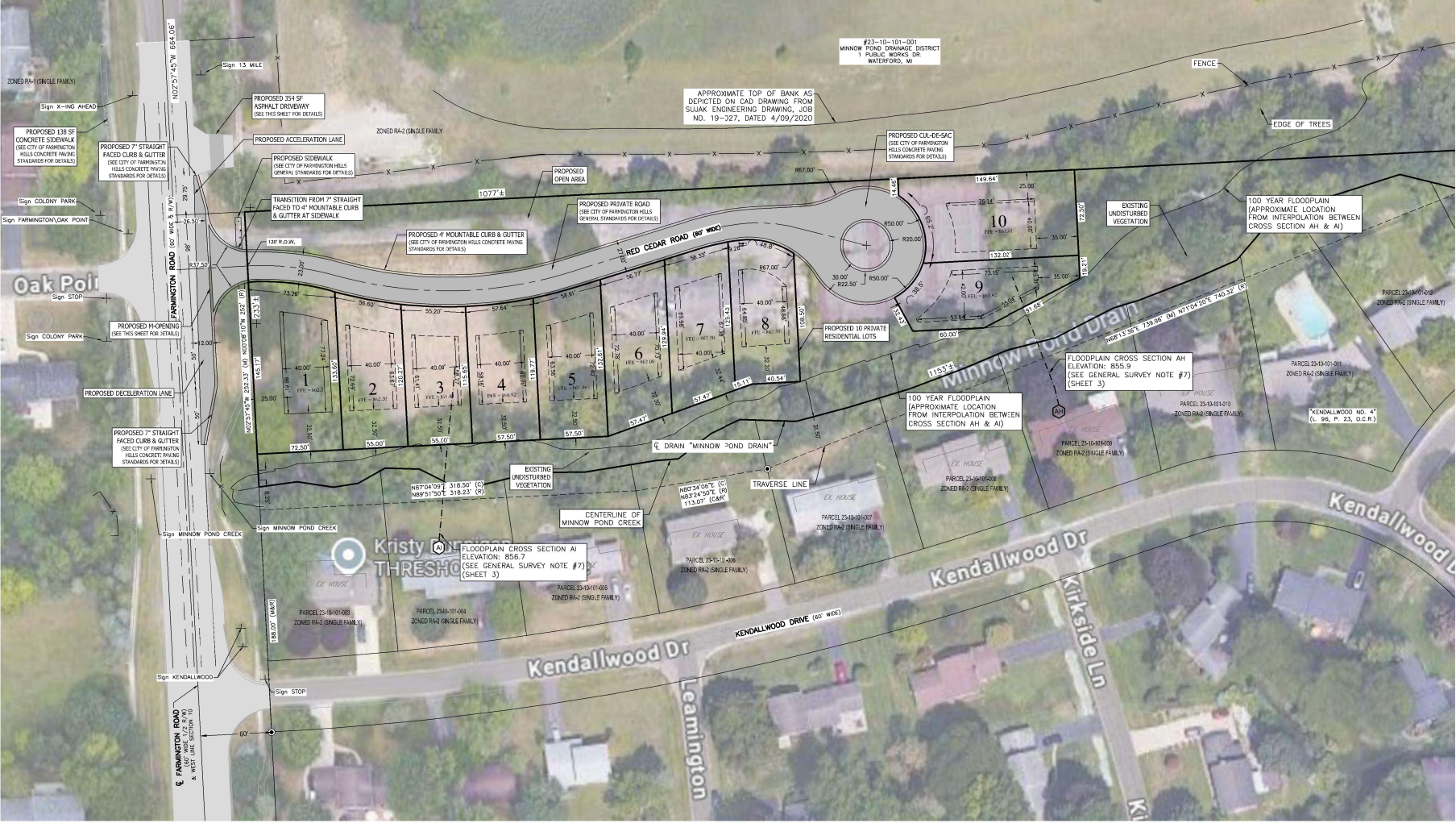


LEGAL DESCRIPTION:
 OUTLOT 6, KENDALLWOOD NO 4, CITY OF FARMINGTON HILLS,
 OAKLAND COUNTY, MICHIGAN ACCORDING TO THE PLAT THEREOF AS
 RECORDED IN LIBER 96, PAGES 23 & 24, OAKLAND COUNTY RECORDS.

THE LOCATION AND ELEVATION OF EXISTING AND PROPOSED UTILITIES SHOWN ON THIS DRAWING ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND NO EVIDENCE OF ANY OTHER UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS TO VERIFY THE LOCATION AND ELEVATION OF ANY UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS TO VERIFY THE LOCATION AND ELEVATION OF ANY UTILITIES.



BEBOSS
 Engineering
 Engineers Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.6836 FAX 517.546.1670

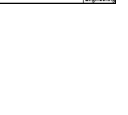


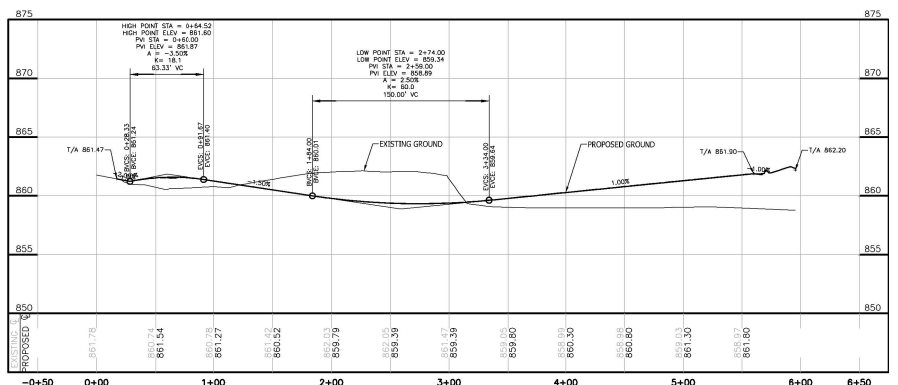
PROJECT: CEDARS OF FARMINGTON
 PREPARED FOR: CEDARS OF FARMINGTON ROAD, LLC
 10000 CEDARS OF FARMINGTON ROAD
 FARMINGTON, MI 48331-1000
 517.546.6836

REVISION PER CITY RESUBMITTAL

NO	DATE	DESCRIPTION
1	04/22/25	REVISION PER CITY RESUBMITTAL
2	02/19/25	REVISION PER CITY COMMENTS
3	02/19/25	REVISION PER CITY COMMENTS
4	02/19/25	REVISION PER CITY COMMENTS
5	02/19/25	REVISION PER CITY COMMENTS
6	02/19/25	REVISION PER CITY COMMENTS
7	02/19/25	REVISION PER CITY COMMENTS
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13	02/19/25	REVISION PER CITY COMMENTS
14	02/19/25	REVISION PER CITY COMMENTS
15	02/19/25	REVISION PER CITY COMMENTS
16	02/19/25	REVISION PER CITY COMMENTS
17	02/19/25	REVISION PER CITY COMMENTS
18	02/19/25	REVISION PER CITY COMMENTS
19	02/19/25	REVISION PER CITY COMMENTS
20	02/19/25	REVISION PER CITY COMMENTS

DESIGNED BY: DH
 DRAWN BY: JP
 CHECKED BY:
 SCALE: 1" = 40'
 JOB NO: 24-410
 DATE: 04/23/25
 SHEET NO: 6





PROPOSED ROADWAY VERTICAL ALIGNMENT
 HORIZ. (1" = 50')
 VERT. (1" = 5')

Table 13: MEP Tree Summary Table (SEE SHT 10 FOR LOCATIONS)

COMMON TREE NAME	# TREES PLANTED	HGT AT MATURITY (FT)	SIZE CATEGORY	MEP AREA / TREE (SQFT)	TOTAL MEP AREA (SQFT)	SOURCE
Red Maple	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
Swamp White Oak	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
American Elm	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
White Spruce	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
Ironwood / Hophornbeam	2	30-40-ft	Medium	300	600	MDNR MI Native Trees IC 4212
TOTALS	14				6600	

Table 14: MEP Summary Table

Total Development Area (sf)	166,876 sf (3.83 ac)
Site Impervious Area (sf)	41,302 sf (0.95 ac)
MEP Area Required (sf)	6,196 sf (0.14 ac)
Note: 15% Site Impervious Area	
Maximum Allowed Preservation Area (sf)	3,098 sf (0.07 ac)
Note: 50% of the MEP Area	

SMPs and their Associated MEP Area

SMP	No. of Trees	Area of SMPs (sf)	Max Credit	Equivalent MEP Area (sf)
Trees:				
Small (100 sf per tree)			100%	-
Medium (300 sf per tree)	2	600	100%	600
Large (500 sf per tree)	12	6000	100%	6000
Tree Preservation			50%	-
Native Plantings			100%	-
Wetland Preservation Areas	0	50%		-
Woodland Preservation Areas			50%	-
Vegetated Roofs	0	100%		-
Natural Ponds	0	50%		-
Total				6600

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



DRAINAGE AREA TABLE

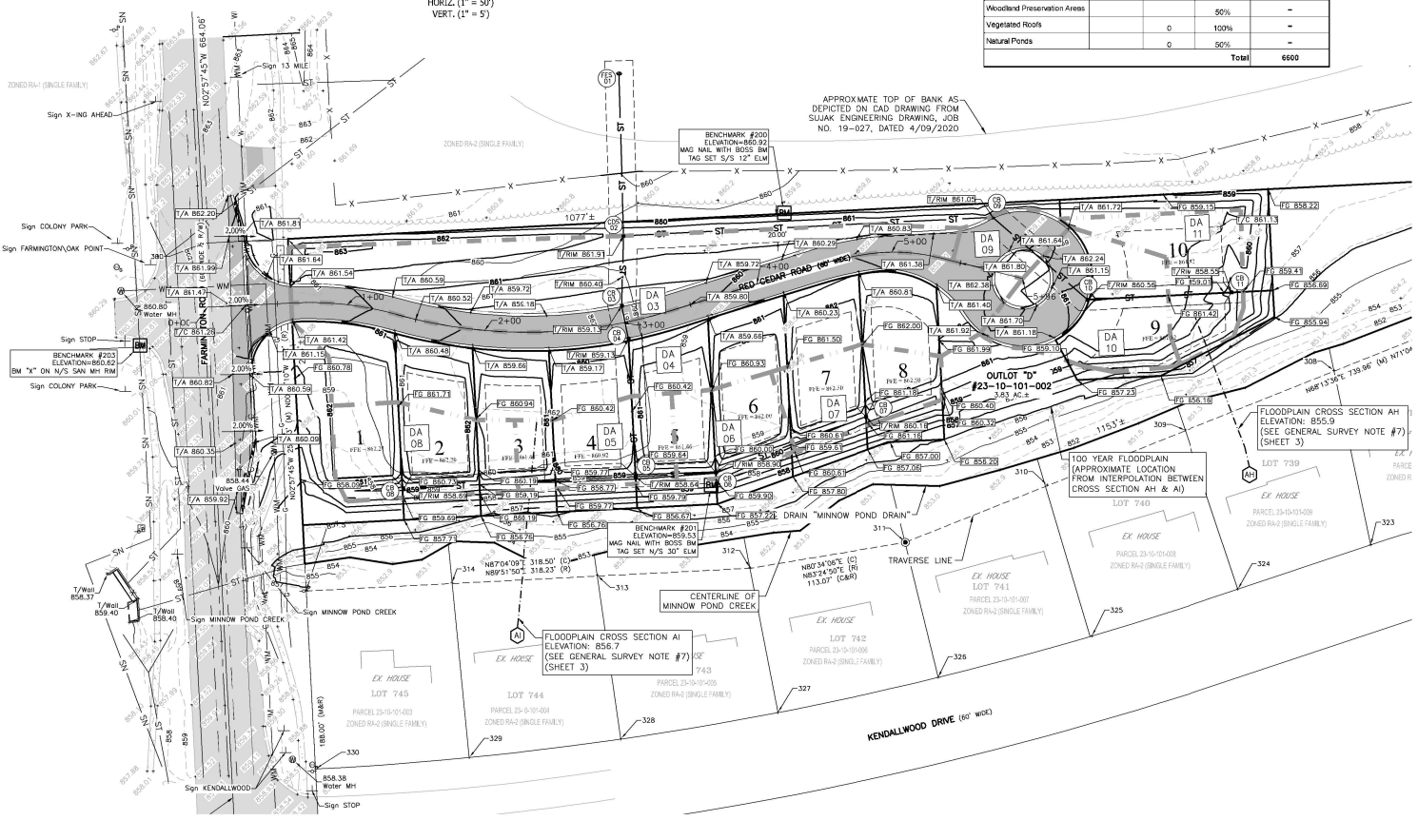
DRAINAGE AREA	TOTAL AREA (AC)	IMP. AREA (AC)	C VALUE	A/C
1	0.09	-	0.00	0.00
2	0.09	-	0.00	0.00
3	0.51	0.18	0.43	0.22
4	0.71	0.36	0.58	0.42
5	0.15	0.07	0.57	0.08
6	0.11	0.07	0.63	0.07
7	0.14	0.07	0.58	0.08
8	0.18	0.10	0.63	0.11
9	0.08	0.05	0.83	0.05
10	0.22	0.13	0.65	0.15
11	0.15	0.07	0.57	0.09
TOTALS	2.24	1.09	0.57	1.27

DAKOTA COUNTY DETENTION BASIN CALCULATIONS

AREA (AC)	IMPERVIOUS PERCENT	WATER LOSS
1	0.00	0.00
2	0.00	0.00
3	0.18	0.08
4	0.36	0.16
5	0.07	0.03
6	0.07	0.03
7	0.07	0.03
8	0.10	0.04
9	0.05	0.02
10	0.13	0.06
11	0.07	0.03
TOTALS	1.09	0.57

COMPARISON TO DETENTION BASIN CAPACITY

COMPARISON	TO DETENTION BASIN CAPACITY
1	0.00
2	0.00
3	0.08
4	0.16
5	0.03
6	0.03
7	0.03
8	0.04
9	0.02
10	0.06
11	0.03
TOTALS	0.57



STORMWATER DRAINAGE DESIGN NARRATIVE

THE CEDARS OF FARMINGTON IS A PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF TEN SINGLE-FAMILY HOMES LOCATED AT 29150 FARMINGTON ROAD, FARMINGTON HILLS, MI 48304. THE EXISTING SITE IS GENERALLY FLAT, CONSISTING OF MAINLY SANDY LOAM SOILS AND URBAN LAND FORMERLY THE KENDALLWOOD SWIM CLUB, AND IS ABUTTED BY FARMINGTON ROAD TO THE WEST, THE MINNOW POND DRAIN TO THE SOUTH AND EAST, AND THE OAKLAND COUNTY DETENTION BASIN TO THE NORTH.

THE PROPOSED STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED TO CAPTURE RUNOFF FROM THE PROPOSED DRIVEWAY, CUL-DE-SAC, RESIDENTIAL HOUSES, AND OPEN AREA AND CHANNEL THE STORMWATER INTO THE EXISTING DETENTION BASIN OWNED AND OPERATED BY THE OAKLAND COUNTY WATER RESOURCE COMMISSION. THE STORMWATER DESIGN OUTLET LOCATION WILL BE APPROVED FOR USE BY THE COMMISSION.

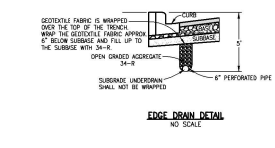
RUNOFF CAPTURED BY THE PROPOSED STORMWATER SYSTEM WILL BE TREATED WITH A PRETREATMENT MECHANICAL SEPARATOR. SEE SHEET 8 BEFORE OUTFLETTING INTO THE EXISTING DETENTION BASIN.

DRAINAGE NOTE

THE 100-YEAR RETENTION AND EXTENDED DETENTION VOLUME REQUIREMENTS WILL BE MET BY THE ULTIMATE DRAINAGE OUTLET FOR THE SITE IN THE MINNOW POND DRAIN BASIN.

BENCHMARKS

- BENCHMARK #200 = MAG NAIL WITH BOSS BN TAG SET 5/12" ELM
- BENCHMARK #201 = MAG NAIL WITH BOSS BN TAG SET N/5 30' ELM
- BENCHMARK #202 = BN 7" ON N/5 SAN MH RIM
- BENCHMARK #203 = BN 7" ON N/5 SAN MH RIM



BEBOSS Engineering
 Professional Engineer
 3121 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 517.546.8836 FAX 517.546.1670

CEDARS OF FARMINGTON
 CEDARS OF FARMINGTON ROAD, LLC
 29150 FARMINGTON ROAD
 FARMINGTON HILLS, MI 48304

GRADING & DRAINAGE PLAN

DESIGNED BY: DH
 DRAWN BY: JP
 CHECKED BY: []
 SCALE: 1" = 40'
 JOB NO: 24-410
 DATE: 04/23/25
 SHEET NO: 7

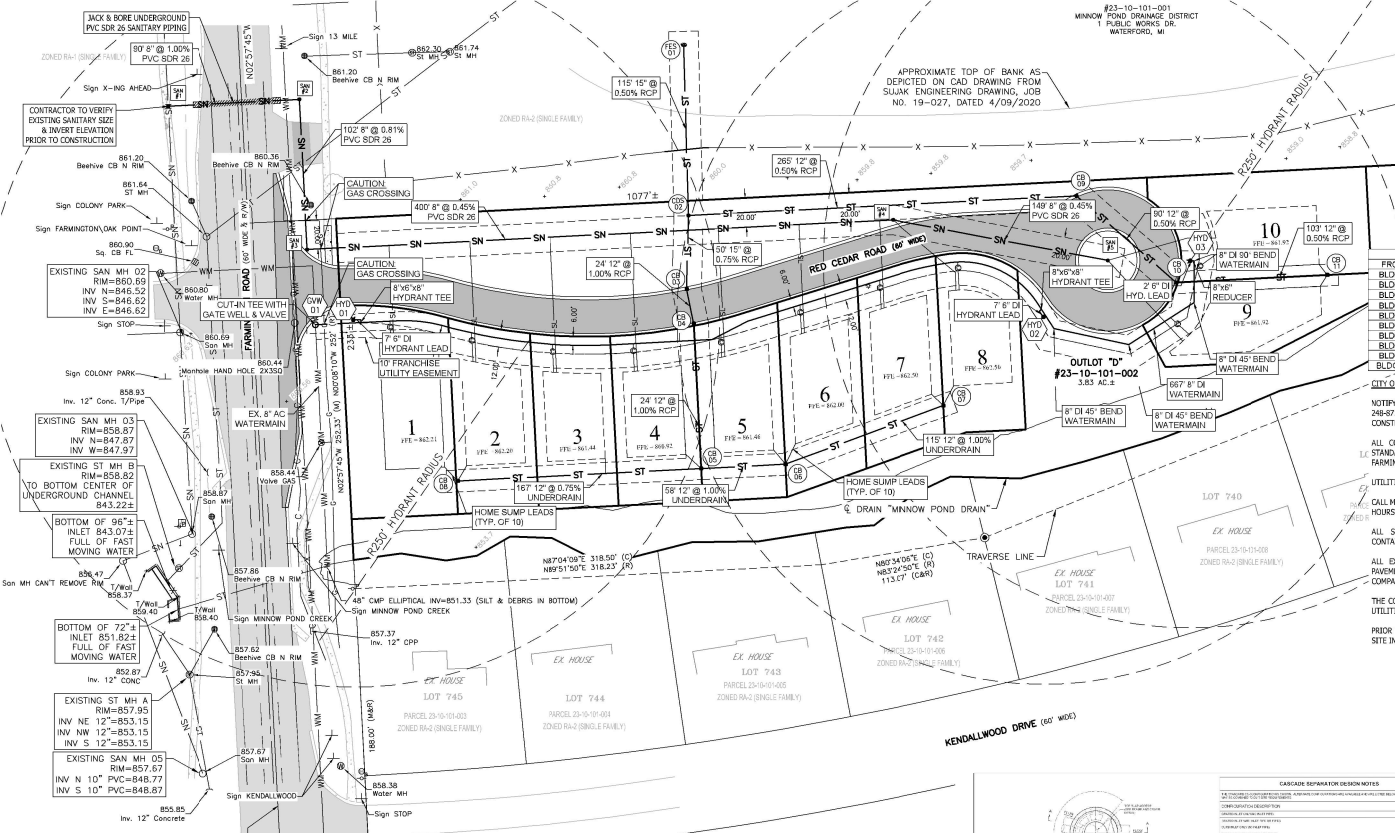
WATERMAIN LEAD DATA TABLE	
LINE NO.	LENGTH (FT)
1	16
2	20
3	19
4	19
5	20
6	20
7	20
8	19
9	17
10	26

SANITARY LEAD DATA TABLE										
BLDG NO.	INV. AT MAN	INV. AT VPE	INV. AT SUMP	DOMESTIC (MM HPI) (%)	WVE DISTANCE (D)	SLOPE (%)	LENGTH (FT)	RISER (FT)	WVE ELEVATION	WVE DISTANCE (D)
1	854.39	854.72	855.39	56	1.00%	67	0.00			
2	854.43	854.97	855.79	111	1.00%	82	0.00			
3	854.58	855.71	856.14	166	1.00%	92	0.00			
4	855.13	855.46	856.40	221	1.00%	94	0.00			
5	855.40	855.73	856.60	281	1.00%	97	0.00			
6	855.95	855.98	856.72	339	1.00%	74	0.00			
7	855.99	855.23	856.62	381	1.00%	60	0.00			
8	856.04	856.37	857.09	0	1.00%	98	0.00			
9	856.71	857.04	857.79	0	1.00%	75	0.00			
10	856.71	857.04	857.79	0	1.00%	79	0.00			

NOTE: INV. AT WVE #1 HIGHER THAN INV. AT MAIN TO ACCOUNT FOR WVE ELEVATION.

FROM	TO	DRAIN AREA	ADRS A	RUNOFF COEFF C	EQV. AREA A* C	INTENSITY I	TIME OF CONC Tc	ADJUST. RUNOFF Q	RUNOFF (CFS) (LF)	PIPE DIA (IN)	PIPE LENGTH (LF)	VELOCITY FLOWING FULL (FPS)	HYDRAULIC GRADELINE FULL (FPS)	ACTUAL SLOPE USED	MANING. COEFFICIENT	MANING. FLOW CAPACITY	MANING. VELOCITY (FT/SEC)	TIME (MIN)	HG ELEV. UPPER END	HG ELEV. LOWER END	RM ELEV. UPPER END	RM ELEV. LOWER END	INVERT UPPER END	INVERT LOWER END	CHOP. DISTANCE (FT)
7	6	7	0.14	0.58	0.08	4.58	10.00	0.37	115	12	2.50	0.30%	1.00%	0.013	3.57	4.55	0.42	856.79	855.64	856.90	855.84	856.90	855.84	854.28	
6	5	6	0.11	0.63	0.07	4.50	10.42	0.70	58	12	3.83	0.44%	1.00%	0.013	3.57	4.55	0.21	855.64	855.06	855.84	854.94	855.84	854.94	854.28	
5	4	5	0.15	0.57	0.06	4.40	10.63	1.60	59	12	3.79	0.66%	1.00%	0.013	3.57	4.55	0.36	855.06	854.24	855.13	854.28	855.13	854.28	853.07	
4	3	4	0.21	0.58	0.42	4.40	11.00	3.43	24	12	5.51	1.69%	1.00%	0.013	3.57	4.55	0.69	854.24	853.83	853.83	850.40	853.27	853.03	0.50	
3	2	3	0.51	0.43	0.22	4.39	11.08	4.36	50	15	4.53	0.74%	0.76%	0.013	5.61	4.87	0.16	853.23	852.96	850.40	861.01	852.33	851.96	2.59	
2	1	2	0.00	-	-	-	11.27	1.27	565	115	18	4.11	0.48%	0.50%	0.013	7.45	4.21	0.46	850.37	849.79	861.19	849.17	848.58	0.00	
8	5	8	0.18	0.63	0.11	4.58	10.00	0.53	167	12	2.36	0.27%	0.76%	0.013	3.09	3.94	0.71	856.88	855.64	856.90	856.13	856.00	854.64		
11	10	11	0.15	0.57	0.09	4.58	10.00	0.39	103	12	1.83	0.18%	0.50%	0.013	2.53	3.22	0.47	856.85	856.33	856.55	856.05	855.63	855.03	1.50	
19	9	10	0.22	0.65	0.15	4.48	10.34	1.04	90	12	2.57	0.32%	0.50%	0.013	2.53	3.22	0.47	854.83	854.28	856.55	851.85	854.03	853.58		
9	2	9	0.06	0.83	0.06	4.40	11.00	1.27	265	12	2.81	0.38%	0.50%	0.013	2.53	3.22	1.37	854.36	853.09	851.91	851.34	852.06	2.69		

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



STRUCTURE	STRUCTURE DETAILS
MH 01	4" 8" RIM = 862.26
COVER TYPE "K"	2" SLUMP
MH 02	8" RIM = 851.44
COVER TYPE "K"	8" INV S = 847.21
MH 03	8" RIM = 862.01
COVER TYPE "K"	8" INV S = 853.84
MH 04	8" RIM = 851.04
COVER TYPE "K"	8" INV E = 856.04
MH 05	4" 8" RIM = 862.35
COVER TYPE "K"	8" INV W = 856.71

STRUCTURE NAME	STRUCTURE DETAILS
CS03	RIM = 859.13
COVER TYPE "K"	12" INV S = 853.03
CS04	RIM = 859.13
COVER TYPE "K"	12" INV S = 853.27
CS05	RIM = 858.64
COVER TYPE "K"	12" INV W = 854.84
CS06	RIM = 858.26
COVER TYPE "K"	12" INV W = 854.26
CS07	RIM = 860.16
COVER TYPE "E"	12" INV W = 859.99
CS08	RIM = 858.66
COVER TYPE "K"	12" INV SE = 853.58
CS09	RIM = 851.05
COVER TYPE "K"	12" INV SE = 853.58
CS10	RIM = 860.55
COVER TYPE "K"	12" INV E = 855.53
CS11	RIM = 858.55
COVER TYPE "E"	12" INV W = 856.05
CS12	RIM = 861.91
COVER TYPE "E"	15" INV S = 851.96
CS13	RIM = 859.28
COVER TYPE "E"	18" INV N = 849.17
CS14	RIM = 848.59
COVER TYPE "E"	18" INV S = 848.59

FROM	TO	SIZE	LENGTH	SLOPE
BLDG 1	9	4"	13	1%
BLDG 2	9	4"	12	1%
BLDG 3	9	4"	10	1%
BLDG 4	6	4"	14	1%
BLDG 5	7	4"	13	1%
BLDG 6	7	4"	15	1%
BLDG 7	6	4"	11	1%
BLDG 8	8	4"	15	1%
BLDG 9	12	4"	9	1%
BLDG 10	12	4"	9	1%

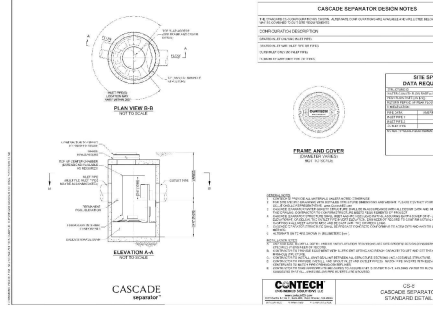
CITY OF FARMINGTON HILLS STANDARD NOTES:
 NOTIFY THE CITY OF FARMINGTON HILLS ENGINEERING DIVISION 24HRS-2560 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF FARMINGTON HILLS.
 UTILITIES ARE TO BE UNDERGROUND.
 CALL MISS DIG (1-800-647-7344 / 1-800-MISS DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
 ALL DITCHES UNDER OR WITHIN 3 FEET OF THE PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDT).
 THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
 PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.

STORMWATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE	System Components	Frequency
Maintenance / Inspection	Inspect for Sediment Accumulation	X X X X Annually
	Inspect for Foliage, Dead Vegetation and Dead	X X X X Annually or After Major Events
	Inspect for Erosion and Integrity of Banks & Berms	X X X X Annually or After Major Events
	Monitor Flowing/Infiltration	X X X X 3 Times per Year
	Inspect All Components During Wet Weather & Compare to As-Built Plans	X X X X Annually
	Inspect Maintenance Access Remains Open/Clear	X X X X 2 Times per Year
Preventive Maintenance	Mowing	X X X X As Needed/ Select Area Only
	Remove Accumulated Sediment	X X X X As Needed
	Remove Foliage, Stems, Twigs and Dead Vegetation	X X X X As Needed
	Regrade/Regrade Surface, Check D/S Slope Immediately	X X X X As Needed
Remedial Actions	Repair/Replace Areas of Erosion	X X X X As Needed
	Replace Dead Plantings and Trees	X X X X As Needed
	Regrade/Regrade Surface	X X X X As Needed
	Structure Repairs	X X X X As Needed
	Make Adjustments/Repairs to Catch Proper Functioning	X X X X As Needed

OKLAHOMA COUNTY 1-YEAR STORM DESIGN:
 AREA (ACRES): 2.24
 C FACTOR: 0.57
 TIME (HOURS): 1.127
 1-YEAR INTENSITY, I (IN/HR): (30.20 * I^{0.17})^{0.17} = 2.62 IN/HR
 1-YEAR FLOW (CFS): 3.35

RECOMMENDED CS MODEL: CS-6 CASCADE SEPARATOR

Model	Manhole Diameter (ft)	MIFR (cfs)	50% Maximum Sediment Storage Area Volume (ft ³)
CS-3	3	1.02	3.3
CS-4	4	1.80	9.4
CS-5	5	2.81	14.7
CS-6	6	4.05	21.2
CS-8	8	7.20	37.7
CS-10	10	11.3	54.9
CS-12	12	16.2	84.8



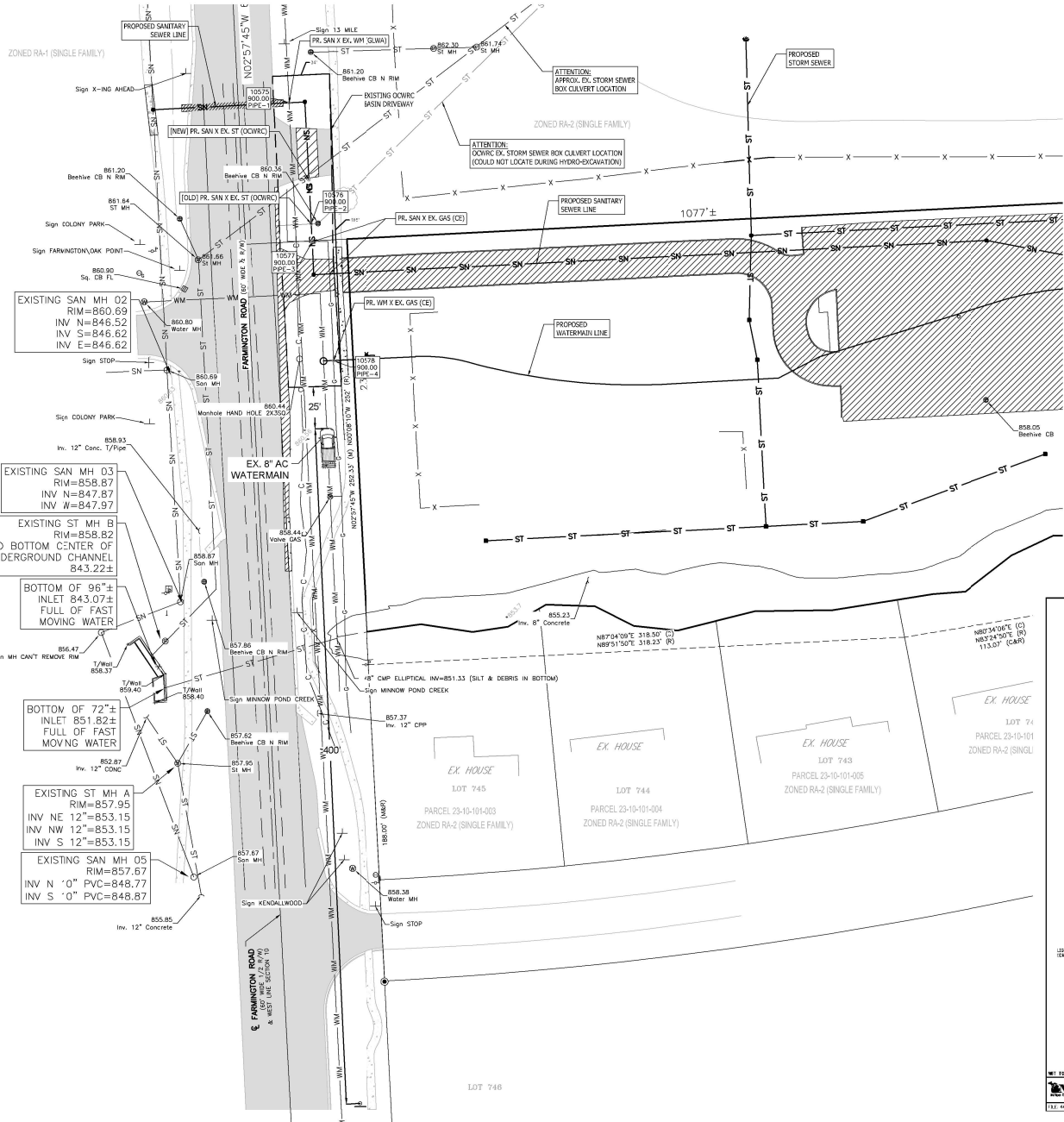
THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS DRAWING ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

BEBOSS
 Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI, 48843
 517.546.8336 FAX 517.546.1670

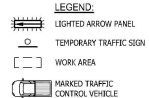
CEDARS OF FARMINGTON
 CEDARS OF FARMINGTON ROAD, LLC
 3121 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 517.546.8336 FAX 517.546.1670

DESIGNED BY: DH
 DRAWN BY: JP
 CHECKED BY:
 SCALE: 1" = 40'
 JOB NO: 24-410
 DATE: 04/23/25
 SHEET NO: 8

ZONED RA-1 (SINGLE FAMILY)

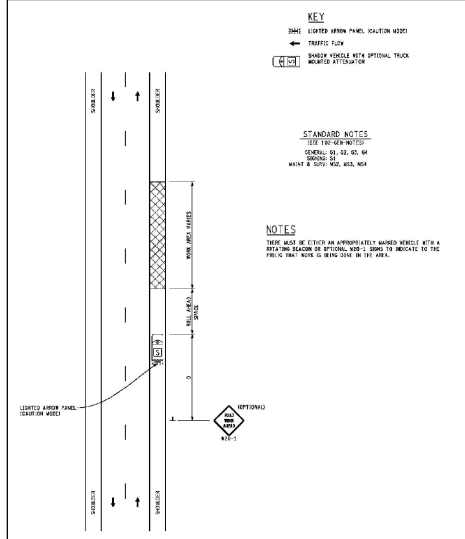


SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



TRAFFIC CONTROL NOTES:

1. THERE MUST BE EITHER AN APPROPRIATELY MARKED VEHICLE WITH A ROTATING BEACON OR OPTIONAL W/O/S SIGNS TO INDICATE TO THE PUBLIC THAT WORK IS BEING DONE IN THE AREA.
2. "ROLL AHEAD SPACE" DISTANCE FOR 5.5 TON STATIONARY VEHICLES IN 40MPH ZONES IS 25 FT.



THE LOCATION AND ELEVATION OF EXISTING AND PROPOSED UTILITY LINES ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

STATE OF MICHIGAN
LAND SURVEYING BOARD
Professional Engineer
No. 202135778
Name: Andrew J. Bess
Address: 3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
Phone: 517.546.8836
Fax: 517.546.1670

CECILIUS OF FARMINGTON
CECILIUS OF FARMINGTON ROAD, LLC
PREPARED FOR:
CECILIUS OF FARMINGTON ROAD, LLC
PROJECT NO.: 24-410
DATE: 04/23/25

NO.	REVISION	DATE
1	REVISION PER CITY RESUBMITTAL	04/22/25
2	REVISION PER CITY RESUBMITTAL	04/22/25
3	REVISION PER CITY COMMENTS	04/22/25
4	REVISION PER CITY COMMENTS	04/22/25
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17	REVISION PER CITY COMMENTS	04/22/25
18	REVISION PER CITY COMMENTS	04/22/25
19	REVISION PER CITY COMMENTS	04/22/25
20	REVISION PER CITY COMMENTS	04/22/25

DESIGNED BY: DH
DRAWN BY: JP
CHECKED BY:

SCALE: 1" = 30'

JOB NO: 24-410
DATE: 04/23/25

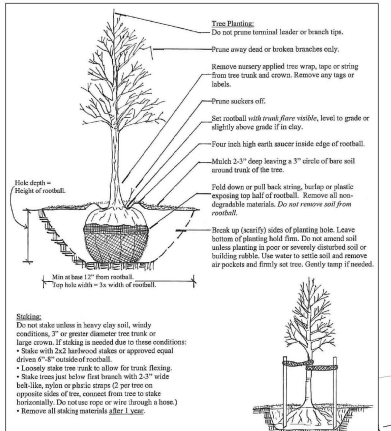
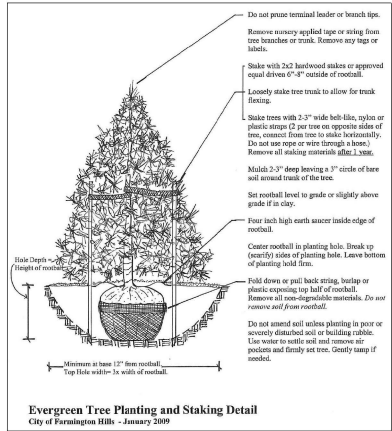
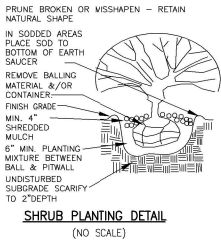
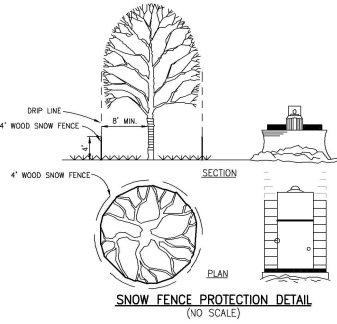
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BESS Engineering

BY: JPB
DATE: MAY 2025
NO. 2025-0001
SCALE: 1" = 30'

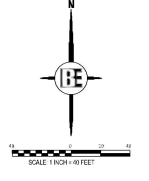
MAINTENANCE TRAFFIC TYPICAL

SHOULDER WORK ON A TWO-LANE TWO-WAY ROADWAY

DATE: MAY 2025
NO. 2025-0001
SCALE: 1" = 30'



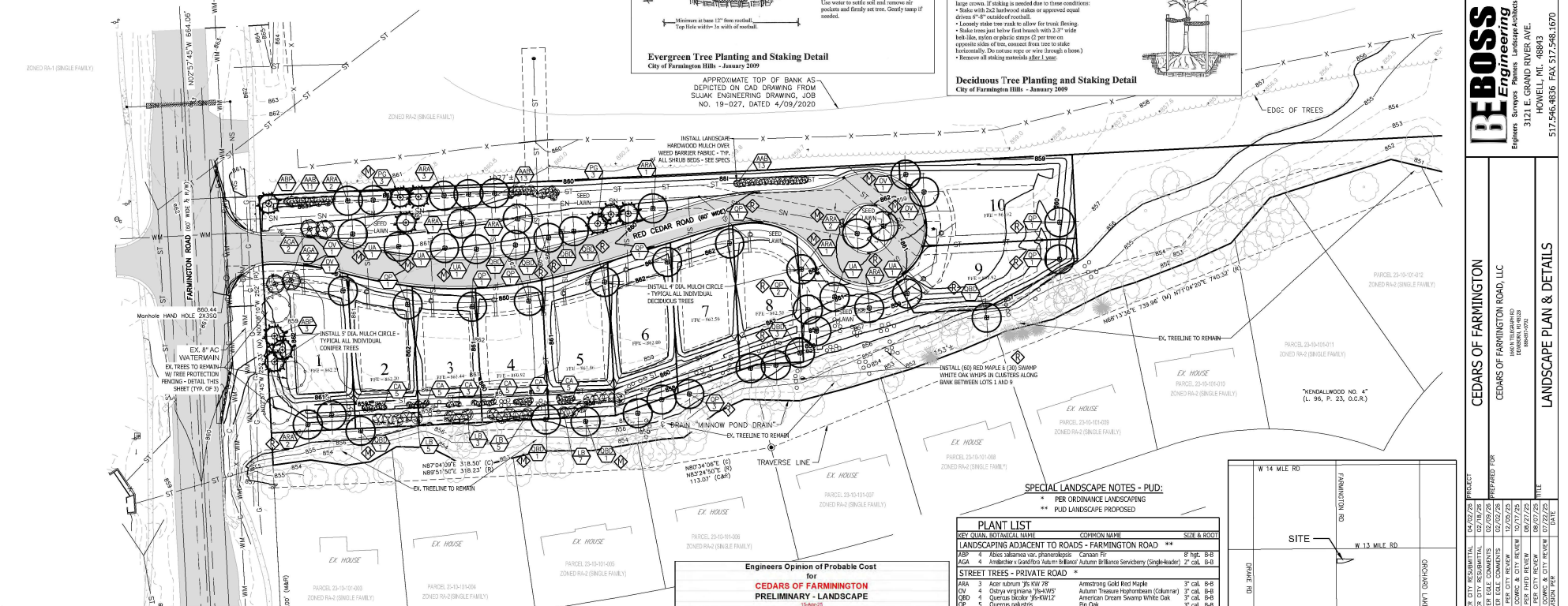
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



THE LOCATION AND PLANTING OF TREES AND LANDSCAPE MATERIAL SHALL BE AS SHOWN ON THIS PLAN. THE CLIENT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON HILLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON HILLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON HILLS.

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STATE OF MICHIGAN
PATRICK J. CLEARY
ARCHITECT
NO. 3901001819
LANDSCAPE ARCHITECT



SUPPLEMENTAL LANDSCAPE NOTES - FARMINGTON HILLS:

- A TREE PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES 6 INCHES DBH OR MORE IN ACCORDANCE WITH THE CITY OF FARMINGTON HILLS ZONING CHAPTER 34-59.
- TREES SHALL BE PLANTED NO CLOSER THAN 6 FEET FROM PUBLIC UTILITIES.
- ALL REQUIRED LANDSCAPE MATERIAL DESCRIBED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD.
- 4 FOOT HIGH WOOD SNOW FENCE OR OTHER RIGID MATERIAL IS TO BE INSTALLED AROUND THE DBH LINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH CITY OF FARMINGTON HILLS ZONING ORDINANCE CHAPTER 34-59.
- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN HORT 260.2-2025 AMERICAN STANDARD FOR NURSERY STOCK - 1430.
 - NURSERY GROWN
 - IN STATE DEPT OF AGRICULTURE INSPECTED
 - PLANTED PER CITY OF FARMINGTON HILLS DETAILS AND SPECIFICATIONS AND IN ACCORDANCE WITH ZONING ORDINANCE CHAPTER 34-55.
 - INCLUDE 1 YEAR WARRANTY
 - REPLACEMENT TREES SHALL HAVE SHADE POTENTIAL AND OTHER CHARACTERISTICS COMPARABLE TO THE PROPOSED FOR REMOVAL.

OAKLAND COUNTY WRC

Table 13: MEP Tree Summary Table

COMMON TREE NAME	# TREES PLANTED	HGT AT MATURITY (FT)	RELATIVE TREE RISK CATEGORY	MEP AREA / TREE (SQ FT)	TOTAL MEP AREA (SQ FT)	SOURCE
Red Maple	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
Swamp White Oak	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
American Elm	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
White Spruce	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
Ironwood / Hopbeam	2	30-40-ft	Medium	300	600	MDNR MI Native Trees IC 4212
TOTALS	14				6600	

SEE SHEET 7 FOR TABLE 14 SUMMARY TABLE

Engineers Opinion of Probable Cost for CEDARS OF FARMINGTON PRELIMINARY - LANDSCAPE

Landscaping (Installed)	UNIT	QUANTITY	UNIT PRICE	TOTAL
1. Deciduous tree 2'-4' B&B	EA	48	\$75.00	\$3,600.00
2. Conifer tree 4'-8' B&B	EA	19	\$500.00	\$9,500.00
3. Deciduous tree 5'-8' cal. B&B	EA	4	\$600.00	\$2,400.00
4. Deciduous tree 10'-12' 3" cal. B&B	EA	84	\$60.00	\$5,040.00
5. Deciduous tree 12'-14' 3" cal. B&B	EA	92	\$95.00	\$8,740.00
6. Green waste mulch	SQYD	1,000	\$1.00	\$1,000.00
7. Groundcover mulch	SQYD	133	\$5.00	\$665.00
8. Wood bark mulch	SQYD	285	\$3.00	\$855.00
			SUB TOTAL	\$37,700.00

TREE REPLACEMENT CALCULATIONS:

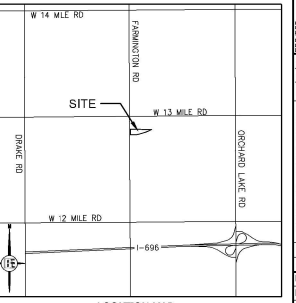
TOTAL NUMBER OF TREES ON-SITE: 89
 TOTAL NUMBER OF TREES TO BE REMOVED: 14
 TOTAL NUMBER OF REPLACEMENT TREES TO BE PLANTED ON-SITE: 75
 NURSERY STOCK TREES (3" CAL.): 17
 W&P SAPLINGS: 60

SPECIAL LANDSCAPE NOTES - PUD:

- * PER ORDINANCE LANDSCAPING
- ** PUD LANDSCAPE PROPOSED

PLANT LIST

KEY ORNL. BOTANICAL NAME	COMMON NAME	SIZE & ROOT
LANDSCAPING ADJACENT TO ROADS - FARMINGTON ROAD ***		
PER	* Acer glabrum 'Spartan' (Spartan Fr.)	8' cal. B-B
AGA	* Amelanchier 'Grandiflora' (White Star)	8' cal. B-B
STREET TREES - PRIVATE ROAD *		
AAA	3 Acer rubrum 'JFS-KW 78'	Armelstrong Gold Red Maple 3" cal. B-B
DA	4 Citrus aurantium 'JFS-KW 78'	Aurum Treasure (Columbian) 3" cal. B-B
GBD	4 Quercus laevis 'JFS-KW12'	American Dream Swamp White Oak 3" cal. B-B
GA	5 Quercus palustris	Pin Oak 3" cal. B-B
LA	5 Ulmus americana 'JFS-Prince II'	Common Spelt American Elm 3" cal. B-B
OPEN SPACE PLANTINGS **		
AAA	36 Acer rubrum 'Brilliantissimo'	Brilliantissimo Red Cokeroberry 30" SpL cont.
PER	7 Acer glabrum 'Spartan Fr.'	Armelstrong Gold Red Maple 3" cal. B-B
GBD	6 Quercus laevis 'JFS-KW12'	American Dream Swamp White Oak 3" cal. B-B
PC	6 Prunella sp.	White Spice 8' high B-B
DRAINAGE SWALE PLANTINGS **		
LA	28 Clethra alifanica 'Ruby Spice'	Ruby Spice Summersweet 30" SpL cont.
LF	20 Lonicera xylosteum	Spicebush 3" cal. B-B
REPLACEMENT TREES *		
AAA	3 Acer rubrum 'JFS-KW 78'	Armelstrong Gold Red Maple 3" cal. B-B
PER	7 Quercus palustris	Pin Oak 3" cal. B-B
GBD	7 Quercus laevis 'JFS-KW12'	American Dream Swamp White Oak 3" cal. B-B
ADDITIONAL REPLACEMENT PLANTINGS *		
AA	50 Acer rubrum	Red Maple 3-4" Hgt. whp
GB	30 Quercus laevis	Swamp White Oak 3-4" Hgt. whp



CEDARS OF FARMINGTON

CEDARS OF FARMINGTON ROAD, LLC
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 HOWELL, MI 48843
 517.546.6836 FAX 517.546.1670

DESIGNED BY: PC
 DRAWN BY: PC
 CHECKED BY: PC
 SCALE: 1" = 40'
 JOB NO: 24-410
 DATE: 04/23/25
 SHEET NO: 10

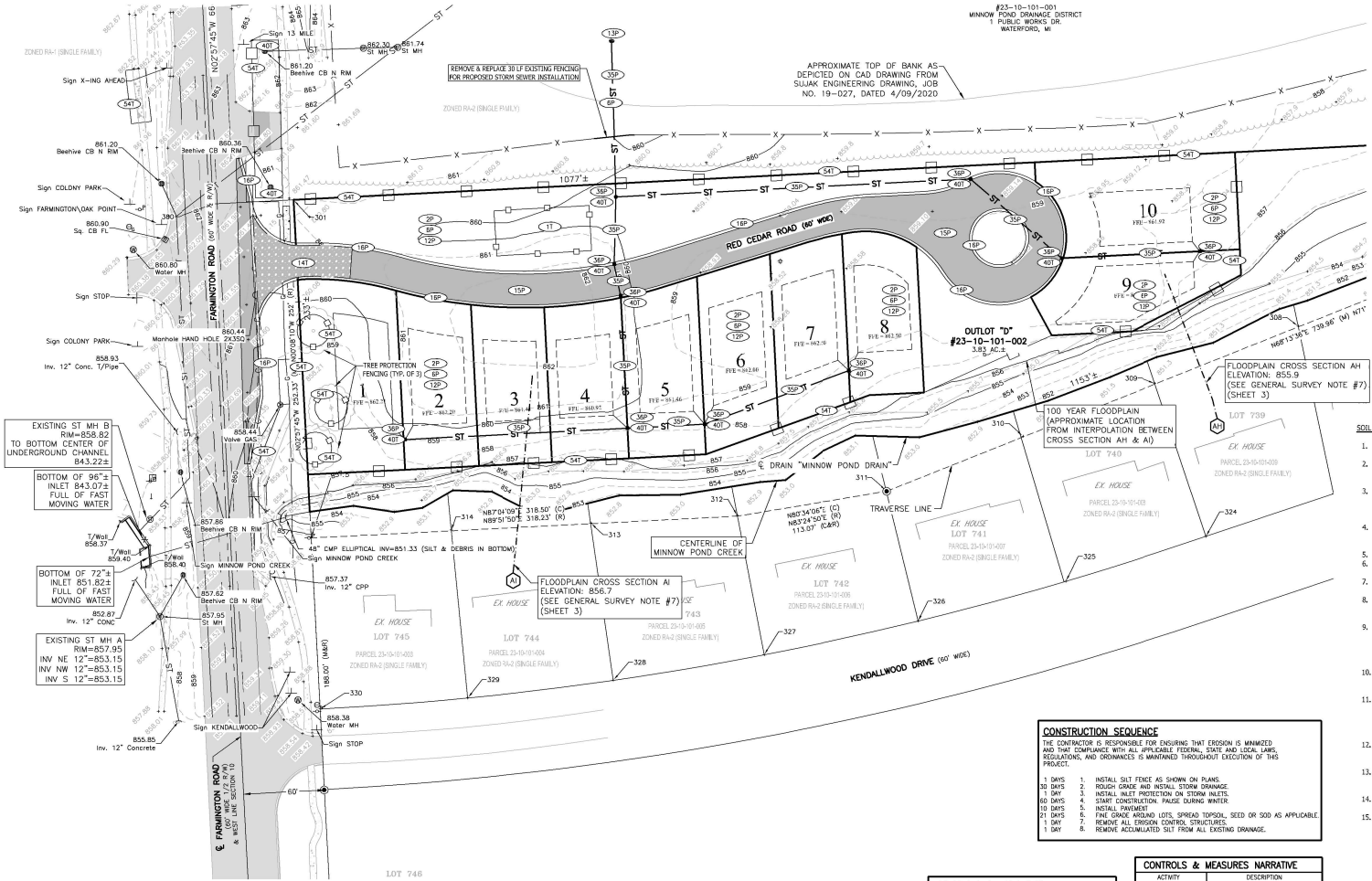
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



USDA Soil Conservation Service in cooperation with MI Agricultural Experiment Station (1977) Soil Survey of Oakland County, Michigan
 17A Water: Sandy Loam 0-2% Slopes
 6B Exchange Free Sandy Loam 0-2% Slopes
 63A Urban Land - Thraford Complex 0-2% Slopes

ESTIMATED SESC QUANTITY MEASURES
 Silt Fence: 2,566 LF
 Temporary Access Drive: 1 EA
 Inlet Filters: 12 EA

SURFACE WATER & COUNTY DRAINS
 BASINS - APPROXIMATELY 230 FT NORTH TO COUNTY BASIN
 DRAINS - CONSITE SOUTH TO MINNOW POND DRAIN



SOIL EROSION CONTROL MEASURES

1		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.
2		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.
6		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.
12		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.
13		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.
14		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.
15		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.
16		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.
35		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.
36		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.
40		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.
54		SILT FENCE TO BE CONSTRUCTED PER DETAIL DRAWING. SLOPE SHOULD BE TURFGRASS SEED.

T = TEMPORARY, P = PERMANENT
 TOTAL DISTURBED AREA = 2.62 AC.

SOIL EROSION & MAINTENANCE CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO ERIE, GLE, & WRC CURRENT STANDARDS AND SPECIFICATIONS.
2. THE PROPOSED WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS AND IN COMPLIANCE WITH ALL THE REQUIREMENTS OF THE PERMIT, ACT 347 OF THE PUBLIC ACT OF 1972, AND RULES PROMULGATED THEREUNDER.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR IMPLEMENTING THE APPROVED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL MAINTAIN, REPAIR, AND REPLACE THE DAMAGED SOIL EROSION CONTROL MEASURES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL SOIL, MISCELLANEOUS DEBRIS, OR OTHER MATERIALS SPILLED, DUMPED, OR OTHERWISE DEPOSITED ON PUBLIC STREETS, HIGHWAYS, SIDEWALKS, OR OTHER PUBLIC THROUGHWAYS DURING TRANSPORT TO OR FROM THE SITE SHALL BE REMOVED PROMPTLY.
5. ALL SOIL EROSION SHALL BE CONTAINED ON SITE.
6. THE OWNER SHALL CAUSE TO HAVE PERIODIC REMOVAL OF DEBRIS AND SEDIMENT BULDOZ FROM EROSION CONTROL MEASURES DURING CONSTRUCTION.
7. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED THE SAME WORKING DAY.
8. THE OWNER SHALL OBTAIN OR CAUSE HIS CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS. EACH ALL PERMIT FEES AND POST ALL BONDS TO EACH ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER EROSION CONTROL MEASURES ON THIS PROJECT.
9. UNLESS ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED WITH VEGETATION, THE DEVELOPER IS RESPONSIBLE FOR INSPECTING, AFTER EACH HEAVY RAIN, ALL SEDIMENT TRAPS AND FILTERS. IF INSPECTION INDICATES THAT THE SEDIMENT HAS ACCUMULATED TO WITHIN 1 OR 2 INCHES OF THE INVERT OF THE OUTLET PIPE, THE STRUCTURE IS TO BE COMPLETELY CLEANED OF SEDIMENT.
10. FILTER BARRIERS AND LOW POINT INLET FILTERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
11. UPON COMPLETION OF EACH CATCH BASIN AND INLET, THE CONTRACTOR SHALL INSTALL THE REQUIRED SEDIMENT CONTROL DEVICE AS SHOWN ON THE PLAN. ALL GRATES SHALL BE WASHED WITH BURGLAP PAPER TO PLACEMENT. THESE MEASURES SHALL REMAIN UNTIL FINAL PAVEMENT OR FINAL GRADING IS COMPLETED. CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT STRUCTURES UPON COMPLETION OF PROJECT.
12. IF THE FABRIC RECORDS OR BECOMES INTERFERE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.
13. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OF FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDING.
14. FILTER FENCINGS WHICH SAGS, FALLS OVER, OR IS NOT STAKED IN, SHOULD BE PROMPTLY REPAIRED OR REPLACED.
15. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED.

CONSTRUCTION SEQUENCE

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES IS MAINTAINED THROUGHOUT EXECUTION OF THIS PROJECT.

1 DAY	1. INSTALL SILT FENCE AS SHOWN ON PLANS
2 DAY	2. REMOVE GRASS AND INSTALL STORM DRAINAGE
3 DAY	3. INSTALL INLET PROTECTION ON STORM INLETS
4 DAY	4. START CONSTRUCTION - PAVE DRIVEWAY WATER
5 DAY	5. INSTALL PARALLEL DRIVEWAY
6 DAY	6. FINE GRADE AND LAND LOTS. SPREAD TOPSOIL, SEED OR SOO AS APPLICABLE
7 DAY	7. REMOVE ALL EROSION CONTROL STRUCTURES.
8 DAY	8. REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

CONTROLS & MEASURES NARRATIVE

ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE AND SHRUB CLIPPINGS. DEPOSIT IN APPROVED CONTAINERS. REPLACE DEAD SOIL, TREES AND SHRUBS.
CLEAN INLETS	REMOVE LITTER, SEDIMENT, AND DEBRIS. DISPOSE OF IN APPROVED LANDFILL.
COLLECT LITTER	DISPOSE OF WITH INLET DEBRIS.
SWEEP PARKING LOT	REMOVE WOOD, STICKS, GRASS AND CL. WITH PERSONAL SWEEPING.
SOIL CONTROL	SPRINKLE WATER AS NEEDED.

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH	X	X	X
CLEAN INLETS	X	X	X
COLLECT LITTER	X	X	X
SWEEP PARKING LOT	X	X	X

PROPOSED CONST. SCHEDULE FOR THE YEAR 2026 - 2027

ACTIVITY	JULY	ALG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR
ROAD & CLEAR										
WAS DRIVING										
DRAWN BY: JIP										
CHECKED BY:										
SCALE: 1" = 40'										
JOB NO: 24-410										
DATE: 04/23/25										
SEED & MULCH										

THE LOCATION AND ELEVATION OF EXISTING AND PROPOSED STRUCTURES, UTILITIES, AND OTHER FEATURES SHOWN ON THESE DRAWINGS ARE BASED ON THE SURVEY DATA PROVIDED TO THE ENGINEER. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE FOR THE PURPOSES OF THESE DRAWINGS. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE FOR THE PURPOSES OF THESE DRAWINGS. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE FOR THE PURPOSES OF THESE DRAWINGS.

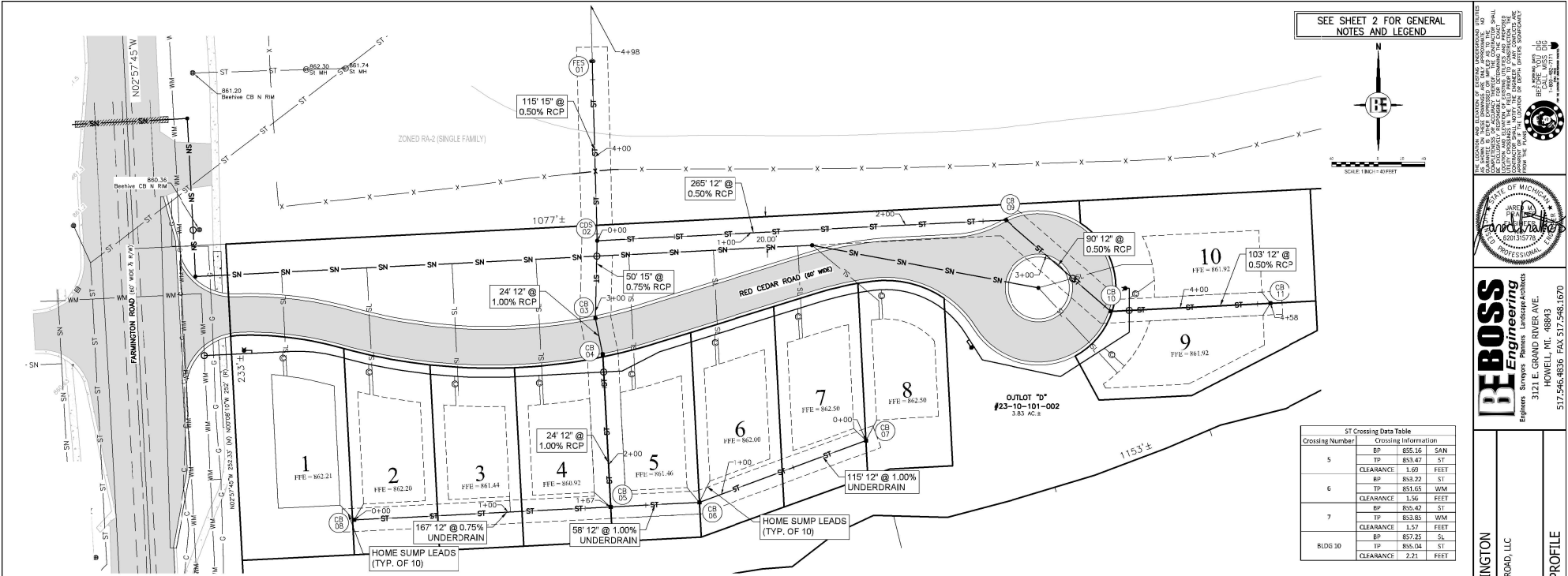


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SOIL EROSION & SEDIMENTATION CONTROL PLAN
 CEDARS OF FARMINGTON
 CEDARS OF FARMINGTON ROAD, LLC
 3121 E. GRAND RIVER AVE., HOWELL, MI 48843
 PROJECT NO. 24-410

REVISION	PER	DATE	DESCRIPTION
01	JD	04/27/25	ISSUED FOR PERMIT
02	JD	05/07/25	ISSUED FOR PERMIT
03	JD	05/07/25	ISSUED FOR PERMIT
04	JD	05/07/25	ISSUED FOR PERMIT
05	JD	05/07/25	ISSUED FOR PERMIT
06	JD	05/07/25	ISSUED FOR PERMIT
07	JD	05/07/25	ISSUED FOR PERMIT
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46	JD	05/07/25	ISSUED FOR PERMIT
47	JD	05/07/25	ISSUED FOR PERMIT
48	JD	05/07/25	ISSUED FOR PERMIT
49	JD	05/07/25	ISSUED FOR PERMIT
50	JD	05/07/25	ISSUED FOR PERMIT

DESIGNED BY: DH
 DRAWN BY: JIP
 CHECKED BY:
 SCALE: 1" = 40'
 JOB NO: 24-410
 DATE: 04/23/25
 SHEET NO. 11
 BE
 Engineer

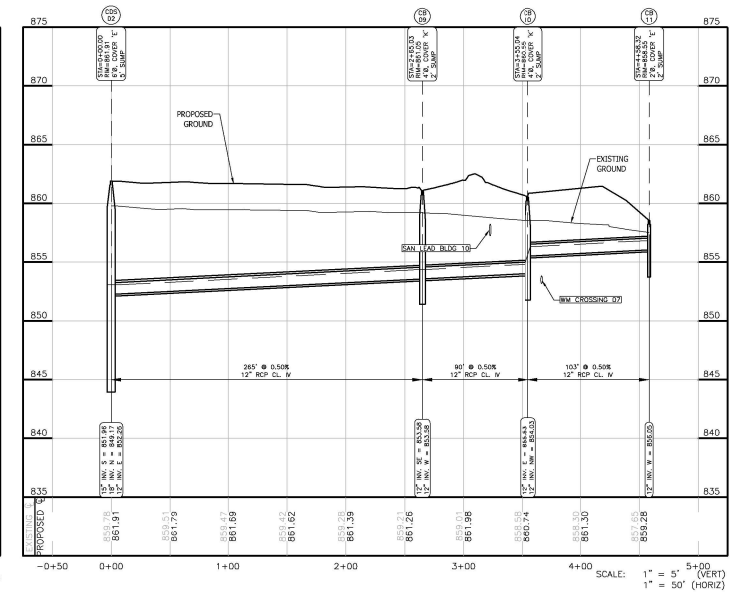
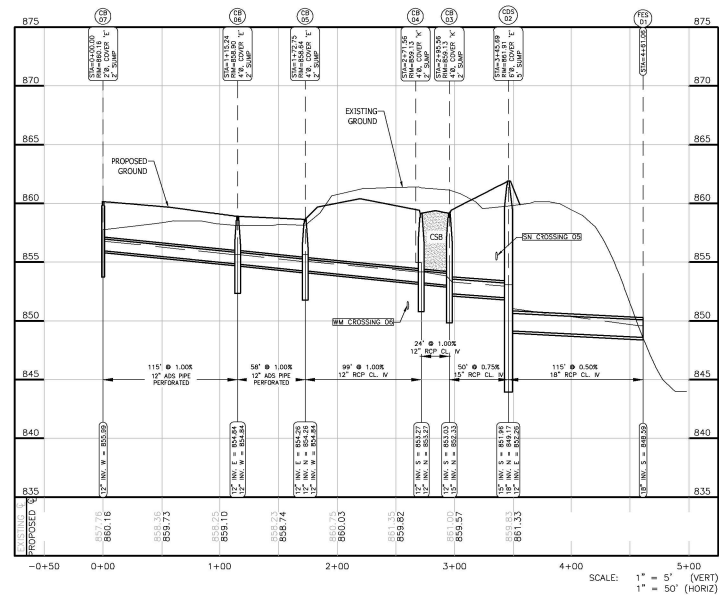
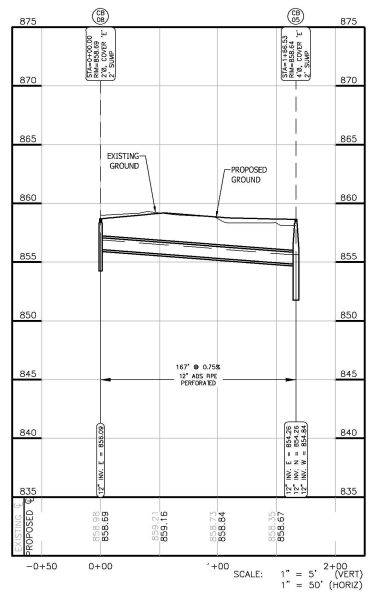


SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



ST Crossing Data Table

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6	855.42	855.04	1.57 FEET
	853.83	853.83	2.21 FEET
7	855.42	855.04	1.57 FEET
	853.83	853.83	2.21 FEET



THE LOCATION AND ELEVATION OF EXISTING AND PROPOSED STORMWATER INFRASTRUCTURE IS BASED ON FIELD SURVEY DATA. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE DATA. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE DATA.

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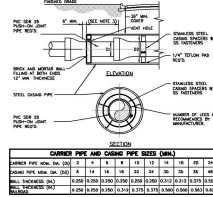
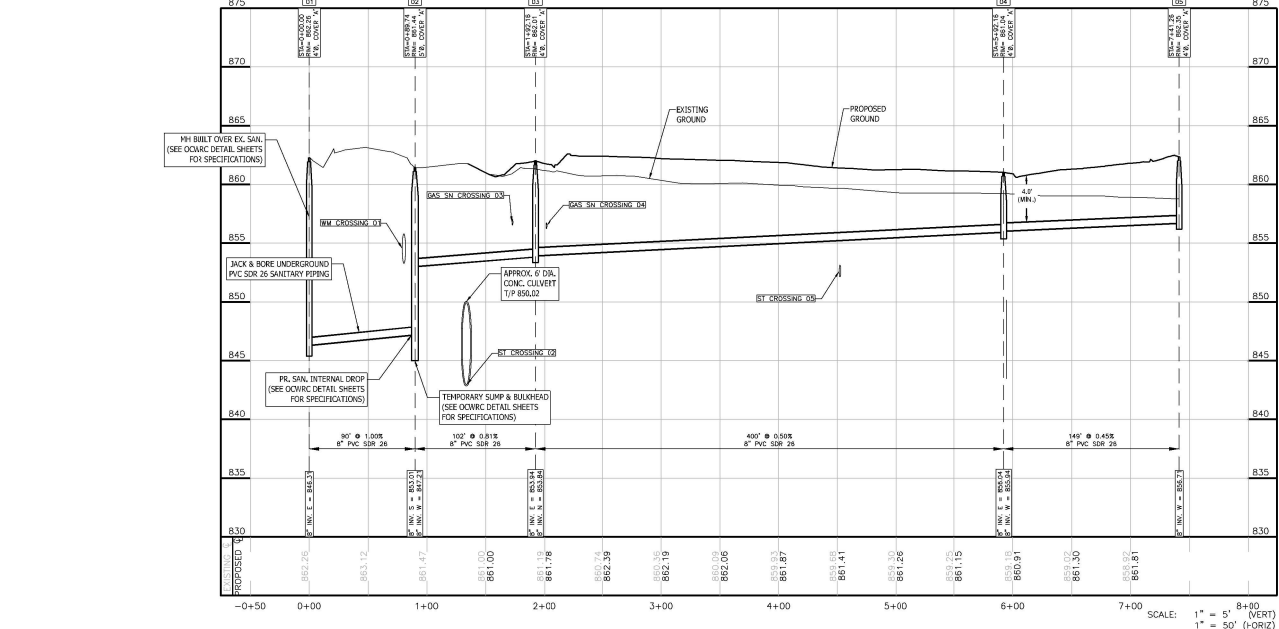
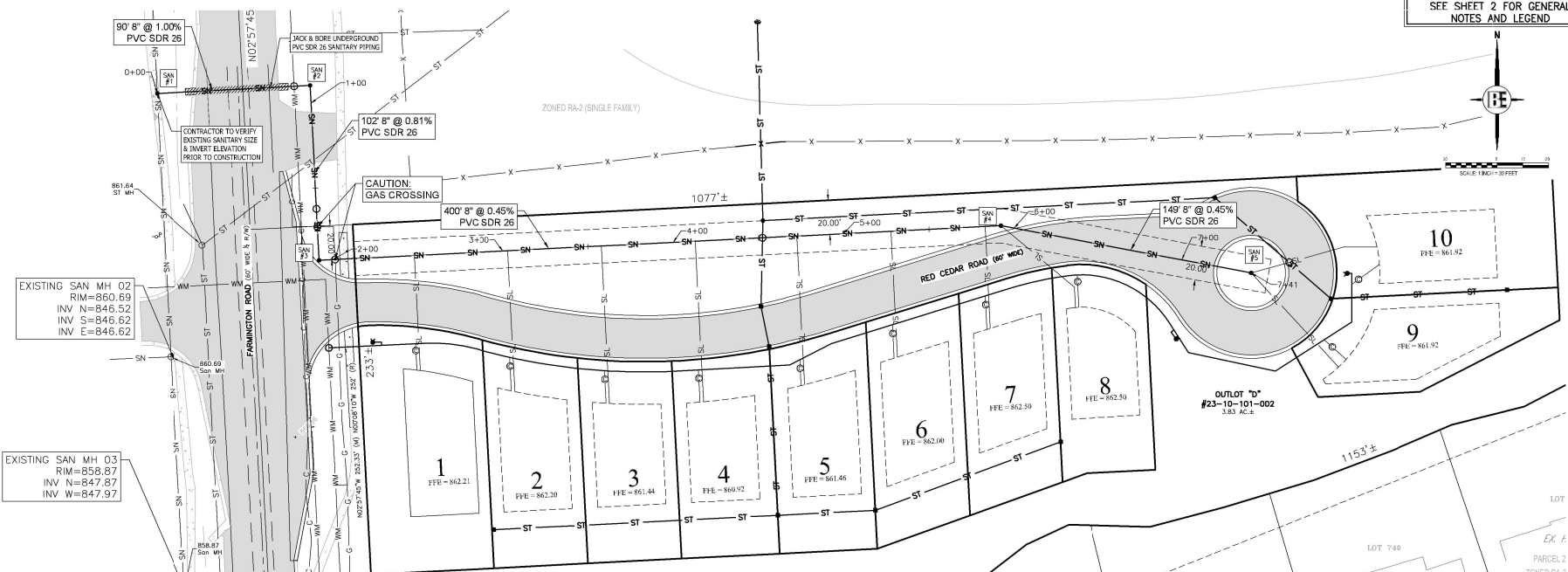
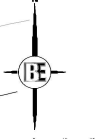
CEDARS OF FARMINGTON
CEDARS OF FARMINGTON ROAD, LLC
PREPARED FOR: CEDARS OF FARMINGTON ROAD, LLC
PROJECT: CEDARS OF FARMINGTON ROAD, LLC
DATE: 04/23/25

REVISION PER CITY RESIDENTIAL: 04/23/25
REVISION PER CITY RESIDENTIAL: 02/19/24
REVISION PER CITY RESIDENTIAL: 12/07/23
REVISION PER CITY RESIDENTIAL: 12/07/23
REVISION PER CITY RESIDENTIAL: 12/07/23
REVISION PER CITY RESIDENTIAL: 12/07/23
REVISION PER CITY RESIDENTIAL: 12/07/23
REVISION PER CITY RESIDENTIAL: 12/07/23

DRAWN BY: JP
DESIGNED BY: DH
CHECKED BY: JP
SCALE: 1" = 30'
JOB NO.: 24-410
DATE: 04/23/25

SHEET NO. 12
RISD
BE
Engineering

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



WYDE	WYDE	WYDE	WYDE	WYDE	WYDE	WYDE	WYDE	WYDE	WYDE
1	2	3	4	5	6	7	8	9	10

JACK AND BORE DETAIL
PVC SCALE

Crossing Number	Crossing Information	
	BP	TP
1	853.13	847.81
	5.32	853.71
2	850.02	856.53
	3.69	854.53
3	856.97	854.87
	1.80	853.47
4	855.16	853.47
	1.69	

BLDG NO.	INV. AT MAIN	INV. AT STUB	INV. AT WYE	WYE DISTANCE TO DOWNSTREAM MH (FT)	SLOPE (%)	LENGTH (FT)	RISER (FT)
1	854.39	854.72	855.39	56	1.00%	67	0.00
2	854.63	854.97	855.79	11	1.00%	82	0.00
3	854.88	855.21	856.14	66	1.00%	92	0.00
4	855.13	855.46	856.40	221	1.00%	94	0.00
5	855.40	855.73	856.60	281	1.00%	87	0.00
6	855.65	855.98	856.72	336	1.00%	74	0.00
7	855.89	856.23	856.82	391	1.00%	60	0.00
8	856.04	856.37	857.09	0	1.00%	98	0.00
9	856.71	857.04	857.79	0	1.00%	75	0.00
10	856.71	857.04	857.79	0	1.00%	76	0.00

NOTE: INV. AT WYE 4\"/>

THE LOCATION AND ELEVATION OF EXISTING AND PROPOSED SANITARY SEWER SYSTEMS ARE SHOWN AS INDICATED. THE USER OF THESE DRAWINGS IS TO BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES. THE USER OF THESE DRAWINGS IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE DRAWINGS IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE DRAWINGS IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
517.546.8836 FAX 517.546.1670

CEDARS OF FARMINGTON
CEDARS OF FARMINGTON ROAD, LLC
PREPARED FOR:
SANITARY SEWER PROFILE

DESIGNED BY: DH
DRAWN BY: JP
CHECKED BY:
SCALE: 1" = 30'
JOB NO: 24-410
DATE: 04/23/25
SHEET NO. 13

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



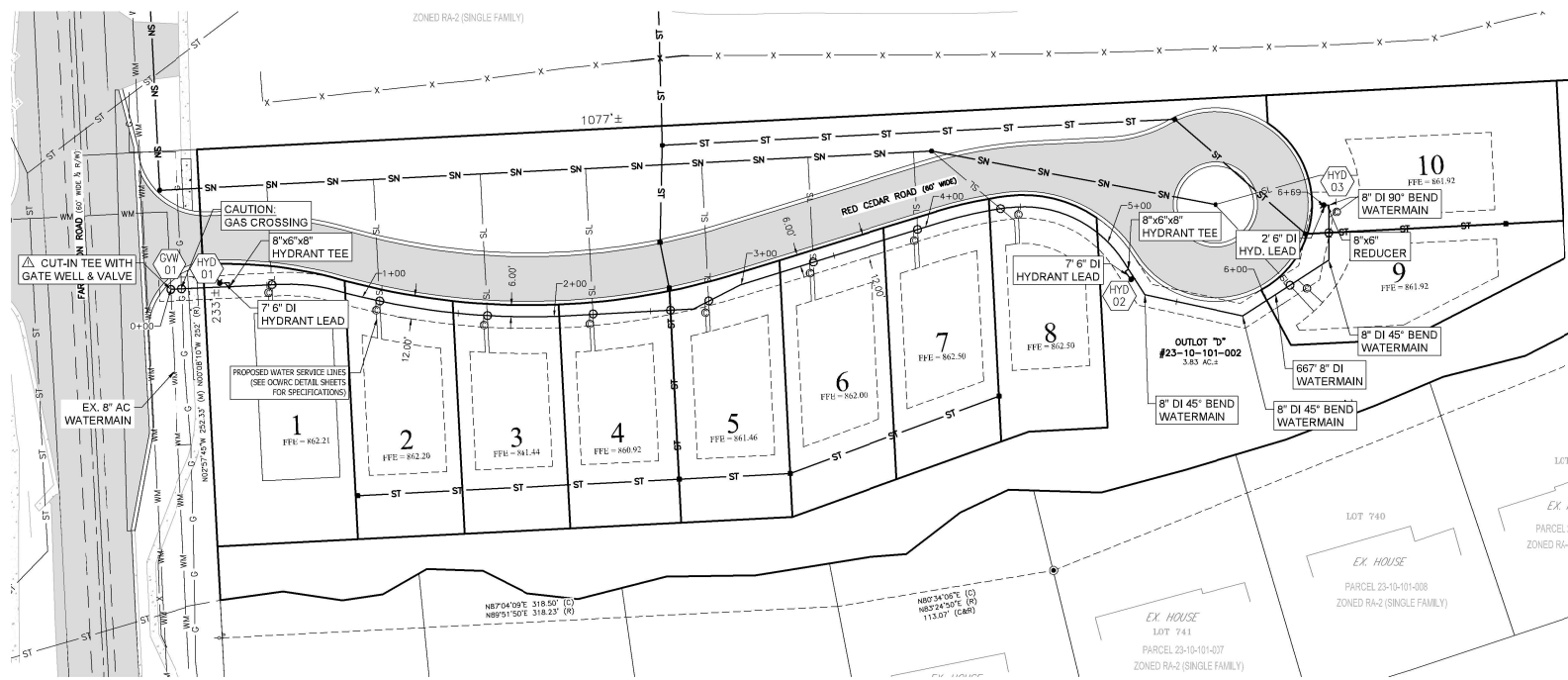
THE LOCATION AND ELEVATION OF EXISTING AND PROPOSED WATERMAIN LINES SHALL BE DETERMINED BY FIELD SURVEY. THE LOCATION AND ELEVATION OF EXISTING AND PROPOSED WATERMAIN LINES SHALL BE DETERMINED BY FIELD SURVEY. THE LOCATION AND ELEVATION OF EXISTING AND PROPOSED WATERMAIN LINES SHALL BE DETERMINED BY FIELD SURVEY.



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CEDARS OF FARMINGTON
CEDARS OF FARMINGTON ROAD, LLC
PROPOSED FOR
WATERMAIN PROFILE

DESIGNED BY: DH
DRAWN BY: JP
CHECKED BY:
SCALE: 1" = 30'
JOB NO: 24-410
DATE: 04/23/25
SHEET NO: 14



WM Crossing Data Table

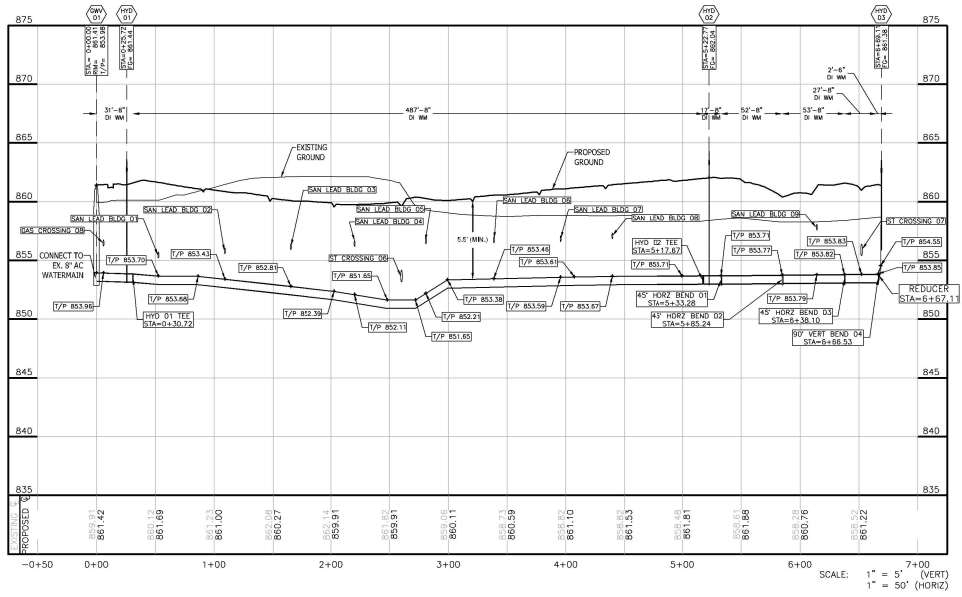
Crossing Number	Crossing Information
6	BP 853.22 ST
	TP 851.65 WM
	CLEARANCE 1.58 FEET
7	BP 855.42 ST
	TP 853.85 WM
	CLEARANCE 1.57 FEET
8	BP 856.34 GAS
	TP 853.96 WM
	CLEARANCE 2.38 FEET
BLDG 1	BP 855.71 SL
	TP 853.70 WM
	CLEARANCE 1.91 FEET
BLDG 2	BP 855.57 SL
	TP 853.43 WM
	CLEARANCE 2.14 FEET
BLDG 3	BP 855.02 SL
	TP 852.81 WM
	CLEARANCE 3.11 FEET
BLDG 4	BP 856.19 SL
	TP 852.11 WM
	CLEARANCE 4.08 FEET
BLDG 5	BP 856.42 SL
	TP 852.21 WM
	CLEARANCE 4.21 FEET
BLDG 6	BP 856.50 SL
	TP 853.46 WM
	CLEARANCE 3.04 FEET
BLDG 7	BP 853.59 WM
	TP 853.07 WM
	CLEARANCE 3.17 FEET
BLDG 8	BP 857.58 SL
	TP 853.79 WM
	CLEARANCE 3.79 FEET
BLDG 9	BP 853.59 WM
	TP 853.07 WM
	CLEARANCE 3.17 FEET

WATERMAIN NOTES:

- EXISTING ASBESTOS CEMENT WATERMAIN MUST BE WETTED PRIOR TO PROPOSED WATERMAIN CONNECTION WORK.
- ENSURE CONTRACTORS FOLLOW OSHA REQUIREMENTS AND PROPERLY DISPOSE OF ASBESTOS CEMENT PIPE FRAGMENTS IN ACCORDANCE WITH REGULATIONS.
- THOROUGHLY FLUSH THE MAIN AFTER TAPPING TO REMOVE ANY ASBESTOS CEMENT FIBERS THAT MAY HAVE BEEN RELEASED DURING CONNECTION WORK.
- MINIMUM FLOW VELOCITY OF 2.5 FT/SEC SHALL BE USED TO SCOUR THE PIPE AT THE ASBESTOS PIPE TAPPING LOCATION.

WATERMAIN LEAD SCHEDULE

LEAD NO	LEAD LENGTH (FT)
1	16
2	20
3	19
4	19
5	15
6	20
7	20
8	19
9	17
10	20

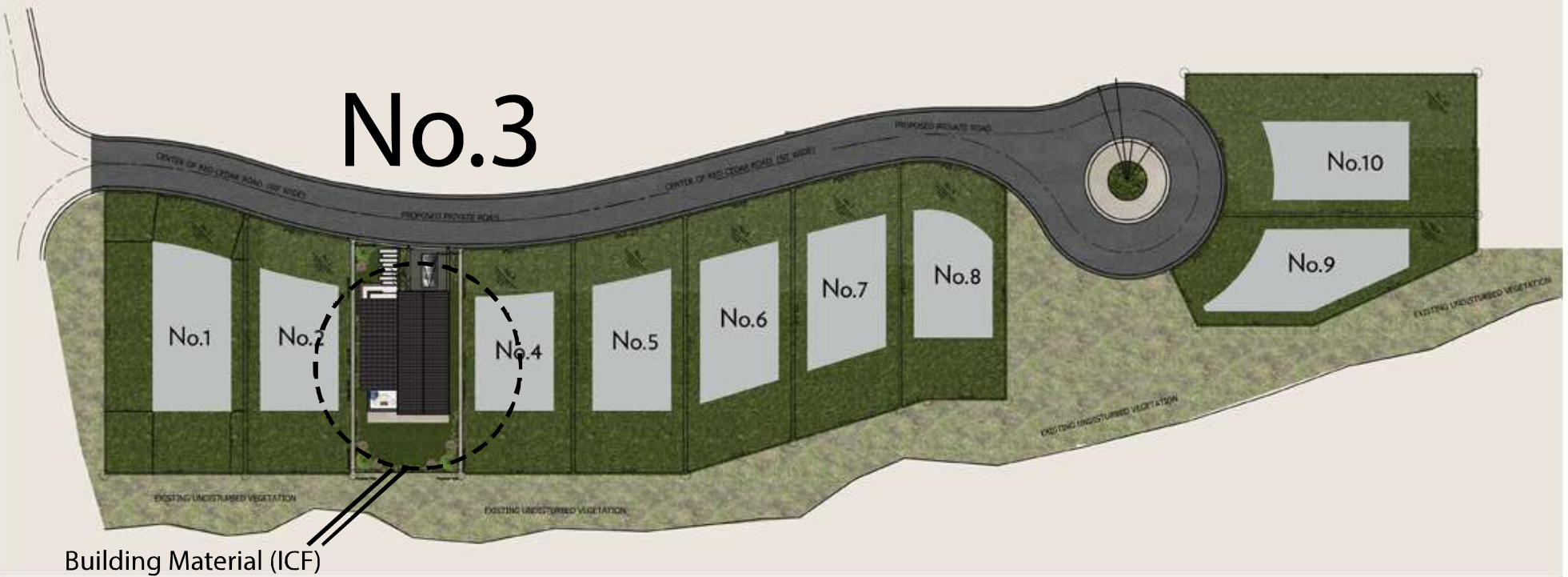


SCALE: 1" = 3' (VERT)
1" = 50' (HORIZ)

Cedars Of Farmington Hills

Cedars Of Farmington Hills

No.3









Ground Floor Plan



First Floor Plan



SSARAI
Engineering Firm GmbH
Architect - Engineers - Consultants - Planners

Cedars Of Farmington Hills



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Cedars Of Farmington Hills



SSARAI
Engineering Firm GmbH
Architectural Engineering, Construction Management

Cedars Of Farmington Hills



SSARAI
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Architectural Engineering • Construction Management

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Cedars Of Farmington Hills











Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Reviewer	Plan Date	Review Date
GW Review #1	4-10-2019	7-30-2019
CWA Review #2	2-18-2026	3-7-2026
CWA Review #3	4-02-2026	5-1-2026

Cluster Site Plan

Case: Amended CSP 59-4-2019 (Cluster Qualification 1, 2018)

Project Name: Cedars of Farmington

Site: 29150 Farmington Rd (Parcel 22-23-10-101-002) 3.83 acres

Applicant: Ayman Rida, Cedar of Farmington Road, LLC

Application Date: 2/18/2026

Zoning: RA-2 One-Family Residential District

We have completed a review of the application to amend a cluster site plan and open space plan and a summary of our findings is below.

HISTORY

The project was previously known as “McKenzie Green” and proceeded through the City’s normal One-Family Cluster Site and Open Space Plan process beginning in 2018. During its July 19, 2018, review, the Planning Commission found that the plan met the cluster option qualification standards set forth in Section 34-3.17.2.B.i through vii. Specifically, standards ii, iii, and iv as follows:

- ii. The parcel is located on a secondary thoroughfare and is of narrow width along the thoroughfare;
- iii. The parcel is shaped in such a way that the angles formed by its boundaries make a subdivision difficult to achieve, and;
- vi. The parcel contains a floodplain along its southern property line.

Further, the Planning Commission determined that the proposed cluster option qualifies for a maximum density of 3.1 units per acre (max of 11 units) permitted under Section 34-3.17.2.A.ii, because the parcel represents a transitional buffer between the subdivision to the south and the regional stormwater detention basin to the north.

After the Planning Commission qualified the 3.8-acre parcel for the cluster option, the applicant submitted a Cluster Site and Open Space Plan (59-4-2019) to develop the approximately 3.8-acre parcel under the

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

one-family cluster option section of the Zoning Ordinance. The plan proposed a community of 10 single-family detached homes at a density of 2.6 units per acre. Cluster option subdivisions are required to include an area of open space representing at least 15% of the overall land area. The project proposed approximately 37% of the overall land space to remain as open space. The Planning Commission reviewed Cluster Site and Open Space Plan 59-4-2019 at a public hearing on August 15, 2019, passed a motion to recommend approval of the plan to City Council.

City Council reviewed and approved Cluster Site and Open Space Plan 59-4-2019 (dated September 18, 2019) at a public hearing on November 11, 2019. The motion was conditioned that the proponent submit an escrow deposit in the amount of \$48,367.00 representing 150% of the total open space landscape cost estimate to ensure completion of the open space plan and the requirement of a cluster agreement drafted by the City Attorney. Following that motion, the agreement was circulated between attorneys. City Planner Stec mailed and emailed a copy of the agreement to the applicant Yaldo Construction on April 28, 2020 requesting the applicant review the agreement and once they agreed it would be forwarded to City Council for final approval; however, the applicant never responded and the agreement was never returned to City Council for consideration or approval, and the associated site plan and development agreement were never finalized. No further action was requested by the applicant after that point, and staff concluded the process likely stalled due to COVID-era interruptions.

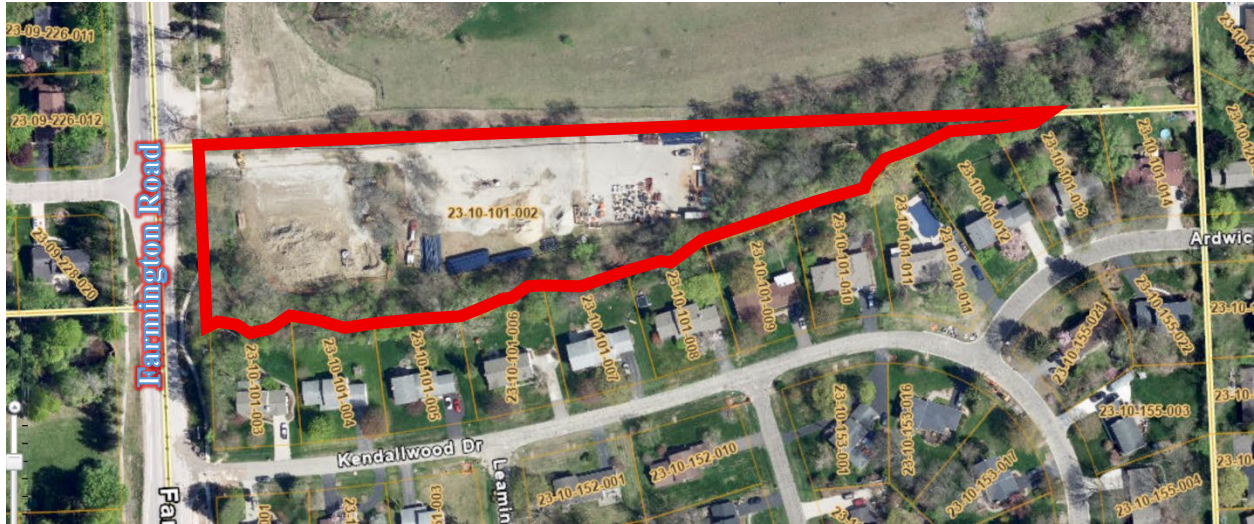
In mid-2025, plans were submitted to Engineering to restart construction activity. When plans received by the Engineering Division were routed to the Planning Office in 2025, staff determined that there were discrepancies between the Planning Commission approved site plan and subject engineering plans. For example, it appears that lot dimensions and the amount of open space provided changed since site plan approval. Planning staff asked the applicant to clearly call out and explain, in writing, the changes made to the plans since Planning Commission approved the site plan. Further, staff discovered that a City Council approved agreement had not been approved for the project. Apparently, the site was sold to a new owner who was unaware of the project's status and the fact that the development agreement had never been approved/executed.

At this time, engineering/construction plans are ready for Engineering approval, but Planning has outstanding issues related to (1) site plan changes from the prior concept and (2) the absence of an approved cluster agreement.

To be flexible while ensuring proper legal and planning compliance, staff are proposing to route the project through the public hearing process using the updated site plan in order to finalize both the site plan and the development agreement, rather than requiring the applicant to restart the process at the qualification stage.

At the public hearing on April 16, 2026, the Planning Commission reviewed the cluster option qualification standards and agreed that the revised site plan still satisfied the primary criteria: frontage on a major thoroughfare, unique parcel shape, the presence of a floodplain and poor soil conditions, and preservation of open space.

Subject Site:



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The parcel is zoned RA-2 One Family Residential District.
2. **Existing site.** The site is the former Kendallwood Swim Club. A pool, clubhouse, tennis courts, and parking lot are no longer present on the site. In early 2025 the site received special approval (SA 51-2-2025) as a staging area for a nearby watermain replacement . It is 3.83 acres (166,876 square feet) and fronts Farmington Rd, just south of 13 Mile Rd.
3. **Adjacent properties.**

Direction	Zoning	Land Use
North	RA-2	Regional stormwater detention basin
South	RA-2	Single Family Homes
East	RA-2	Single Family Homes
West	RA-1	Single Family Homes

4. **Site configuration and access.** The site is accessible from Farmington Road.

Conceptual Plan

1. **Summary of Plan.** The applicant proposes 10 cluster lots (a density of 2.61 units per acre), arranged along a short cul-de-sac street. The street, which is proposed to be a private road, is aligned with Oak Point Drive across Farmington Road. Approximately, 1.61 acres of the development (42.0%) is set aside as undisturbed and unprogrammed open space. All proposed

units are detached. During the cluster qualification process in July 2018, the Planning Commission cited standards 34- 3.17.2.B.ii., iii, and vi. as conditions for approval with maximum density of 3.1 units per acre.

2. **Permitted Densities** (Sec. 34-3.17.3). The proposed density is 2.61 units per acre. The cluster development qualified under Sec. 34-3.1.17.2.A.ii therefore the maximum density allowed in RA-2 is 3.1 units per acre. The proposed amended site plan meets this standard.
3. **Dimensional Standards.** This table compares the proposal to RA-2 district standards.

Standard	Required in RA-2	Proposed
Front Setback	35 ft	25 ft
Side Setback	8 ft / 20 ft total	7.5 ft each / 15 ft total typical
Rear Setback	35 ft	32.20 to 35 ft
Building Height	30 ft	Elevations not provided
Min. Lot Size	15,000 sq/ft (avg 16,500 sq/ft)	Smallest 6,447 sq ft (avg 7,511 sq ft)
Min. Lot Width	90 ft	55.20 ft to 73.26 ft

As set forth in Section 34-3.17.4, for cluster developments meeting the criteria of Section 34-3.17.2.A e the minimum yard setbacks, heights and minimum lot sizes per unit as required by Section 34-3.1 of this chapter, may be waived. As noted above, the City determined that Section 34-3.17.2.A had been satisfied.

4. **Cluster Standards.** Cluster developments must meet the design standards of subsection 34-3.17.4.
 - a. Yard requirements dictate that spacing between groups of four (4) unattached buildings shall be equal to at least 20 feet in an RA-2 district, measured between the nearest points of adjacent buildings. Also, the minimum distance between detached units within groups of four (4) shall be 15 feet, unless there is a corner-to-corner relationship in which case the minimum may be reduced to 10 feet. These conditions are met. Setbacks noted on the Site Data table (sheet 5) indicate the combined side yard setback distance between all units is at least 15 feet and there is 20 feet between units 4 and 5.
 - b. Garages or off-street parking spaces shall not be located less than 20 feet from a public street right-of-way or from pavement edge of the street where streets are private. All lots have a minimum front setback of 25 feet. This standard is met.
 - c. The side of a cluster facing a major or secondary thoroughfare must be set back 25 feet or 10 feet if adjacent to a private road. This standard is met.
 - d. No building may be placed within 25 feet of any property line. This standard is met.
 - e. At least 15% of the development must be set aside as open space. This standard is met with 0.47 acres designated as open space and 1.14 acres designated as undisturbed vegetation, resulting in 42% open space.
 - f. Elevations of typical units have been provided but floor plans have not. **This standard is not met, both elevations and floor plans are required per Sec. 3.17.5.C.ii.a.**
5. **Lighting.** No general lighting of the site or street appears to be proposed. Applicant to confirm no lighting is proposed.

6. **Cul-de-sac.** Per Section 27-57 of the Subdivision Ordinance, the “maximum length for residential cul-de-sac streets shall generally be six hundred (600) feet.” The length of the cul-de-sac street is less than 600 feet.
7. **Superimposed aerial.** During cluster qualification, the Planning Commission cited standards 34-3.17.2.B.ii., iii, and vi. Per Section 34-3.17.5.C.iii, parcels qualifying under item vi are required to submit a sheet superimposing the plan on an aerial image. A superimposed aerial image has been provided.

Tree Removal (Section 5.18)

Based on 2022 Tree Survey:

1. **Landmark Trees.** Four (4) landmark trees with a total dbh of 92 inches are proposed to be removed requiring 23 inches of replacements.
2. **Other Regulated Trees.** 10 other regulated trees are proposed to be removed, requiring 10 replacements.
3. **Total Replacements Required.** There are 134 trees surveyed on the property, of which 14 will be removed. The 14 removed trees require 53 total inches of replacement, and 53 total inches of replacement trees are provided.

Landscaping

1. **Street Trees.** Twenty-one (21) street trees are proposed. Street tree requirements are met.
2. **Buffering / Transition Area.** A buffer is required adjacent to one-family districts. Per the Zoning Ordinance, “in order to provide an orderly transition of density, where the parcel proposed for use as a cluster development abuts a one-family residential district, the planning commission shall determine that the abutting one-family district is effectively buffered by means of one of the following within the cluster development:
 - i. Single-family lots subject to the standards of Section 34-3.1 of this chapter;
 - ii. Detached buildings with setbacks as required by Section 34-3.1 of this chapter for the applicable residential district;
 - iii. Open or recreation space;
 - iv. Changes in topography which provide an effective buffer;
 - v. A major or secondary thoroughfare;
 - vi. Some other similar means of providing a transition.

A buffer is required where the site abuts one-family residential districts. The property to the north is a regional detention basin/flood hazard area and does not require a buffer.

The cluster development is generally buffered on all sides by a combination of open space and existing undisturbed vegetation areas. Minnow Pond Creek forms the southern boundary of the parcel and provides an additional separation from the one-family residential district to the south. Any buffer provided must comply with Section 34.5.14.6. To satisfy the required buffer, the

applicant proposes a combination of open space (0.47 ac), existing undisturbed vegetation areas (1.14 ac), and vegetated areas on portions of private lots that are outside the building envelope (1.13 ac).

Recent discussions among City staff have identified a recurring concern with buffers located within private lots: over time, trees and vegetation are often removed or altered by individual property owners, compromising the intended buffering function. Staff and City officials have expressed concern with ensuring the long-term integrity of the southern buffer so the spirit and intent of the ordinance is maintained. This would involve extending open space along Minnow Pond Creek to keep some or all of the buffer out of private lots, or otherwise revising the plan to achieve an equivalent outcome.

The Planning Commission discussed potential options with the applicant including shifting the road to increase open and buffer space. The applicant noted that shifting the road further north would cause significant impact. They note that all locations of utilities, utility crossings, lot layouts, and landscaping would be overhauled and would require recalculation of the entire site.

The Planning Commission agreed to maintain the road and lot configuration as submitted but remove any portions of lots that may be located with a flood hazard. Any portions of lots have been pulled out of the flood hazard areas. However future residents of lot 4 will be required to obtain a Letter of Map Amendment (LOMA) from FEMA stating that a portion of their lot is out of the floodplain area.

Floor Plans and Elevations

The applicant has submitted renderings of two front elevations. Floor plans were not provided as requested by the Planning Commission.

Planning Commission Action

MOTION by Brickner, support by Ware, to recommend that the City Council approve the Cluster Site Plan 59-4-2019 proposal based on the information provided by the applicants, public hearing comments, the March 7, 2026 Carlisle/Wortman review letter, the March 3, 2026 City Engineer review letter, the March 2, 2026 Fire Marshal review letter, and the findings that, given its frontage on a major thoroughfare, unique parcel shape, and presence of a flood plain and poor soil, and the development's preservation of open space, the proposal meets the letter and spirit of Section 34-3.17 of the City of Farmington Hills Zoning Ordinance, applicable Zoning Ordinance requirements, and the goals and objectives of the City of Farmington Hills Master Plan.

1. All items identified in the March 7, 2026 Carlisle/Wortman review letter shall be addressed to the reasonable satisfaction of the City Planner.
2. All items identified in the March 3, 2026 City Engineer review letter shall be addressed to the reasonable satisfaction of the City Engineer.
3. All items identified in the March 2, 2026 Fire Marshal review letter shall be addressed to the reasonable satisfaction of the Fire Marshal.
4. The proposed site and road configuration is acceptable.
5. Prior to City Council's review, an updated tree survey must be provided.

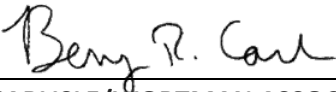
6. Prior to City Council's review, typical dwelling elevations, floor plans, and a standard building material palette must be provided.
7. Buffer area behind all of lots will be considered common area to be preserved in its natural state and placed in the master deed that the area will be maintained by the homeowner association.

Summary

City Council is asked to consider the Planning Commission recommendation and may want to clarify condition 7. If the City Council approves the Cluster Plan, the following items should be condition of approval:

1. Applicant shall provide typical floor plans and elevations.
2. Applicant shall provide a bond for open space.
3. Applicant shall provide an updated tree survey for administrative review prior to final site plan approval.
4. Applicant shall designate the 1.61 acres of undisturbed vegetation/open space in the master deed as protected common area, ensuring the HOA is responsible for its maintenance.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED-AP
President



CARLISLE/WORTMAN ASSOC., INC.
Mike Auerbach, AICP
Senior Associate



DEPARTMENT OF PUBLIC SERVICES
JACOB RUSHLOW, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: April 27, 2026

TO: Nora Brock, Secretary to the Director of Planning and Community Development

FROM: Mirandi Alexander, Civil Engineer II

SUBJECT: Cedars of Farmington – Revised Cluster Site Plan
29150 Farmington Road
#22-23-10-101-002

This office has performed a final review of the above-mentioned site plan submitted to the Planning Department on April 22, 2026. The engineering division has no objection to approving the site plan as proposed. Any other items will be reviewed during the engineering plan review.



FIRE

FARMINGTON HILLS



INTEROFFICE CORRESPONDENCE

Date: May 1, 2026
To: Planning Commission
From: Jason Baloga, Fire Marshal
Subject: 3rd Revised CSP 59-4-2019 (Farmington-13 Mile)

The Fire Department has no objection to approval.

A handwritten signature in blue ink, appearing to read 'Jason Baloga'.

Jason Baloga, Fire Marshal

JB/ss

**CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
MARCH 19, 2026, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Trafelet at 7:30 p.m.

ROLL CALL

Commissioners present: Brickner, Countegan, Grant, Lindquist, Mantey, Stimson, Trafelet, Ware

Commissioners Absent: None

Others Present: City Planner Mulville-Friel, Staff Planner Mellem, Staff Engineer Alexander, City Attorney Schultz, Planning Consultant Auerbach (Carlisle Wortman)

APPROVAL OF AGENDA

MOTION by Ware, supported by Brickner, to approve the agenda as published.

Motion passed unanimously by voice vote.

REGULAR MEETING

A. CLUSTER SITE PLAN 59-4-2019

LOCATION: 29150 Farmington Rd
PARCEL I.D.: 22-23-10-101-002
PROPOSAL: One-family cluster option subdivision (10 units) in RA-2, One-Family Residential District
ACTION REQUESTED: Set item for Public Hearing
APPLICANT: Cedar of Farmington, LLC (Ayman Rida)
OWNER: Cedar of Farmington, LLC

Planning Consultant Review

Referencing the 03-07-2026 Carlisle Wortman memorandum, Planning Consultant Auerbach gave the background and detailed review for this request to set Cluster Site Plan 59-4-2019 for public hearing, in order to construct a one-family cluster option subdivision (10 units) in an RA-2, One-Family Residential District, at 29150 Farmington Road. The site was south of 12 Mile Road on the east side of Farmington Road at the former Kendallwood Swim Club site. The former swim club structures are no longer present, and the site is currently rough graded.

Planning Consultant Auerbach explained that the proposal was formerly known as “McKenzie Green” and had been reviewed and approved in 2019 with conditions, but had never been developed, and the Planning Commission approval had expired. During the prior review, the Planning Commission found the development qualified for cluster development, and the project did not need to requalify. The developer has since changed, but the project remains largely the same, and the request before the Commission was to set a public hearing on the preliminary site plan for a future meeting.

Planning Consultant Auerbach highlighted the following:

- The applicant proposes 10 cluster lots (a density of 2.61 units per acre), arranged along a short cul-de-sac street. The street, which is proposed to be a private road, is aligned with Oak Point Drive across Farmington Road. Approximately 1.61 acres of the development (42.0%) is set aside as undisturbed and unprogrammed open space. All proposed units are detached. During the cluster qualification process in July 2018, the Planning Commission cited standards 34- 3.17.2.B.ii., iii, and vi. as conditions for approval with a maximum density of 3.1 units per acre. The current proposal is 2.61 units per acre.
- The site configuration meets applicable dimensional requirements, including front, side, and rear setbacks. However, elevations for the typical building designs had not been included with the submission; these should be provided, including a general material palette and maximum building height.
- The site contains landmark trees, defined as desirable species with a trunk diameter of six inches or greater. The total diameter at breast height of trees to be removed is 53 inches, and the proposed replacement trees would provide an equivalent total diameter.
- The tree replacement analysis is based on a 2022 tree survey, and the Commission may wish to direct the applicant to prepare a new survey because of the time that has passed and because an accurate tree survey is required for a cluster development.
- The majority of the vegetation is located along the south side of the site, where it serves as a buffer to adjacent single-family homes. No buffer is required to the north, adjacent to the detention basin; utility conflicts exist there.
- A small portion of several lots, though not the building footprints, extends into the floodplain area along the south side.
- The Commission could consider directing the applicant either to provide additional plantings or additional confirmation that the existing vegetation provides an adequate southern buffer, or, alternatively, to shift the road slightly north to create more separation from the southern property line, although that would be a more intensive revision because the road has already been engineered.

Planning Consultant Auerbach summarized that the action requested was only whether to schedule a public hearing for a future meeting to consider the preliminary site plan. The primary topic for Commission discussion was whether the existing vegetation along the southern lot line provides an adequate buffer. Other outstanding detail items, including building elevations, could be addressed through an updated submittal.

Commission questions and discussion

Commissioner Mantey asked about a statement in the staff report indicating that the buildable area of Lot 4 was impacted by the 100-year flood plain. Based on the presentation, he understood the floodplain encroachment to affect only the southern end of the lot and not the actual buildable area. He noted that even if the buildable area were affected, construction could still occur if the lot were filled or elevated to one foot above the 100-year floodplain, which the Building Department would address if necessary.

Planning Consultant Auerbach acknowledged that if the report stated the floodplain encroached into the buildable area, that was likely inaccurate. The floodplain appears to overlap only with the southern portion of the lot line rather than the building area.

In response to comments, Staff Engineer Alexander confirmed that staff had already completed the engineering review and that EGLE permits had been obtained. The earlier road layout was very similar to the current plan.

MOTION by Stimson, supported by Ware, that the application to amend Cluster Site Plan Approval 59-4-2019, dated February 18, 2026, as revised, submitted by Cedar of Farmington Road LLC, BE SET FOR PUBLIC HEARING for the Planning Commission's next available regular meeting agenda.

Commissioners discussed whether to require a new tree survey. Jared Prather and Patrick Cleary of Boss Engineering, Howell, Michigan, addressed the landscaping and tree survey questions.

Mr. Cleary explained that Boss Engineering had not prepared the original tree survey, but only 14 trees are proposed to be removed under the current plan. The remaining trees, estimated at roughly 70 to 80 along the southern property line, would remain undisturbed. Resurveying the entire site might not provide substantial benefit. He proposed instead that only the 14 trees within the work area be reevaluated. If any of those trees had grown enough over the last several years to change their caliper totals, that could result in the need for one additional replacement tree or a similar minor adjustment.

Commissioner Mantey is suggesting adding an extra replacement tree rather than requiring a new survey. Commissioner Countegan stated that, if the area of encroachment had not changed and the same 14 trees were still being removed, he did not see the need for a full new survey.

Commissioner Stimson pointed out that the site could have changed significantly because of extensive construction activity and storm events in the area over the last few years.

Mr. Cleary responded that, from his understanding, prior demolition activity had been limited to already paved or previously developed areas, and he was not aware of significant changes to the southern screening vegetation. He did not believe another survey was necessary outside the limits of disturbance.

City Planner Mulville-Friel stated that tree loss from storms and general die-off in recent years could affect whether there is still adequate buffering between Lots 4 and 5 and the residential properties to the south.

Mr. Cleary responded that the prior plan included not only standard landscape materials but also approximately 90 seedling trees, or “whips,” to be planted along the south boundary to strengthen the buffer. This feature has been retained in the current proposal. Those plantings would be interspersed among the existing trees and brush in the floodplain area south of the lots and outside the grading area, and they would serve as a contingency to reinforce and improve the southern buffer over time.

The Commission reached consensus not to require a new tree survey.

Motion passed unanimously by voice vote.

B. SITE PLAN APPROVAL 52-2-2026

LOCATION: 31130 Orchard Lake Rd
PARCEL I.D.: 22-23-02-103-025
PROPOSAL: Expansion of existing building and parking lot for restaurant use within the B-3: General Business Zoning District and P1: Vehicular Parking District
ACTION REQUESTED: Site Plan Approval
APPLICANT: Bret Hart, Priority Engineering LLC
OWNER: Hannawa-Lahser Road Development LLC

Planning Consultant review

Referencing the 03-11-2026 Canise Wortman memorandum, Planning Consultant Auerbach gave the background and detailed review for this application for site plan approval, in order to expand an existing building and parking lot for restaurant use within the B-3 and P1 District. The applicants propose an approximately 1,400sf addition to the existing building, two outdoor seating areas, expansion of the parking lot to the east, relocation of the dumpster, installation of an underground stormwater detention structure, and other related site improvements.

Planning Consultant Auerbach highlighted the following:

- The existing building contains approximately 7,700sf and was formerly occupied by a pet supply store, but has been vacant for several years. The building appears to be a one-story structure, although it includes what looks like an ornamental second-story element at the southwest corner, and City records suggest the building may previously have had a second story.
- The western portion of the site is zoned B-3, and the eastern portion is zoned P1 Vehicular Parking District. The parcel is bordered by RA-4 residential zoning to the north, office zoning and commercial uses to the east, parking and retail uses to the south, and the Orchard Place shopping center to the west.
- One outdoor seating area is proposed along the Orchard Lake Road frontage on the west side of the building, and a second outdoor seating area is proposed on the north side of the building. The addition is proposed on the east side of the building; the dumpster enclosure would be shifted east onto a new concrete pad, the parking lot would be expanded to the far east, and the underground detention structure would be located in the southeast portion of the site. The two existing access drives would remain.

Several variances would be required for the project because of the existing site configuration.

**CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
APRIL 16, 2026, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Lindquist at 7:32 p.m.

ROLL CALL

Commissioners present: Brickner, Countegan, Grant, Lindquist, Mantey, Stimson, Ware

Commissioners Absent: Trafelet

Others Present: City Planner Mulville-Friel, Staff Engineer Emerson, City Attorney Schultz, Planning Consultant Auerbach (Carlisle Wortman)

APPROVAL OF AGENDA

MOTION by Brickner, support by Mantey, to approve the agenda as published.

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. CLUSTER SITE PLAN 59-4-2019

LOCATION: 29150 Farmington Rd
PARCEL I.D.: 22-23-10-101-002
PROPOSAL: One-family cluster option subdivision (10 units) in RA-2, One-Family Residential District
ACTION REQUESTED: Recommend to City Council
APPLICANT: Cedar of Farmington, LLC (Ayman Rida)
OWNER: Cedar of Farmington, LLC

Planner review

Referencing the February 18, 2026 Carlisle Wortman memorandum, Planning Consultant Auerbach gave the background and review for this request for a 10-unit single-family cluster development on the former Kendallwood Swim Club property, located on the east side of Farmington Road, south of 13 Mile Road. The proposal had been reviewed and approved by the Planning Commission in 2019.

The cluster development process requires a Planning Commission public hearing and review under the ordinance, followed by a recommendation to City Council, which holds a second public hearing and makes the final determination.

The 2019 process had proceeded almost to completion, but the required development agreement with the City was not finalized or recorded. The project was then placed on hold, and the site plan expired. Because the applicant now wishes to proceed, the project must go through the process again, although the prior determination that the site qualifies for cluster development remains in effect. The current stage is the initial public hearing and preliminary plan review.

Surrounding land uses include single-family residential to the west, south, and east, with a wooded area and stormwater basin to the north serving multiple properties. The site is approximately four acres. Ten dwelling units are proposed, with a total density of 2.6 units per acre. Approximately 42% of the site would be preserved as unprogrammed open space or natural area.

The lots and building footprints comply with the applicable dimensional standards. Staff had identified minor setback issues, and the applicant had since submitted revised plans showing those corrections. However, because the City had only recently received the revisions, staff still recommended that the corrections be included as a condition to be reflected in City Council's review if the Planning Commission moves this project forward.

A tree survey was completed in 2022. The applicant identified landmark trees proposed for removal and provided the required replacements. However, conditions may have changed since 2022, and the Planning Commission could require additional information on tree conditions, including an updated tree survey, although based on the prior meeting discussion, it appeared the Commission did not view that as necessary. The Commission should decide whether to require a new tree survey or accept the survey provided.

Planning Consultant Auerbach reviewed buffer requirements between cluster developments and adjacent residential properties. The immediately adjacent residential area to the south is separated from the subject site by a creek and existing vegetation. The applicant proposes to use existing natural vegetation, with additional plantings, to meet the buffer requirement.

Since the last review, the applicant provided two renderings showing typical dwelling types. Cluster developments are required to provide typical building elevations and floor plans. The elevations should typically be architectural and scaled to identify building height, and may also identify typical building materials or a material palette. The Planning Commission could require, at minimum, elevations identifying building heights. If the Commission wants additional specificity or assurance regarding the type or quality of materials, staff recommends that the Planning Commission recommend to City Council that a standard material palette be required. Typical floor plans still need to be provided.

Planning Consultant Auerbach summarized that after tonight's public hearing, the Planning Commission must recommend approval with conditions or denial to City Council based on the Cluster Development Ordinance criteria. The Commission may specify whether a new tree survey is required, whether the roadway location and configuration are acceptable as proposed or need to be reconfigured, and whether a material palette should be provided.

Commissioner Mantey asked why the applicant was being permitted to use the cluster option and whether environmental or natural preservation was one of the reasons, particularly as that related to the buffer zone issues called out in the Carlisle Wortman report.

City Attorney Schultz stated that, based on his review of the prior Planning Commission and City Council minutes, the qualifying reasons for the cluster option included frontage on a major thoroughfare, the unique parcel shape, the presence of flood plain or poor soil, and open space preservation.

After asking clarifying questions regarding the floodway designations on the Natural Features map included in the packets, Commissioner Mantey stated that based on his reading of the Carlisle Wortman report, ownership of the buffer zone appeared to be a significant issue. Planning Consultant Auerbach confirmed that staff was concerned because a portion of the vegetation would be located on private lots, making maintenance of that vegetation the responsibility of individual property owners.

Commissioner Mantey asked whether, because the proposal is a cluster development, the rear setback for lots along the southern border could be reduced so that the plan could proceed as proposed while changing ownership of the buffer area from individual ownership to common ownership. The proposed lots appeared to show rear setbacks of approximately 32.5 feet or similar dimensions. He asked whether the Commission could approve a lesser setback, such as 25 feet, if a portion of the rear yard was intended to be preserved as buffer area.

City Attorney Schultz stated that the issue would be whether there was a public benefit to doing so, noting that the proposal already created a buffer and open space. Commissioner Mantey said his concern was the long term maintenance of the buffer. If the buffer area were placed in private ownership, individual property owners might treat it as their own yard and mow or alter it, while common ownership would make it more likely that the area would remain as a buffer and would be easier for the City to enforce. If the setback could be reduced, the remaining question was how to address ownership of the buffer area, which the Carlisle Wortman review indicated should be addressed. From an environmental standpoint, the concern included fertilizer use near the water, but the primary issue was ensuring an adequate buffer between the proposed homes and existing homes.

Commissioner Brickner stated that if the Commission wanted to prohibit tree removal or mowing in the common area, those restrictions could be established. Alternatively, the road may have been curved for aesthetic reasons, and it could theoretically be straightened, similar to the former pool driveway, which would pull the homes farther from the creek.

Commissioner Brickner pointed out that the plan appeared to show common areas behind all the lots, and that open space could be controlled by the subdivision or association rather than individual lot owners. The condominium bylaws or deed restrictions could state that owners may not disturb the common area.

Commissioner Mantey stated that his understanding from the consultant's review was that the proposed preserved open space includes some open space located on individual owners' property rather than entirely in common ownership, and he questioned whether that was acceptable.

City Attorney Schultz stated that the intent would be for the open space to be governed by enforceable restrictions. The question raised by Commissioner Mantey was whether the preserved open space area is sufficient or whether the Commission wants more area preserved.

City Attorney Shultz explained that the Planning Commission and City Council had previously approved the proposal and the issue was before the Commission again because it had not been documented. The only alternative appeared to be moving the road. Planning Consultant Auerbach stated that moving the road would be an option if the Commission wanted to ensure that more of the vegetation was within a common area maintained by the homeowners association.

Applicant presentation

Jared Prather, Project Engineer, Boston Engineering, 3121 East Grand River Avenue, Howell, was present on behalf of this application for a one-family cluster option subdivision of 10 homes in an RA-2 One-Family residential district. Ayman Rida, owner, was also present.

Mr. Prather stated that the site is slightly less than four acres. He acknowledged the Commission's questions regarding the buffer and the location of the roadway. The buffer was proposed to remain as shown. 14 trees on the lot are indicated for removal and replacement as shown on the landscape plan.

The buffer will be supplemented with additional whips and saplings. These smaller tree saplings can fill gaps in the existing buffer and grow quickly. The current site plan is proposed to avoid impacts to the buffer area, which ranges from approximately 20 to 30 feet in width. Compared to the original "McKenzie Green" plan from 2019, the rear lot edges are closer to the proposed road rather than closer to the Minnow Pond Drain to the south.

Commissioner Countegan asked for clarification regarding the site boundary. Mr. Prather responded that the southern property line is toward the center of the Minnow Pond Drain. Commissioner Countegan stated that the open space area being discussed is essentially the area from the drain line north to the site condominiums; Mr. Prather confirmed that understanding.

Commissioner Brickner asked whether the current proposal contains fewer lots than the prior design. Mr. Prather stated that the original McKenzie Green plan was, to his recollection, 13 lots, later reduced to 10 lots and approved as 10 lots. When the current team received the plan to continue the process, they kept the proposal at 10 lots.

Commissioner Brickner stated that under the cluster option, the ordinance allows a range in the number of houses per acre or unit density, and that the applicant had selected the lower density. The larger discussion concerned preservation of the area between the rear of the lots and the southern property line. That area needs to be identified by name as a common area. Common areas are typically regulated and maintained through the Master Deed. If a Master Deed will be filed, it should preserve the area between the end of the lots and the southern property line, and individual lot owners should not be permitted to build on the area, maintain it as lawn, apply fertilizer, or otherwise alter it. The area should remain a natural buffer.

Commissioner Brickner stated that he liked the curve in the road and understood that straightening the road could push the development farther north, closer to the regional retention facility. His preference was to retain the curved road design.

Mr. Prather explained that the road configuration is both aesthetic and functional. The alignment provides enough space for utilities to be installed. Moving the road farther north would make it much more difficult to install both sanitary and stormwater utilities. The lots themselves would not be subject to the one hundred year floodplain area. This had been discussed by the Planning Commission at the prior meeting when it was confirmed that there would be no issue with the buildable areas being within the one hundred year floodplain. The site plan dimensioning had been updated and submitted the prior week, but there had not been enough time for the updated plan to be included in the meeting materials.

Regarding lighting, Mr. Prather stated that no site lighting is proposed and that coach lighting from the garages would be used instead.

Mr. Prather concluded his remarks.

Public hearing

Chair Lindquist opened the meeting to public comment.

Lauren Hermann, 29000 Kendallwood Drive, pointed out that her home abuts the subject property, which had been a problem for the small number of nearby residents for years. To some extent, she looked forward to something being done with the property because the last several years had been very difficult. The creek was currently very high and had already crested and washed away a significant amount of trash. The site has a major trash problem due to the way the lot has been used. Ms. Herman had significant environmental concerns regarding any construction on the property, regardless of the specific plan. She was particularly concerned regarding the wildlife in the area, and wanted the buffer zone to be as large as possible and protected long term. She was concerned about what would happen after residents move in and attention to the buffer declines. The creek area was a major feature of her home and neighborhood and one of the reasons residents bought their homes and protected the creek. With this plan, some existing homes would have a high density of new houses behind them, with some residents potentially having three houses behind them. If houses are to be built, five houses with larger lots would better match the existing neighborhood.

Commissioner Countegan pointed out that the proposed building envelopes appeared to be approximately the same distance from the creek as Ms. Herman's and her neighbors' homes. Ms. Herman responded that the situations were different because her home is already built, the proposal includes significantly greater density, and the existing trees and wildlife habitat would be disturbed.

Commissioner Countegan explained that the Commission must review the proposal under the ordinance and cannot reduce the applicant's permitted density if the ordinance criteria are met. The cluster option allows the City to preserve and control the buffer area, whereas a standard development could allow trees to be removed and lawns maintained closer to the creek. Ms. Herman said she did not understand why the homes could not be designed to better match the existing neighborhood. The issues might be different if five houses were proposed, but the proposal includes significant density, and the proposed lots are less than half as wide as her lot.

Commissioner Countegan stated that the Commission is compelled by the ordinance, which allows a certain level of density if the criteria are met, including factors such as frontage on a mile road and irregular parcel shape. The ordinance specifies how much density the developer must be allowed if the property meets standards, and the Commission cannot say the developer may not have the density permitted by ordinance. The Commission is required to review plans that fall within the ordinance standards. Commissioner Countegan acknowledged the concerns regarding density and lot width, but stated that Ms. Hermann's question was directed to the environmental argument regarding the distance between the rear of the existing homes and the rear of the proposed homes, which to be approximately equal.

Ms. Herman pointed out that the existing homes are already developed and that she has no choice to move her house farther away from the creek. The proposed development would affect trees and wildlife habitat where animals live and nest, and some of the area has already been partially destroyed by machinery. If she could move her house farther away from the creek, she would, but that is not an option. She asked why the development could not include houses that match the existing neighborhood.

Commissioner Countegan explained that the cluster option allows the City to establish and preserve a buffer area and provides some protection of natural areas. If the property were developed as a standard plat, it could be developed to the creek, and trees could be cut or lawns maintained in the area of concern. He referenced Mr. Mantey's concern regarding fertilizers near the water. The cluster option gives the City some protection of natural areas and avoids infringing on those areas. The City cannot give the applicant less than the ordinance allows, but the cluster option appears to protect the area between the proposed lots and the creek. The proposal appeared to be a compromise between the owner's right to develop the property and preservation of the natural area with the buffer.

Ms. Hermann stated that the issue was not simply whether the proposed homes would be farther from the creek than the existing homes. The Kendallwood neighborhood has natural character and few fences. Placing 10 houses where she believed approximately five houses would fit would not feel like a compromise to nearby residents. The new homes would intrude upon and negatively affect the natural creek bed that was one of the reasons residents purchased their homes. The former swim and tennis club had been a benefit to property values and the neighborhood, but that the current proposal would not be. She understands the property should be developed because it has become a nuisance, and she was not arguing against development, but asked that the City require as much buffer as possible and ensure that the buffer is protected, both out of respect for the nearby residents who have dealt with problems at the site for years and for the benefit of the wildlife.

Commissioner Ware asked Mr. Prather what is located behind Lot 10. Mr. Prather stated that Lot 10 backs up to existing trees and existing landscaping.

Shirley Horn, Kendallwood Drive, stated that her property will face the houses that back up to the creek. Based on the plans and discussion, she was concerned that the proposed homes would be 30 feet tall, approximately 40 feet wide, and located close together. Instead of seeing the existing tree line, she would see structures that could appear to her like a large apartment building. She did not see how the proposal would positively affect the neighborhood and believed it would bring down the value of her home. She also had significant concerns regarding the buffer zone. She stated that Lots 9 and 10 appear to back up to other homes on Ardwick.

Commissioner Countegan clarified that the dimensions shown for the properties represent the building envelope, not necessarily the size of each house.

Commissioner Brickner pointed out that Ms. Horn's subdivision would also allow 30-foot-tall homes under the ordinance, although the homes there were not built that way.

As no other public indicated that they wished to speak, Chair Lindquist closed public comment and brought the matter back to the Commission for discussion and/or a motion.

Commission questions and discussion

Commissioner Mantey asked about the Commission's authority regarding dimensional standards. Planning Consultant Auerbach said that the Planning Commission can modify setback requirements and can approve modifications to dimensional requirements for the district.

Commissioner Countegan said that for comparison purposes the standard RA-2 zoning standards were included so the public could see what the cluster ordinance allows compared to what a standard plat would allow. In this case, the discussion appeared to be confusing the cluster ordinance with standard platting. Had staff had calculated how many lots could be achieved if the property were developed as a standard plat?

City Attorney Schultz reminded the Commission that in 2019 the plan had been approved by the Planning Commission and City Council, with the final step being an agreement documenting that approval. In the RA-2 district, the minimum lot size is generally 15,000 square feet, and the proposal qualified for cluster development because in exchange for smaller lot sizes approximately 42% of the parcel is preserved as open space.

City Attorney Schultz continued that under the cluster option, the Commission can reduce lot sizes and waive or modify setbacks. The question was not necessarily whether the building setback should be made smaller, but whether the lots should be made smaller in order to create more open space or a wider buffer along the southern side. The consultant had suggested, from a planning perspective, that moving the road north could create more open space or buffer, and the applicant had explained why that was not being proposed. The Commission could ask the applicant whether he would be willing to shrink the lots to create more open space to the south.

Commissioner Mantey clarified that the applicant had explained that moving the road would be more expensive because utilities are located toward the north, and would likely be more disruptive to the natural area, requiring disturbance of the area in a way that could defeat the purpose of moving the road.

Chair Lindquist asked Mr. Auerbach for clarification regarding a public comment that Lots 9 and 10 back up to houses. The view shown on the screen appeared to indicate that those lots back up to a larger amount of open space and existing undisturbed vegetation, with some distance from existing homes. Mr. Auerbach stated that staff did not have information beyond what was shown in the aerial photographs.

Commissioner Mantey stated that the Carlisle Wortman report mentioned that one lot included a buildable area in the one hundred year floodplain, and the report indicated the Commission should address the issue. Commissioner Mantey did not believe further action was needed, but reminded the developer that any construction occurring within the one hundred year floodplain must be one foot above the elevation of the one hundred year floodplain.

Commissioner Countegan clarified that the eastern boundary is off the screen and that the property follows the drain line to the east. The applicant had indicated that the property extends to the middle of the drain and Kendallwood residents had stated that their property also extends to the middle of the drain.

Commissioner Grant asked what the square footage of the homes would be. Ayman Rida, owner and developer, stated that the homes would be approximately 2,500 to 3,500 square feet. The lots will not be sold individually; he will develop the land and build the homes. Mr. Rida said that with 10 homes and an average of approximately five residents per home, there would be about 50 residents behind the existing homes. The proposed development will be beneficial to the City through increased taxes and will result in fewer people and less activity than the prior swimming pool and club use.

MOTION by Brickner, support by Ware, to recommend that the City Council approve the Cluster Site Plan 59-4-2019 proposal based on the information provided by the applicants, public hearing comments, the March 7, 2026 Carlisle/Wortman review letter, the March 3, 2026 City Engineer review letter, the March 2, 2026 Fire Marshal review letter, and the findings that, given its frontage on a major thoroughfare, unique parcel shape, and presence of a flood plain and poor soil, and the development's preservation of open space, the proposal meets the letter and spirit of Section 34-3.17 of the City of Farmington Hills Zoning Ordinance, applicable Zoning Ordinance requirements, and the goals and objectives of the City of Farmington Hills Master Plan.

In addition, the Commission finds that

- a. Road configuration: The proposed site configuration is acceptable.**
- b. Tree Survey: Prior to City Council's review, an updated tree survey must be provided.**
- c. Elevations: Prior to City Council's review, typical dwelling elevations, floor plans, and a standard building material palette must be provided.**

Approval is subject to the following conditions:

- 1. Prior to City Council's review, the applicants must submit typical dwelling elevations, floor plans, and a standard building material palette.**
- 2. All items identified in the March 7, 2026 Carlisle/Wortman review letter shall be addressed to the reasonable satisfaction of the City Planner.**
- 3. All items identified in the March 3, 2026 City Engineer review letter shall be addressed to the reasonable satisfaction of the City Engineer.**
- 4. All items identified in the March 2, 2026 Fire Marshal review letter shall be addressed to the reasonable satisfaction of the Fire Marshal.**
- 5. Buffer area behind all lots will be considered common area to be preserved in its natural state and placed in the master deed that the area will be maintained by the homeowner association.**

Motion passed unanimously by voice vote.

/cem

CSP 59-4-2019

Cedars of Farmington

City Council

May 11, 2026



Proposal and Location

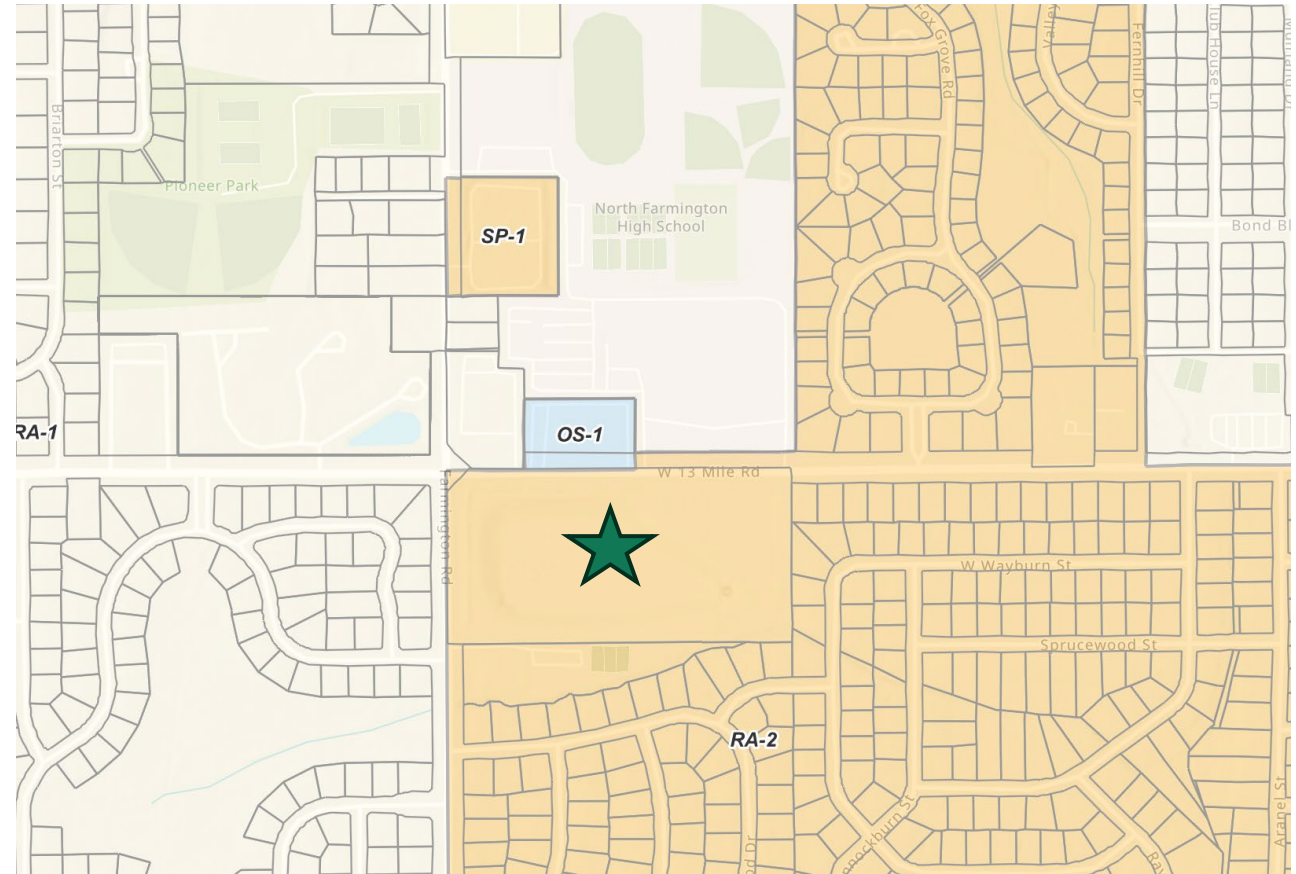
- Proposed 10-unit cluster single-family detached development.
- The site is the former Kendallwood Swim Club. A pool, clubhouse, tennis courts, and parking lot are no longer present on the site.



Zoning and Adjacent Properties

Zoning: RA-2

Direction	Zoning	Land Use
North	RA-2	Regional stormwater detention basin
South	RA-2	Single Family Homes
East	RA-2	Single Family Homes
West	RA-1	Single Family Homes



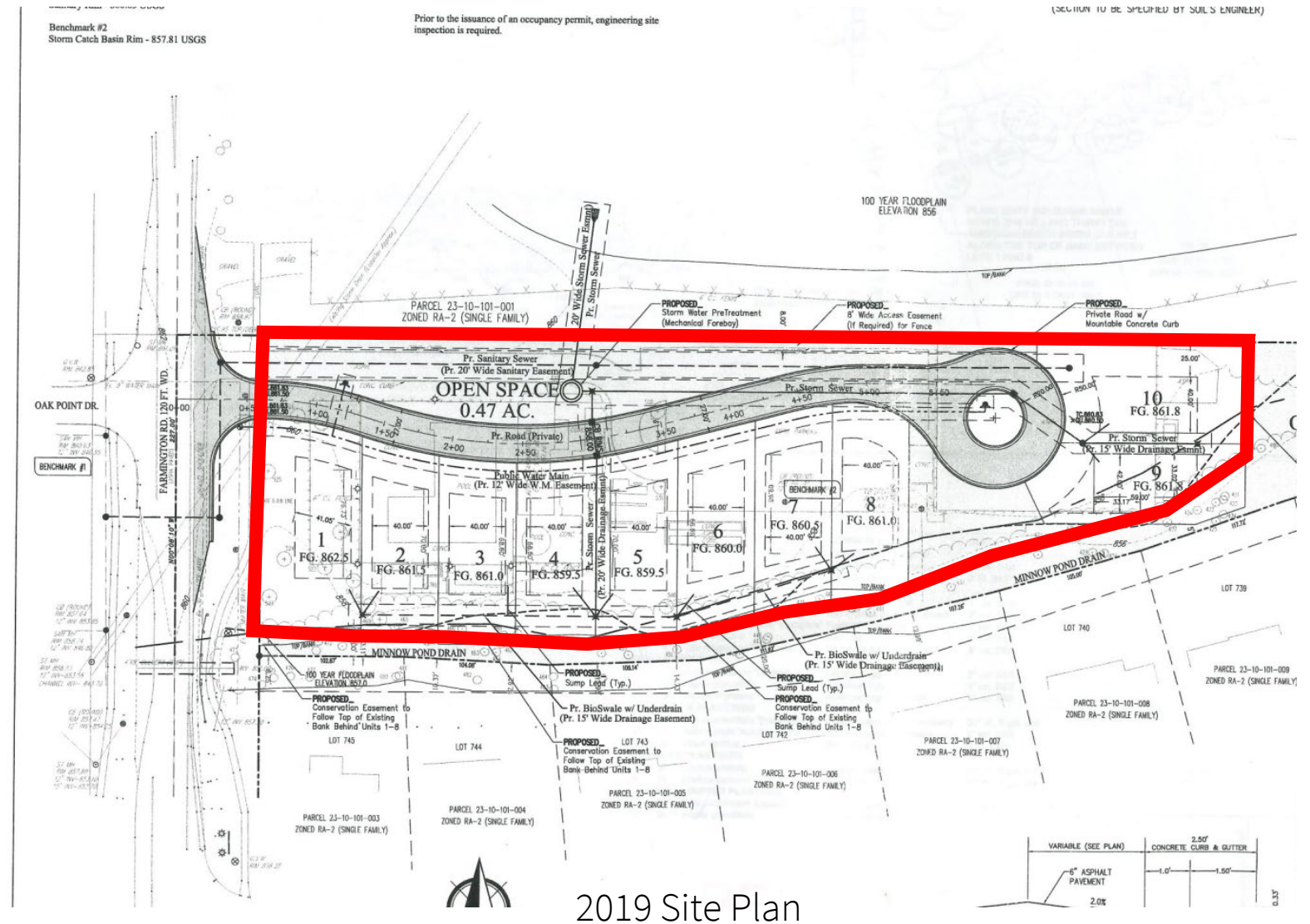
History

- The project, previously known as “McKenzie Green,” received City Council approval in 2019 with conditions.
- Planning Commission found that all Cluster requirements had been met.
- Previous owner never finalized Development Agreement and thus, Development Agreement approved site plan was never finalized by City Council.
- The approved Site Plan has expired.



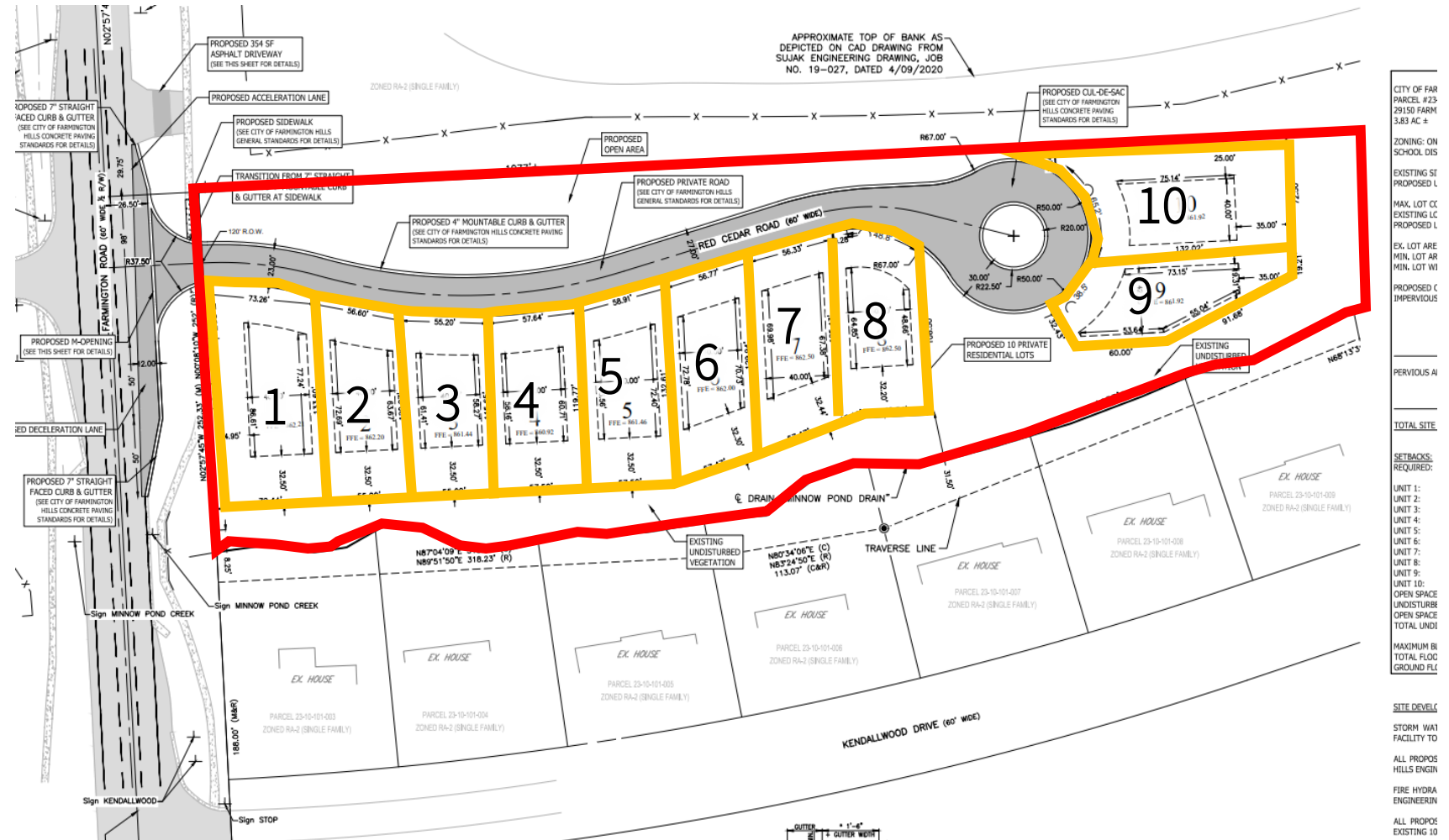
History (2019 Plan)

- Same basic layout
- Same number of lots (10)
- The lot sizes slightly larger.
- Less open space along southern property line
- Less overall open space
 - 36% compared to 42%



Site Arrangement

- 10 cluster lots (a density of 2.61 units per acre), arranged along a short cul-de-sac street.
- 42.0% of the site is set aside as undisturbed and unprogrammed open space.
- During the cluster qualification process in July 2018, the Planning Commission cited standards 34- 3.17.2.B.ii., iii, and vi. as conditions for approval with maximum density of 3.1 units per acre.

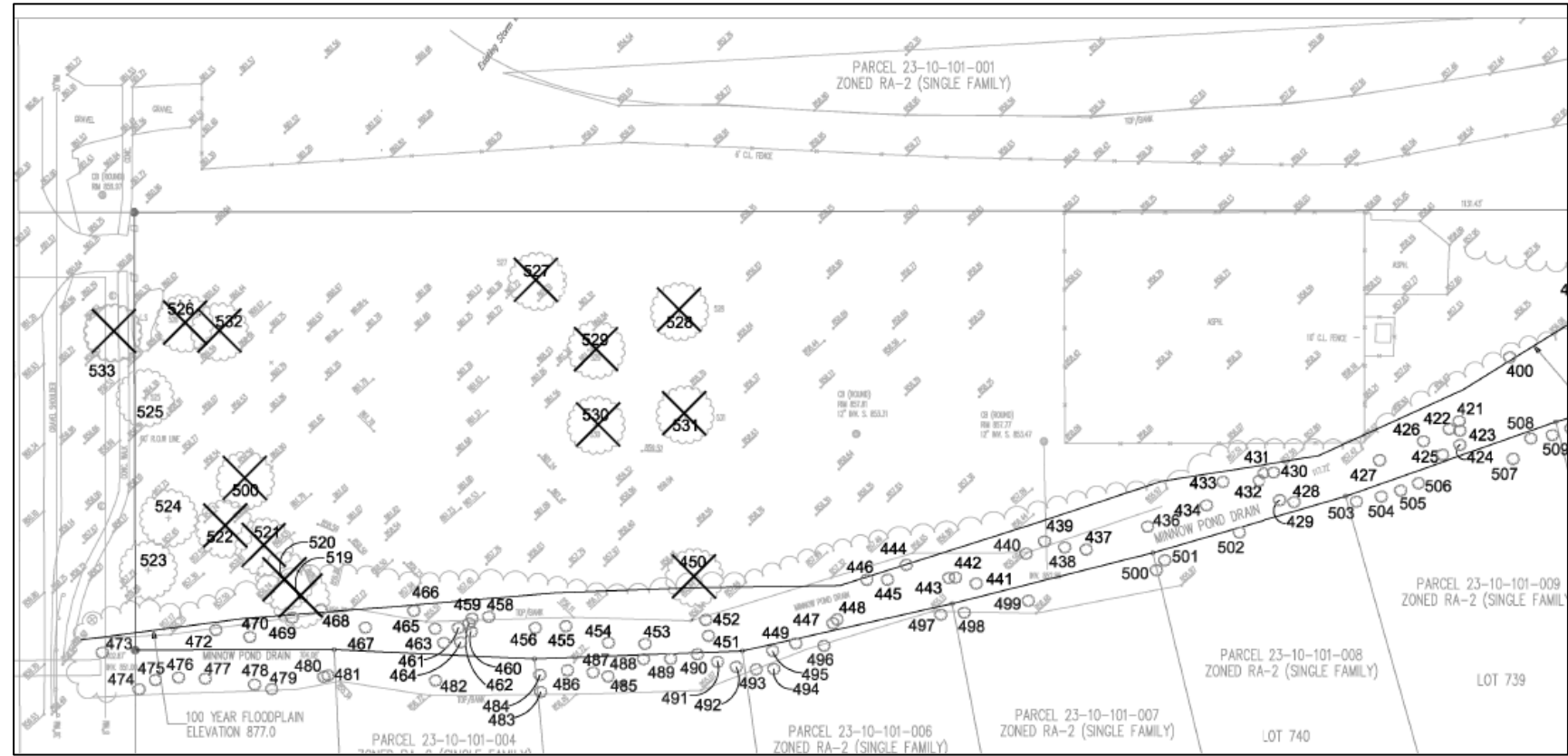


CITY OF FAR
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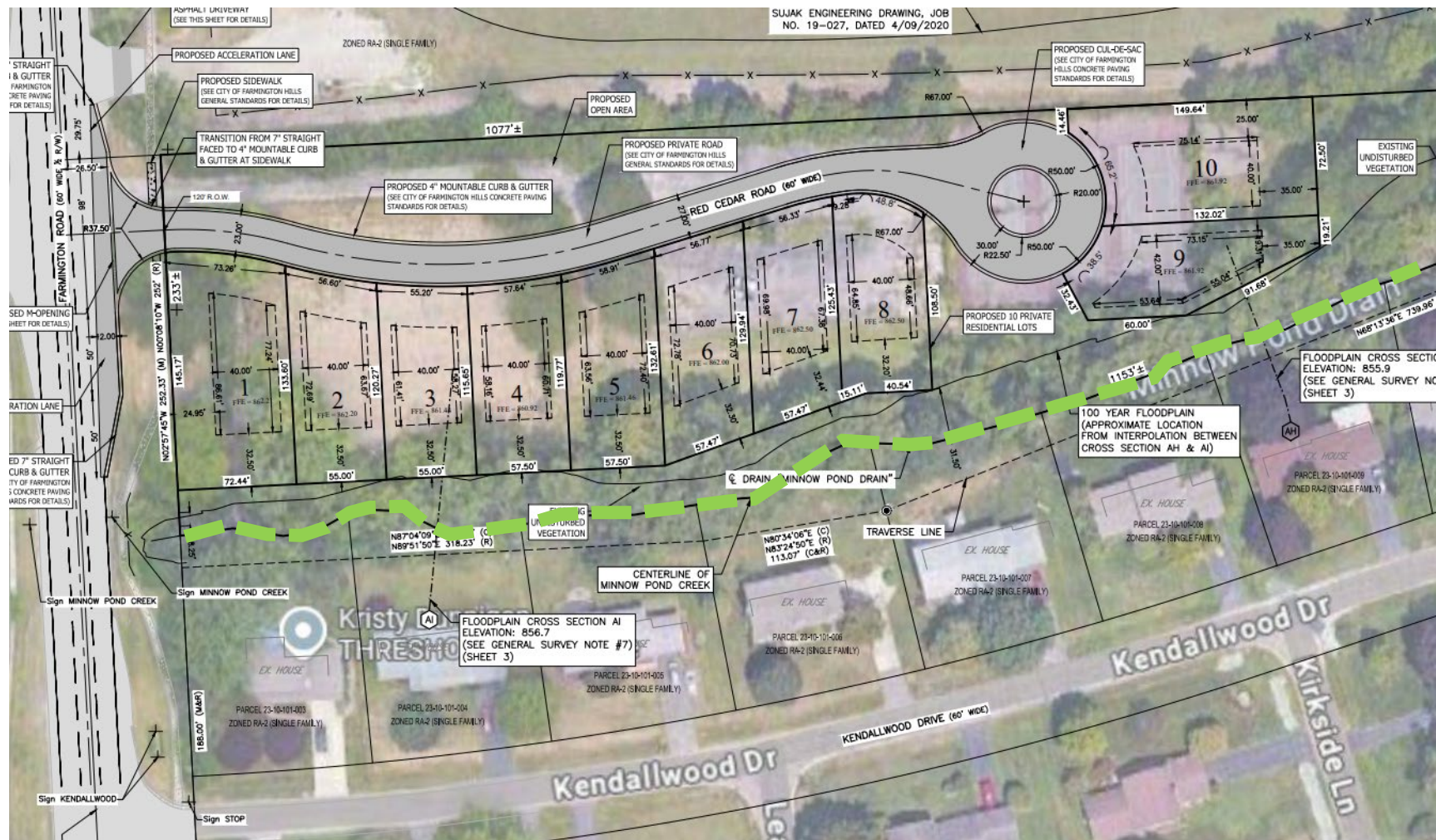
Natural Features

- Tree Removal/Replacement:
- Based on the 2019 plan
 - 53 inches (DBH) are removed.
 - 53 inches provided.



Buffering

- A buffer is required where the site abuts one-family residential districts.
- The property to the north is a regional detention basin/flood hazard area and does not require a buffer.
- Along the southern property line, Minnow Pond Creek and existing vegetation provide a natural separation to the single-family neighborhood to the south.
- The applicant proposes a combination of open space and landscaping to satisfy the required buffer.



Planning Commission

- The Planning Commission recommended approval and found that the proposal meets the letter and spirit of Section 34-3.17 of the City of Farmington Hills Zoning Ordinance, applicable Zoning Ordinance requirements, and the goals and objectives of the City of Farmington Hills Master Plan:
 - Project has frontage on a major thoroughfare
 - Site has unique parcel shape
 - Presence of a flood plain and poor soil
 - Preservation of open space

Summary

- City Council is asked to consider the Planning Commission recommendation.
- If the City Council approves the Cluster Plan, the following items should be condition of approval:
 - Applicant to provide typical floor plans and elevations
 - Applicant to provide a bond for open space management.

CSP 59-4-2019

Cedars of Farmington

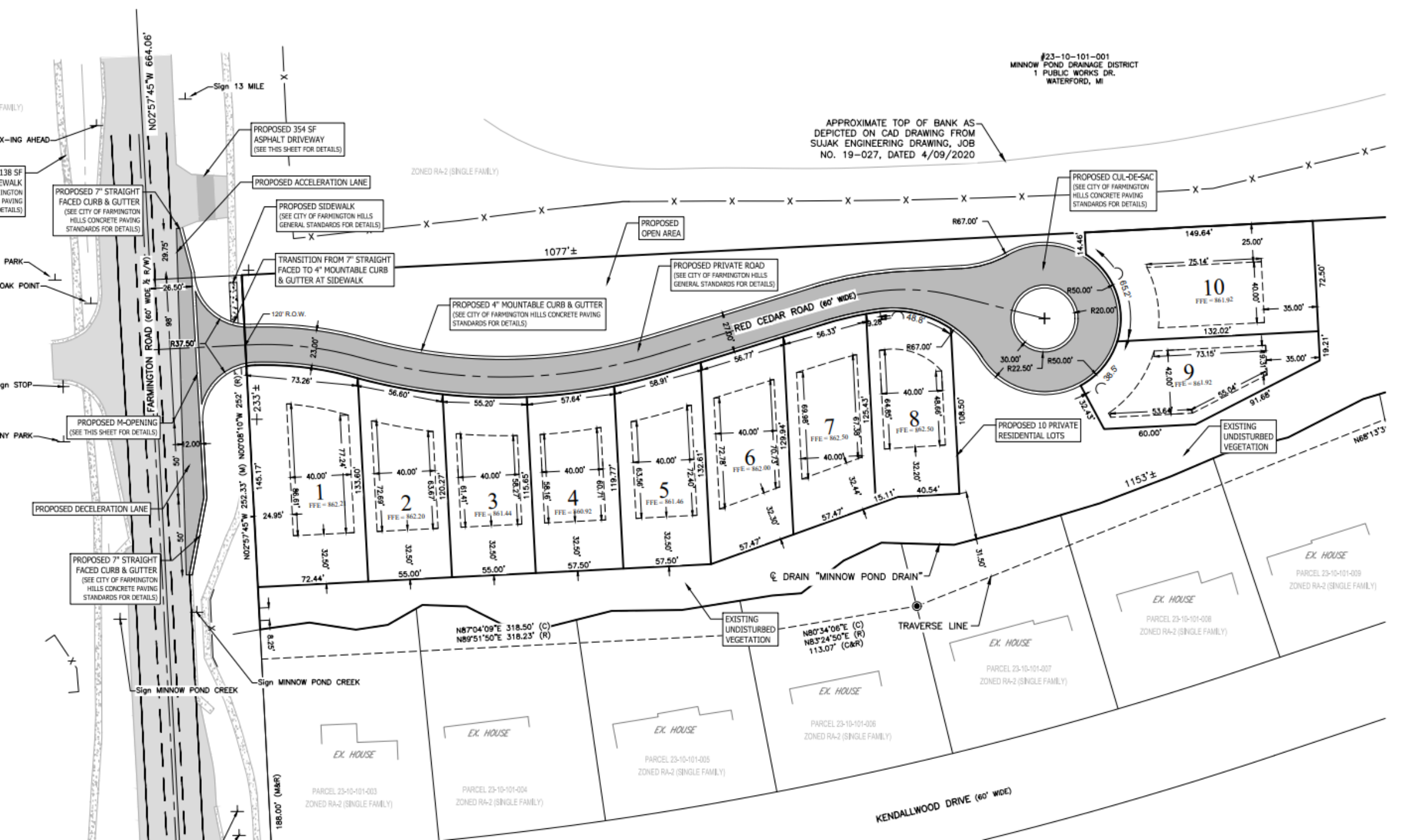
City Council

May 11, 2026



#23-10-101-001
 MINNOW POND DRAINAGE DISTRICT
 1 PUBLIC WORKS DR.
 WATERFORD, MI

APPROXIMATE TOP OF BANK AS
 DEPICTED ON CAD DRAWING FROM
 SUJAK ENGINEERING DRAWING, JOB
 NO. 19-027, DATED 4/09/2020



CITY OF FARMINGTON
 PARCEL #23-10-101-001
 29150 FARMINGTON F
 3.83 AC ±

ZONING: ONE FAMILY
 SCHOOL DISTRICT: FA

EXISTING SITE USE: F
 PROPOSED USE: ONE

MAX. LOT COVERAGE:
 EXISTING LOT COVER
 PROPOSED LOT COVER

EX. LOT AREA: 3.83 A
 MIN. LOT AREA REQU
 MIN. LOT WIDTH: 90

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TOTAL SITE AREAS =

SETBACKS: FRONT
 REQUIRED: 35'

UNIT 1: 25'
 UNIT 2: 25'
 UNIT 3: 25'
 UNIT 4: 25'
 UNIT 5: 25'
 UNIT 6: 25'
 UNIT 7: 25'
 UNIT 8: 25'
 UNIT 9: 25'
 UNIT 10: 25'

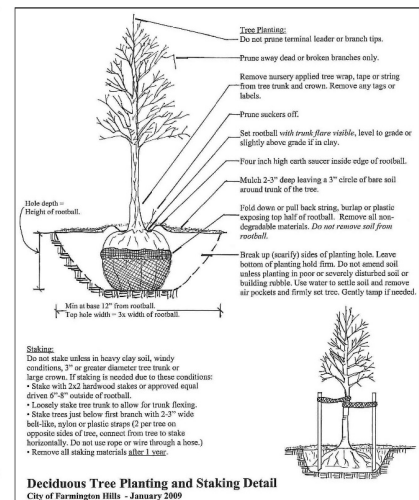
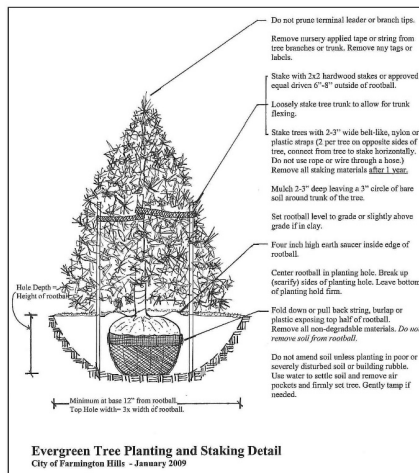
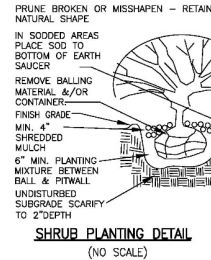
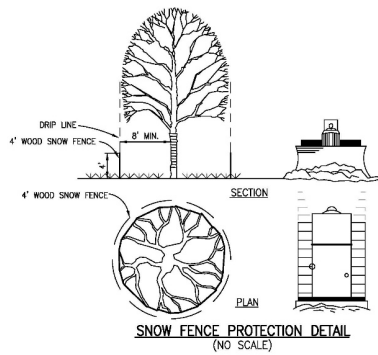
OPEN SPACE NORTH:
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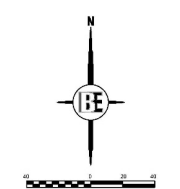
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STORM WATER DETA
 FACILITY TO THE NOR

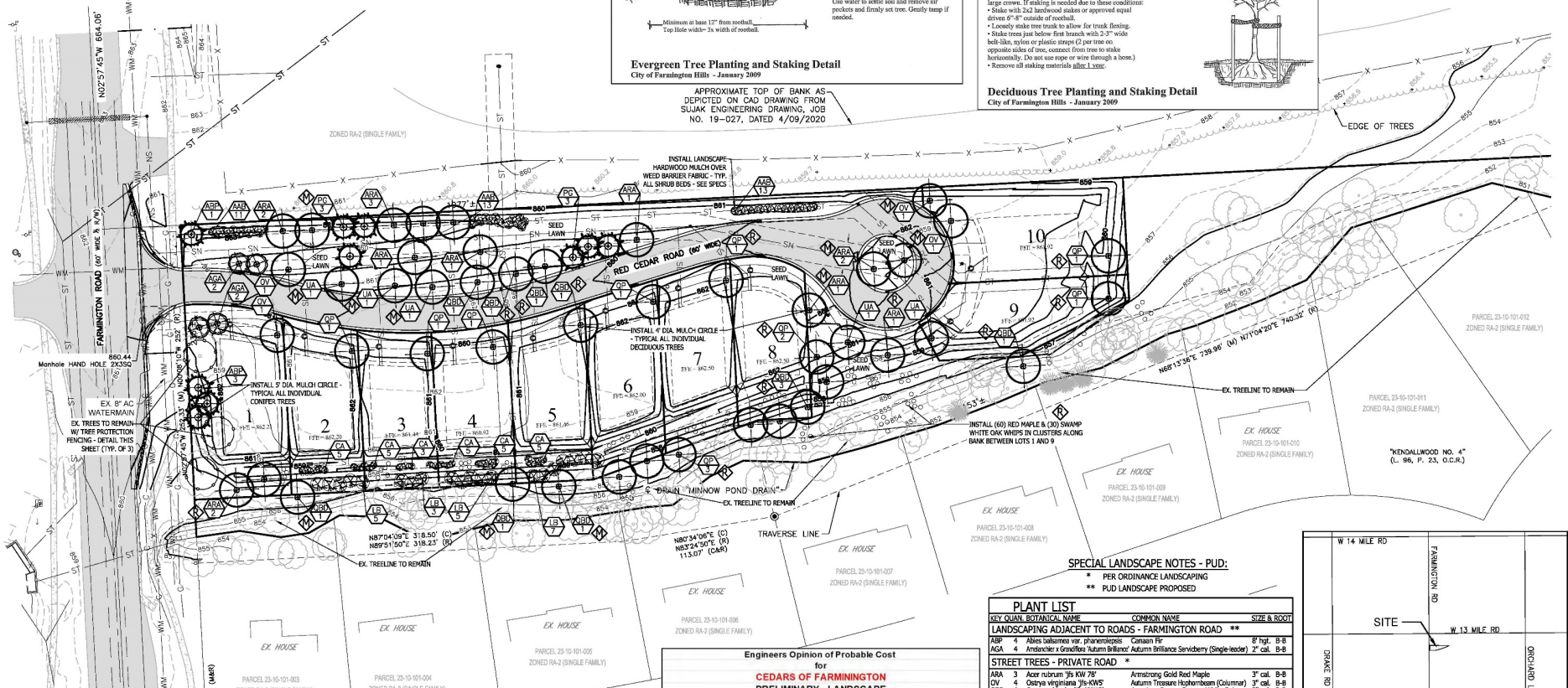
ALL PROPOSED PUBL



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



BEBOSS Engineering
 Planners Landscapes Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 517.546.4838 FAX 517.548.1670



SUPPLEMENTAL LANDSCAPE NOTES - FARMINGTON HILLS:

1. A TREE PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES 6 INCHES DBH OR MORE IN ACCORDANCE WITH THE CITY OF FARMINGTON HILLS ZONING CHAPTER 34-559.
2. TREES SHALL BE PLANTED NO CLOSER THAN 6 FEET FROM PUBLIC UTILITIES.
3. ALL REQUIRED LANDSCAPE MATERIAL, INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD.
4. 4-FOOT HIGH WOOD SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERRECTED AROUND THE DRIP LINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH CITY OF FARMINGTON HILLS ZONING ORDINANCE CHAPTER 34-559.

5. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN HORT 260.2-2025 'AMERICAN STANDARD FOR NURSERY STOCK' - AND:

- NURSERY GROWN
- MI STATE DEPT OF AGRICULTURE INSPECTED
- PLANTED PER CITY OF FARMINGTON HILLS DETAILS AND SPECIFICATIONS AND IN ACCORDANCE WITH ZONING ORDINANCE CHAPTER 34-563.
- INCLUDE 1-YEAR WARRANTY
- REPLACEMENT TREES SHALL HAVE SHADE, POTENTIAL AND OTHER CHARACTERISTICS COMPARABLE TO THE PROPOSED FOR REMOVAL.

OAKLAND COUNTY WRC

Table 13: MEP Tree Summary Table

COMMON TREE NAME	# TREES PLANTED	HGT AT MATURITY (FT)	RELATIVE TREE SIZE CATEGORY	MEP AREA / TREE (SQFT)	TOTAL MEP AREA (SQFT)	SOURCE
Red Maple	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
Swamp White Oak	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
American Elm	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
White Spruce	3	>40-ft	Large	500	1500	MDNR MI Native Trees IC 4212
Ironwood / Hophornbeam	2	30-40-ft	Medium	300	600	MDNR MI Native Trees IC 4212
TOTALS	14				6600	

SEE SHEET 7 FOR TABLE 14 SUMMARY TABLE

Engineers Opinion of Probable Cost

CEDARS OF FARMINGTON PRELIMINARY - LANDSCAPE
 15-04-25

Landscaping (installed)	UNIT	QUANTITY	UNIT PRICE	TOTAL
1. Deciduous tree, 3" cal. BAB	EA	46	\$75.00	\$3,450.00
2. Conifer tree, 1.5" cal. BB	EA	19	\$90.00	\$1,710.00
3. Deciduous tree (Chamaecyparis) 3" cal. BAB	EA	4	\$400.00	\$1,600.00
4. Deciduous shrub 20" 3 gal. container	EA	60	\$6.00	\$360.00
5. Deciduous shrub 20" 3 gal. container	EA	60	\$5.00	\$300.00
6. Grass seed & mulch	SCVD	9,000	1.00	\$9,000.00
7. Shredded hardwood mulch	CUYD	33	48.00	\$1,584.00
8. Weed barrier fabric	SCVD	280	2.00	\$560.00
	SUB TOTAL			\$27,354.00

TREE REPLACEMENT CALCULATIONS:

TOTAL NUMBER OF TREES ON-SITE: 89
 TOTAL NUMBER OF TREES TO BE REMOVED: 14
 TOTAL NUMBER OF REPLACEMENT TREES TO BE PLANTED ON-SITE:
 NURSERY STOCK TREES (3" CAL.): 17
 WHP SAPPLINGS: 90

SPECIAL LANDSCAPE NOTES - PUD:

- ** PER ORDINANCE LANDSCAPING
- ** PUD LANDSCAPE PROPOSED

PLANT LIST

KEY QUAN.	BOTANICAL NAME	COMMON NAME	SIZE & ROOT
AR*	Acer rubrum var. phanerocarpum - Canadian Fir		3" cal. B-B
AG*	Arceuthobium canadense - White Pine		3" cal. B-B
AR*	Acer rubrum 3/5-KW 78"	Armstrong Gold Red Maple	3" cal. B-B
OP	Ostrya virginiana 3/5-KW 5'	Autumn Tresses Hophornbeam (Columnar)	3" cal. B-B
QB*	Quercus bicolor 3/5-KW 12"	American Dream Swamp White Oak	3" cal. B-B
QP	Quercus palustris	Pin Oak	3" cal. B-B
UA	Ulmus americana 3/5-Prince 12"	Colonial Spirit American Elm	3" cal. B-B

OPEN SPACE PLANTINGS **

AG	36	Aronia arbutifolia 'Brilliantissima'	Brilliantissima Red Chokeberry	30" 5-gal. cont.
AR	8	Acer rubrum 3/5-KW 28"	Armstrong Gold Red Maple	3" cal. B-B
PG	6	Pilea glauca	White Spruce	8" hgt. B-B

DRAINAGE SWALE PLANTINGS **

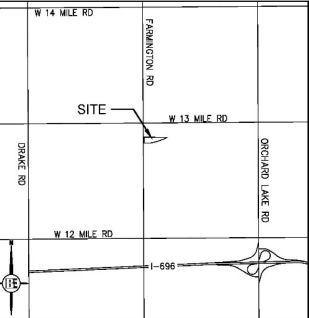
CA	28	Cedrus sinensis 'Ruby Spice'	Ruby Spice Summerweat Spicewood	30" 5-gal. cont.
LS	20	Liriodendron tulipifera	White Spire Summerweat Spicewood	5-gal. cont.

REPLACEMENT TREES *

AR	3	Acer rubrum 3/5-KW 78"	Armstrong Gold Red Maple	3" cal. B-B
QP	7	Quercus palustris	Pin Oak	3" cal. B-B
QB*	7	Quercus bicolor 3/5-KW 12"	American Dream Swamp White Oak	3" cal. B-B

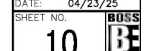
ADDITIONAL REPLACEMENT PLANTINGS *

AR	60	Acer rubrum	Armstrong Maple	3-4" hgt. white
QB	30	Quercus bicolor	Swamp White Oak	3-4" hgt. white



CEDARS OF FARMINGTON
 CEDARS OF FARMINGTON ROAD, LLC
 1600 WILLOWDALE RD
 CANTON, MI 48105
 313.481.9922

DESIGNED BY: PC
 DRAWN BY: PC
 CHECKED BY:
 SCALE: 1" = 40'
 JOB NO. 24-410
 DATE: 04/23/25
 SHEET NO. 10





CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 05/11/2026

DEPT: Human Resources

RE: Appointment of New Director of Special Services, Edward C. Davis

ADMINISTRATIVE SUMMARY

- With the retirement of former Director of Special Services Ellen Schnackel, the City Manager's Office directed the Human Resources Department to conduct a comprehensive recruitment process. This process ensured compliance with all legal requirements and industry's best practices. Both internal and external candidates were evaluated through a structured, multi-phase interview process, with emphasis on leadership capability, strategic vision, operational expertise, and alignment with community values.
- Edward C. Davis has more than 15 years of executive-level leadership experience in municipal operations, including extensive oversight of large-scale programs, capital projects, and budget administration. He currently serves as Superintendent of Parks and Recreation for the City of Livonia, where he manages a department budget exceeding \$9.5 million, oversees more than \$6 million in contractual agreements, and leads operations serving over 3 million annual visitors. His experience includes managing capital projects up to \$28 million, securing over \$20 million in grant funding, and leading diverse teams of full-time and part-time staff.
- Mr. Davis has demonstrated a proven ability to improve organizational performance, implement cost recovery strategies, and expand community programming. His leadership has resulted in measurable outcomes, including significant revenue growth, increased community engagement, and award-winning programming and facility development. He has extensive experience working with City Council, elected officials, and community stakeholders, ensuring transparency, accountability, and alignment with municipal goals.
- Based on the information and process described above, Edward C. Davis is the most qualified candidate who aligns with the City's mission and values. Therefore, I hereby respectfully request that the City Council approve my appointment of Edward C. Davis as Director of Special Services.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

RECOMMENDATION:

It is recommended that the following resolution be adopted by the City Council:

Resolve that the City Council hereby approves the appointment of Edward C. Davis as Director of Special Services, pursuant to the recommendation of appointment by Acting City Manager, Karen Mondora.

###

Prepared by: Lori Brown, Human Resources Director
Executive Approval: Karen Mondora, Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: May 11, 2026

DEPT: Economic Development

RE: Consideration of Enactment of Ordinance No. C-1-2026 Authorizing Conveyance of City Owned Property, parcel 22-23-34-126-033, to Andrew Hable

ADMINISTRATIVE SUMMARY

- The City received the referenced property from Oakland County due to tax foreclosure in 2004 and has owned it since that time.
- The parcel is zoned RA-3 one family residential, is .95 acres large, and is landlocked behind the parent property which fronts Cadillac Street.
- Applicant, Andrew Hable, has presented their interest in purchasing parcel 22-23-34-126-033 at an amount of \$1,700. This amount was reviewed by our City Assessor.
- The applicant will be required to combine this lot to their preexisting property.
- The applicant has also provided an earnest \$750 deposit as a part of the purchase agreement.
- City staff, along with the City Attorney, have been working on the documents required to close on the sale of this property.
- City Charter requires that City Council adopt an ordinance to convey City owned real property. As such, the City Attorney's office has reviewed this item and has drafted the Quit Claim Deed and Ordinance.

RECOMMENDATION

IT IS RESOLVED, that the City Council of Farmington Hills hereby approves the ENACTMENT of ordinance C-1-2026 authorizing the conveyance of the property located at 22-23-34-126-033 to Andrew Hable for the sum of \$1,700, and authorizes the Acting City Manager to sign the quit claim deed and any other documents necessary for closing and conveying said property to Andrew Hable, conditioned upon and subject to his compliance with the terms of the Purchase Agreement between Andrew Hable and the City.

Prepared by: Cristia Brockway, Economic Development Director
Reviewed by: Karen Mondora, Acting City Manager
Approved by: Karen Mondora, Acting City Manager

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO. C-1-2026

AN ORDINANCE TO AUTHORIZE THE CONVEYANCE
OF PROPERTY TO ANDREW HABLE

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1.

The City Council of the City of Farmington Hills authorizes the Acting City Manager to, upon Purchaser's payment of \$1,700.00, execute and deliver an appropriate deed and any other documents necessary for purposes of conveying the City of Farmington Hills' interest in and to the property located in the City of Farmington Hills, County of Oakland, State of Michigan described as

Legal Description: T1N, R9E, SEC 34 WARNER'S WOODLAND VIEW SUB LOT 16 EXC S 200 FT

Parcel # 22-23-34-126-033 (Vacant Land)

Address: Vacant, Farmington Hills, Michigan
to Andrew Hable ("Purchaser"), in accordance with the terms of the Agreement Regarding Purchase of Property, dated effective April 8, 2026, and signed by the Acting City Manager and Purchaser, and which agreement is hereby ratified.

Section 2. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Severability.

Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 4. Savings.

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

Section 5. Effective Date.

SUMMARY
ORDINANCE NO. C-1-2026
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE OF AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF SUB LOT 16 EXC S 200 FT OF WARNERS WOODLAND VIEW, PARCEL # 22-23-34-126-033 (VACANT LAND), TO ANDREW HABLE

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

Section 1, Ordinance

Section 2, Repealer

Section 3, Severability

Section 4, Savings

Section 5, Effective Date

Section 6, Enactment

The provisions of this Ordinance are ordered to take effect twenty-one (21) days after enactment.

CARLY LINDAHL, City Clerk

Publish: Oakland Press 5/17/2026

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

AGREEMENT REGARDING PURCHASE OF PROPERTY

THIS AGREEMENT REGARDING CONVEYANCE OF PROPERTY ("Agreement") is by and between ANDREW HABLE, an individual, whose address is 2847 Aspen Lane, Bloomfield Hills, Michigan 48302 ("Purchaser") and the CITY OF FARMINGTON HILLS, a Michigan municipal corporation, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan 48336 ("Seller"), and shall be dated and effective as of the date on which it has been fully executed by Purchaser and Seller (the "Effective Date"). In this Agreement, Purchaser and Seller may be referenced together as the "Parties".

IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, PURCHASER AND SELLER AGREE AS FOLLOWS:

Purchaser hereby offers and agrees to purchase from the Seller, and Seller agrees to sell to the Purchaser, the property described on the attached Exhibit "A" and any rights or easements presently existing for the benefit thereof (the "Property") subject to the terms and conditions set forth below:

1. Purchase Price. Purchaser shall pay to the Seller One Thousand Seven Hundred Dollars (\$1,700.00), which amount shall be referred to in this Agreement as the "purchase price." Payment of the purchase price shall be made in a bank certified check, cashier's check, or wire transfer of funds to an account designated in writing by Seller.
2. Earnest Money Deposit. With its delivery of this signed Agreement, Purchaser is depositing with Seller Seven Hundred and Fifty Dollars (\$750.00) in the form of a cashier's check made payable to Seller, which shall be deemed the "Earnest Money Deposit" to be held and applied by Seller in accordance with one of the following: (a) the terms of this Agreement; (b) a fully executed mutual release; or (c) a determination in a civil action indicating to whom or how the deposit must be paid or applied. If this Agreement is not signed by Seller within thirty (30) days of its receipt of this Agreement signed by Purchaser, the Earnest Money Deposit shall be returned to Purchaser upon written request to Seller.
3. Title Contingency. Within fourteen (14) calendar days after the Effective Date, Purchaser, at its option and expense, may, but is not required to, obtain in its possession a title insurance commitment issued by a title company of Purchaser's choosing ("Title Company") bearing a date later than the Effective Date, wherein the Title Company agrees to issue an ALTA owner's policy of title insurance with standard exceptions in the full amount of the Purchase Price, insuring title to the Property to be good and marketable and free and clear of all liens, claims, easements, restrictions, encumbrances, encroachments, leases or rights of parties in possession of every kind and nature whatsoever, except for "Permitted Encumbrances" as defined below ("Title Policy"). If Purchaser chooses not to obtain a title insurance commitment in accordance with the timing and terms of this paragraph, Purchaser is thereby choosing to accept title in its "AS-IS" condition. If Purchaser chooses to obtain a title insurance commitment in accordance with the timing and terms set forth above, within five (5) calendar days after the date on which Purchaser receives such title insurance commitment, Purchaser shall forward a copy of said commitment to the Seller. Purchaser shall have ten (10) calendar days after the date on which Purchaser receives the title

insurance commitment to review same. If Purchaser determines, in his sole discretion, that any lien, claim, easement, restriction, encumbrance, encroachment, lease or right of any party may interfere with Purchaser's contemplated use of the Property or is otherwise unacceptable to Purchaser for any reason whatsoever (hereinafter, "Title Defect"), Purchaser shall notify Seller of any such Title Defect within five (5) calendar days after said ten (10) day period. Any exception set forth in the commitment to which Purchaser does not timely object shall be a "Permitted Encumbrance." Seller shall use its best efforts to cure any Title Defect of which it is timely notified. If Seller fails to cure all such Title Defects within thirty (30) calendar days after the receipt of Purchaser's timely notice thereof, Purchaser's sole remedies are to either (i) terminate this Agreement, or (ii) waive any such Title Defect(s) and proceed to closing accepting title in its "AS IS" condition. Seller's failure to correct a title defect shall not be deemed a default under this Agreement. Purchaser shall pay for the Title Policy.

4. City Ordinance, City Easements, and Property Combination.

(a) This Agreement and any closing on Purchaser's purchase of the Property from Seller is contingent upon City Council of the City of Farmington Hills adopting, in its sole and absolute discretion, an ordinance as required under its City Charter for conveyance of the Property to Purchaser, and such ordinance becoming effective. The Parties agree that any prior indications of City Council regarding Purchaser's proposal to purchase the Property and the City's execution and terms of this Agreement shall not be considered and are not intended to represent or be relied upon as an indication or assurance of any kind as to whether the City Council will adopt such an ordinance. In the event such an ordinance is not adopted within sixty (60) days of the Effective Date, this Agreement and all of the obligations and liabilities of the Seller and Purchaser shall be terminated and of no further force and effect, unless the Parties mutually agree to an extension of time in writing. The failure of the City Council to adopt an ordinance as required under its Charter shall not be deemed a default by Seller under this Agreement, but in such event Seller shall return the Earnest Money Deposit to Purchaser.

(b) This Agreement and any closing on Purchaser's purchase of the Property from Seller is contingent upon the Property being combined with the adjoining Parcel No. 22-23-34-126-032 (which parcel is currently owned by Purchaser and has the address of 32652 Cadillac Street, Farmington Hills, Michigan), such that the two properties form and become a single parcel and zoning lot for taxing, use, and zoning purposes (the "adjoining parcel combination"). Purchaser shall complete all applications and submissions necessary, and pay all fees and costs required for the processing and completion of the adjoining parcel combination within five (5) business days of the Effective Date of this Agreement. This Agreement shall not be considered and is not intended to represent or be relied upon as an indication or assurance of any kind as to whether the City will approve the adjoining parcel combination. In the event the adjoining parcel combination is not completed and finalized on or before the closing, this Agreement and all of the obligations and liabilities of the Seller and Purchaser may be terminated by Seller, in Seller's sole discretion, and shall be of no further force and effect. Denial of the adjoining parcel combination, even if by the City of Farmington Hills, shall not be deemed a default by Seller under this Agreement.

(c) The City of Farmington Hills will retain all existing easement rights and all City utilities, City roads, and any other City-owned improvements on, under, over, across, or within any and all parts of the Property, and Purchaser agrees to and shall execute easements granting and/or confirming those rights in a form required and acceptable to Seller at closing.

AIA

5. Taxes, Prorated Items, and Costs. The parties agree that the cost of completion of the required closing documents and the cost to conduct the closing shall be paid by Purchaser. Purchaser shall pay any required transfer tax, all closing fees and costs, and the costs associated with recording the required deed.

6. At Closing and Conveyance to Purchaser. At closing and prior to Seller's execution and delivery of a quit claim deed (in the form attached as Exhibit "B") conveying the Property to Purchaser, Purchaser shall have completed the following: (a) pay the purchase price less the amount of the Earnest Money Deposit to Seller with a cashier's check and verification satisfactory to Seller that such payment has cleared with funds deposited into Seller's desired bank account; (b) pay all required transfer taxes, closing fees and costs, costs associated with recording the deed from the Seller, and any other costs associated with or required for consummation of this transaction; (c) finalization of the property combination(s) required under this Agreement; and (d) execute a Property Transfer Affidavit as required by law and any and all other required documents required for the conveyance of the Property.

7. Possession. Seller shall deliver and Purchaser shall accept Seller's title and possession of the Property as of the date and time of Seller's execution and delivery of the deed conveying the Property to Purchaser at the closing.

8. Closing. The transaction contemplated under this Agreement shall be consummated at a meeting of the parties (the "closing") at 10:00 a.m., local time, at Seller's address set forth above on the date that is thirty (30) calendar days after the contingencies set forth in paragraph 4, above, have been completed, unless said date is a Saturday, Sunday or legal holiday, in which case the closing shall occur on the next immediately following business day. Notwithstanding the preceding sentence, the Parties may mutually agree in writing to an alternative place, date, and/or time for the closing, recognizing that time is of the essence in closing this transaction.

9. Seller's Disclosure Statement. Purchaser acknowledges that the Property is vacant land and a Seller Disclosure Statement was not available at the time this Agreement was written and is not required. If required or requested, Seller agrees to provide Purchaser with a Seller's Disclosure Statement at any time prior to closing pursuant to and to the extent required by Public Act 92 of 1993.

10. Defaults. In the event of material default by the Purchaser under this Agreement, Seller may, at Seller's option, declare a forfeiture hereunder, retain the Earnest Money Deposit, and pursue any legal or equitable remedies available to Seller. In the event of material default by Seller under this Agreement, Purchaser may, at Purchaser's option, elect to pursue any legal or equitable remedies available to Purchaser.

11. Notices. Any notice required to be given in accordance with the provisions of this Agreement shall be in writing and effective when delivered personally or when mailed by certified mail, return receipt requested, directed to the parties at the addresses set forth in this Agreement or at such other address as may be set forth in writing by the respective parties or attorney. It is agreed by the parties that notices required hereunder may, but are not required to, be delivered by email, provided a hard copy (originally signed copy) is mailed or delivered in a timely manner. If sent by email, the date and time of said notice shall be one day after the date and time the email was sent. If not sent by email, notice shall be deemed given on the earlier of (a) the date of personal delivery, (b) the date when received,

or (c) one day after mailing if mailed in the State of Michigan. Notices to Purchaser shall be addressed to the attention of "Andrew Hable." Notices to Seller shall be addressed to the attention of "City Manager."

12. Condition of Premises. Purchaser acknowledges that it is purchasing and by closing this transaction shall be deemed to have accepted the Property "AS IS." Purchaser acknowledges that (a) it has examined the Property in person or otherwise to its satisfaction; (b) it has had the opportunity to conduct additional inspections, surveys, examinations, environmental testing, soils testing, and other due diligence for the purchase of the Property; (c) Seller acquired ownership of the Property by way of a tax foreclosure and conveyance by Oakland County pursuant to and under the State of Michigan tax foreclosure and sale laws and procedures, and Seller has not inspected the Property and has no knowledge of its condition; and (d) Seller has not made any representations or warranties of any kind concerning the Property upon which Purchaser has placed reliance except as provided in this Agreement. Further, Purchaser hereby agrees to release Seller, Seller's employees, officials, councils, consultants, and attorneys from any and all claims whatsoever related to the condition of the Property, including without limitation any encroachments and defects involving the title or possession, soil conditions, environmental or hazardous material contamination, suitability for construction or use of any kind, or other conditions. Seller makes no representations regarding the existence or non-existence of environmental contamination or hazardous materials of any nature on, under, or near the Property and Purchaser shall indemnify and hold Seller harmless from any claims of contamination and/or statutory obligations to clean up the Property. Purchaser is strictly liable for the investigation of the title to and encroachments onto the Property and inspection of the Property itself, prior to signing this Agreement.

13. Grammar and Headings. Whenever words herein are used in the neuter, they shall be read in the feminine or masculine whenever they would so apply and vice versa, and words in this Agreement that are singular shall be read as plural whenever the latter would so apply and vice versa. The headings contained herein are for the convenience of the Parties and are not to be used in construing the provisions of this Agreement.

14. Entire Agreement. Seller and Purchaser agree that this Agreement contains the entire agreement between them and that there are no agreements, representations, statements, or understandings that have been relied upon by them that are not stated in this Agreement.

15. Binding Effect. The covenants, representations, and agreements set forth in this Agreement are binding upon and inure to the benefit of the Parties hereto, their respective heirs, representatives, successors and assigns, and paragraphs 4(c) and 9 through 21 shall survive the closing and conveyance of the Property to Purchaser.

16. Governing Law. This Agreement shall be governed by and construed in accordance with the statutes and laws of the State of Michigan. In the event that any provision herein shall be held by any court of competent jurisdiction to be illegal or unenforceable, such provision shall be deemed severable and severed therefrom and the remaining provisions herein shall remain in full force and effect between the parties.

17. Non-Assignability. Purchaser shall not assign, sell, or transfer this Agreement or any of its rights, obligations, or interests arising hereunder without the prior written consent of

Seller, which consent may be withheld for any reason or no reason at all, in Seller's discretion. Any purported assignment contrary to the terms hereof shall be null, void, and have no force and effect, and shall not relieve the assignor of its obligations under and pursuant to this Agreement.

18. Counterparts and Electronic Copies. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. In making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart executed by the party against whom enforcement of this Agreement is sought. Signature to this Agreement transmitted by facsimile transmission, by electronic mail in portable document format (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same force and effect as physical execution and delivery of the paper document bearing the original signature.

19. Incorporation of Exhibits. The exhibits attached at the end of this Agreement are incorporated herein and expressly agreed to and made a part of this Agreement for all purposes by this reference


20. Entire Agreement. This Agreement and the exhibits attached hereto constitute the entire understanding and agreement between the parties hereto concerning Purchaser's purchase of the Property, and all prior negotiations, discussions, understandings, and agreements concerning the same are deemed to be merged herein.

21. Amendment. This Agreement may not be amended orally, but may only be amended in writing signed by all of the parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date set forth opposite their signatures.

PURCHASER:

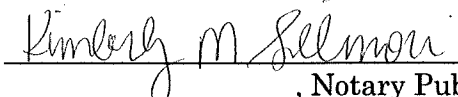
Dated: 4/1/, 2026



Andrew Hable

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of April, 2026, by Andrew Hable, an individual.



, Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 12/07/2032

KIMBERLY M SILLMON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires December 07, 2032
Acting in the County of oakland

SELLER:
CITY OF FARMINGTON HILLS

Dated: April 3, 2026

Karen Mondora

By: Karen Mondora
Its: Acting City Manager

Dated: April 3, 2026

Carly Lindahl

Attested By: Carly Lindahl
Its: City Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 3 day of April, 2026, by Karen Mondora, Acting City Manager, and attested to by Carly Lindahl, Clerk, on behalf of the City of Farmington Hills.

Alexandra Kinnunen
Alexandra Kinnunen Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 03/13/2028

ALEXANDRA KINNUNEN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 13, 2028

EXHIBIT A

Legal Description: T1N, R9E, SEC 34 WARNER'S WOODLAND VIEW SUB LOT 16 EXC S
200 FT

Parcel # 22-23-34-126-033 (Vacant Land)

Address: Vacant, Farmington Hills, Michigan

EXHIBIT B

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS, that CITY OF FARMINGTON HILLS, a Michigan municipal corporation, 31555 W. Eleven Mile Road, Farmington Hills, MI 48336 ("Grantor"), for and in consideration of the sum of one thousand seven hundred dollars (\$1,700.00), the receipt of which is acknowledged, conveys to ANDREW HABLE, an individual, whose address is 2847 Aspen Ln, Bloomfield Hills, Michigan 48302 ("Grantee"), the real property situated in the City of Farmington Hills, County of Oakland, State of Michigan described on the attached and incorporated Exhibit "A" (the "Property"), together with all of the tenements, hereditaments, and appurtenances thereto belonging or in otherwise appertaining, subject to (a) restrictions, conditions, reservations, covenants, and easements of record, if any, and (b) all applicable building codes and zoning and other ordinances.

AA

Grantor grants to Grantee the right to make any and all division(s) remaining under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended. This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. Grantor covenants and represents that it has not previously conveyed or transferred the above-described property or any part thereof.

Dated _____, 2026.

Signed by:
CITY OF FARMINGTON HILLS

By: Karen Mondora, Its Acting City
Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Karen Mondora, Acting City Manager, on behalf of the City of Farmington Hills.

, Notary Public
Acting in Oakland County, Michigan
My Commission Expires: _____

Drafted by:
Steven P. Joppich, Esq., Rosati Schultz Joppich Amtsbuechler, P.C., 27555 Executive Drive,
#250, Farmington Hills, MI 48331

When recorded return to: Grantee	Send Subsequent Tax Bills To: Grantee	Recording Fee: _____ Transfer Tax: _____ Parcel No.: _____
--	---	---

Exhibit "A" to Quit Claim Deed

Legal Description: T1N, R9E, SEC 34 WARNER'S WOODLAND VIEW SUB LOT 16 EXC S
200 FT

Parcel # 22-23-34-126-033 (Vacant Land)

Address: Vacant, Farmington Hills, Michigan



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: 5/11/2026

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for the 15th Annual Cipriano Classic 5K Race to be held on Friday, June 5, 2026

ADMINISTRATIVE SUMMARY

- The City received an application from Michelle Kotas, representing the Farmington Family YMCA, for a Special Event Permit to hold the 15th Annual Cipriano Classic 5K Race on Friday, June 5, 2026, from 6:00pm-9:00pm.
- The 5K route will start at the Farmington Family YMCA at 28100 Farmington Road with runners heading east on New Market St., to Prince of Peace Church then on to the grassy area behind Farmington STEAM Academy to Kendallwood Drive and circling through the Kendallwood Subdivision back to Kendallwood Drive and following the route back to the YMCA. The route map is included with the report.
- There will be a gas grill in the corner of the YMCA parking lot for hotdogs, participants can purchase a wristband for a hotdog, chips, and drink after the race.
- The required insurance and/or indemnification agreement was received by the City.
- The application and proposed route have been reviewed by all appropriate Departments. There were no objections to the event being held, subject to the following conditions:
 - Cooking/open flame devices shall not be used under tents and shall be at least 20' away; fire extinguisher (2A:10B:C) shall be available onsite
 - Fire lanes shall not be blocked or restricted
 - The event shall comply with minimum Fire Prevention Code requirements
 - There will be officers assisting with traffic control at Kendallwood Drive at Brandywine Road and Chesterbrook Street at West Wayburn Street for the event
 - There will be ample parking for all attendees of the event at the YMCA
 - The residents of Kendallwood Subdivision will be notified by staff of the event the week prior to the run
 - The overtime cost to the Police Department, for traffic control within the subdivision and two (2) motorcycles, for five (5) police officers and one (1) Sergeant for the duration of the event.
 - There will be approximately 200 runners
 - The Police Department provides traffic control during the event



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for the **15th Annual Cipriano Classic 5K Race to be held on Friday, June 5, 2026**, from 6:00pm to 9:00pm, subject to the terms and conditions outlined in the City Clerk report dated May 11, 2026.

Respectfully submitted,

Carly Lindahl, City Clerk

APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

CITY OF FARMINGTON HILLS
31655 ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
(248) 871-2410 FAX (248) 871-2411

ALL FEES ARE NON-REFUNDABLE

Fees: \$50.00 Application Review Fee (fee is waived for non profit companies) Carnivals are \$ 150.00

A Clean Up Deposit of \$300 is required for special events and temporary outdoor sales (involving the use of any temporary outdoor structures or equipment – tents, tables, etc.). This deposit is refundable when the site is cleared.

A Liability Insurance Certificate naming the City as an additional insured in the amount of \$1,000,000 is required for special events or temporary outdoor sales as determined by the City. The attached Indemnification Agreement is required for Special Events as determined by the City.

Temporary Outdoor Sales: (Sales event held on the same property as the business and accessory to the use of the business) are limited to 14 consecutive days and a total of 28 days in any 12 month period.

NOTE: A COMPLETE AND DETAILED SITE PLAN/SITE MAP OF THE PROPERTY SHOWING THE EVENT AREA IS REQUIRED. PLAN MUST SHOW LOCATIONS OF SIGNS, TENTS OR ANY STRUCTURES, AMUSEMENT RIDES, FOOD SERVICES, PARKING AREA, THE LOCATION OF EXISTING BUILDINGS, ETC. REQUEST WILL NOT BE REVIEWED UNTIL THIS PLAN IS RECEIVED. IF A TENT IS TO BE ERECTED, SPECIFICATIONS ARE REQUIRED - SEE page 2)

APPLICANT'S NAME: (If partnership or corporation, please include all names & residential address of officers on separate sheet)

Farmington Family YMCA - 15th Annual Cipriano Classic 5K

APPLICANT'S RESIDENTIAL ADDRESS:

28100 Farmington Rd, Farmington Hills, MI 48334
CITY ST ZIP

APPLICANT'S PHONE: Office: 248-553-4020 Cell: _____

RELATION OF APPLICANT TO BUSINESS/EVENT: Owner Manager Representative Other - Host Site

IS ORGANIZATION A FOR PROFIT OR NON PROFIT BUSINESS: PROFIT NON-PROFIT

ADDRESS OF THE PROPERTY AT WHICH THE EVENT WILL BE CONDUCTED:

YMCA Property + Grounds, and adjacent Kendallwood Subdivision.

DOES APPLICANT OWN OR OCCUPY THE PROPERTY AT WHICH THE EVENT IS TO BE HELD?

YES NO IF NO, WRITTEN CONSENT FROM THE PROPERTY OWNER FOR THE EVENT IS REQUIRED WITHIN SEVEN(7) DAYS OF THE DATE OF SUBMISSION OF APPLICATION TO THE CITY AND TO ALL OTHER TENANTS ON THE PROPERTY OF THE PROPOSED EVENT. PLEASE ATTACH.

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED: Begin/End YMCA - Start at A Frame, East on New Market to Prince of Peace church, behind Steam school to Kendallwood cut-through, footbridge, follow route on map through subdivision, Finish on Kendallwood footbridge back to YMCA via P.O.P. church & new market. SEE MAP & TYPED NOTES.

DATE OF THE EVENT: Friday, 6/5/26 TIME OF YOUR EVENT: 6-9 PM

NOTE: Special events/temporary outdoor sales are permitted by ordinance ONLY between 9am and 10pm

IS THE EVENT OPEN TO THE GENERAL PUBLIC? YES NO

WILL ANY GOODS OR MERCHANDISE BE OFFERED FOR SALE TO THOSE ATTENDING: YES NO

MAXIMUM NUMBER OF PEOPLE PROPOSED TO ATTEND OR PARTICIPATE EACH DAY: Approx 200

HAS THE APPLICANT, PARTNERS, OFFICERS OR DIRECTORS EVER BEEN CONVICTED OF A FELONY?

YES NO IF YES, ON SEPARATE SHEET PROVIDE DESCRIPTION OF CONVICTION - INCLUDING WHAT FOR, DATE OF INCIDENT, DATE OF CONVICTION, ETC.

PERMANENT STRUCTURES ARE NOT ALLOWED TO BE ERECTED. DO YOU PLAN ANY TEMPORARY STRUCTURES (TENT, TRAILER, STAGE, ETC)? YES NO IF YES, PLEASE DESCRIBE WHAT THOSE ARE AND INCLUDE ON MAP: _____

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: _____

NOTE: A certificate of Flame Resistance for the Tent must be provided 10 days prior to the date of event/sales.

IF THE REQUEST IS TO HOLD A BLOCK PARTY, ARE YOU REQUESTING TO CLOSE ANY ROADS FOR THE EVENT? YES NO (If yes, please submit signatures of abutting property owners who would be directly affected by the road closure indicating that they have no objections-form attached). *No Residents Affected. Closure 1 7:00 - 8:15 PM/new market -- between YMCA & Prince of Peace church.*

WILL ELECTRICAL EQUIPMENT BE USED FOR THIS EVENT? YES NO IF YES, DESCRIBE IN DETAIL WHAT TYPE OF ELECTRICAL EQUIPMENT WILL BE USED. CONTACT BUILDING DEPARTMENT at 248.871-2450 TO DETERMINE IF A PERMIT IS REQUIRED.

Ø

IS ANY SIGNAGE PROPOSED? YES NO IF YES, NOTE SIZE AND LOCATIONS OF ANY SIGNS PROPOSED ON THE PLAN PROVIDED WITH THIS APPLICATION. *3x10 Banner at Start*

IS THE EVENT FOR PROFIT? NON-PROFIT *Annual Fundraiser*

IS THIS EVENT TO TAKE PLACE IN A CITY OWNED PARK YES NO

IF YES, HAVE YOU RECEIVED AND AGREE TO ABIDE BY THE CITY'S PARKS AND RECREATION RULES AND REGULATIONS? YES NO ANY DEVIATIONS REQUESTED? _____

Michelle Kotas
Applicant's Signature

DATE: 4-6-26

Michelle Kotas CFO
Printed Name of Applicant

Note: Section 22-119 of the City Code stipulates that other permits and/or inspections MAY be required along with permission to conduct the special event. This could be for health facilities (food), electric services, fire issues, or a certificate of use from the city's Building Department

FOR OFFICE USE ONLY:

- Application and fee
- Complete Site Plan/Map

APPROVALS:

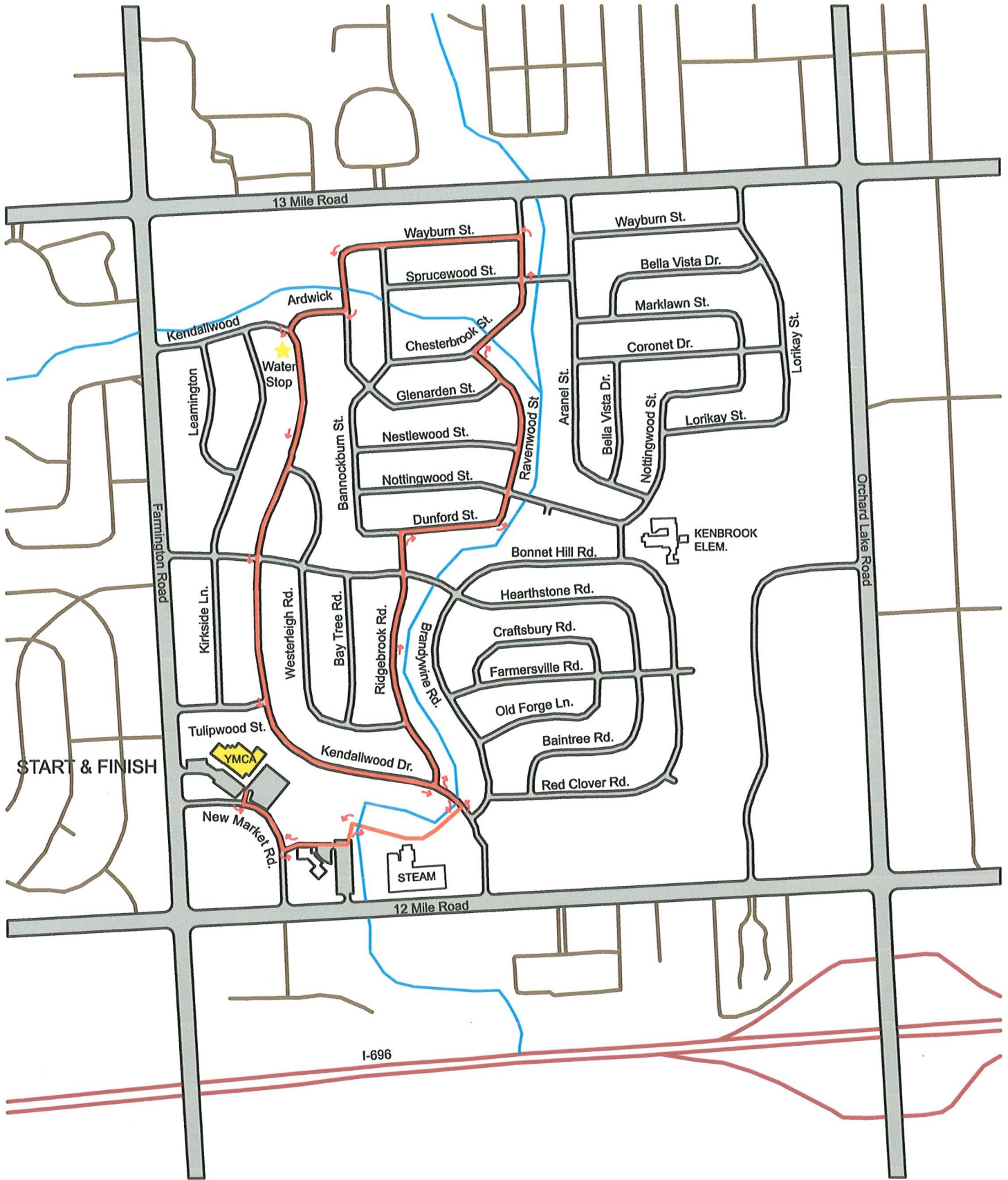
- Police
- Fire
- Planning/Bld/Zoning
- Engineering

IF APPLICABLE:

- N/A* Insurance Certificate (if required by city)
- Indemnification Agreement (Special Events)
- N/A* Clean Up Deposit (if required by city)
- N/A* Tent Certificate of Flame Resistance
- N/A* Tent Co. Information (see above)
- Names/Addresses of Corporation
- N/A* Neighborhood Signatures (block parties closing a road)
- N/A* Carnivals Only (State of MI Certificate)

NOTES:

1. We work w/ FHPD & Fire Dept to ensure a safe route & site.
2. We have pre-planned off site parking.
3. We notify residents of Kendallwood subdivision.
4. Small Grill in Parking Lot for hot dogs.



CIPRIANO CLASSIC
RACE ROUTE

5K —————

UPDATED!!!! Cipriano 5K 2026 Course Route Proposal(4/1/26) NO fooling!

- **START** by A frame
- Turn left out of YMCA parking lot on to New Market Rd.
- Turn left on the Prince of Peace driveway and follow along next to P.o. P. parking lot towards STEAM school
- Turn left at sidewalk
- Turn Right onto footbridge to back of STEAM School
- Follow running track, to hill ,to STEAM/Kendallwood cut through

(Above description is the exact same as 2025 5k route)

- Turn Left on Kendallwood
- Turn Right on Ridgebrook
- Turn Right on Dunford
- Continue on Dunford name changes to Ravenwood(at Nottingwood corner)*not a bit confusing?...*
- Turn Right on Chesterbrook

(Below description is the same route of 5k prior to 2025)

- Turn Left on Wayburn Rd.
- Turn Right on Ardwick
- Turn Left on Kendallwood
- Turn right back to cut through by STEAM/Kendallwood school
- Turn right to back of STEAM School hill, running track and onto footbridge
- Follow along next to P.o. P parking lot towards YMCA
- Turn right on to New Market Rd. to YMCA Parking

(This route is 3.08 miles per map my walk)



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: 5/11/2026

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for Ward Church Farmington Hills to hold the Car and Bike Show featuring a Blessing of the Bikes to be held Saturday, May 30, 2026

ADMINISTRATIVE SUMMARY

- The City received an application from Colleen Johnson, representing Ward Church Farmington Hills, for a Special Event Permit to hold the 3rd Annual Car and Bike Show featuring a Blessing of the Bikes on Saturday, May 30, 2026, at Ward Church located at 27996 Halsted Rd., from 10:00am to 3:00pm.
- This will be an outdoor event which will include pop-up tents, vendors, food, a first aid station, a bicycle tent, lawn games, and a sound/DJ station.
- The maximum number of proposed attendees is 150 people.
- The required insurance and/or indemnification agreement was received by the City.
- The application was reviewed by all appropriate Departments. There were no objections to the event being held, subject to the following conditions and details as verified by the applicant:
 - The event will be open to the public and all parking will be on the property
 - There will be four 10 x 10 tents and one 20'x30' tarp awning on the property
 - Food trucks, music and lawn games will be available and noise ordinance was discussed
 - Emergency vehicles will have no issues entering onto the property if needed
 - There will be no parking within 20' of any tent
 - Egress shall be maintained throughout the building
 - Fires lanes shall not be blocked or restricted
 - Cooking/open flame devices shall not be used under tents/awnings and shall be at least 20' away
 - Tent shall be properly anchored according to manufacturer's recommendation to prevent movement during unexpected winds
 - Tents require NFPA 701 flame resistance label affixed to panels/canopy



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

- All applicable permits shall be applied for through the Building Department
- Lawn games shall be properly anchored according to manufacturers' recommendations to prevent movement during unexpected winds
- Proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
- Event shall comply with minimum Fire Prevention Code requirements
- Event sign shall not be taller than 6 feet in height
- When placing the sign for the event, ensure it does not impact sight distance leaving the property

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for Ward Church Farmington Hills to hold the 3rd Annual Car and Bike Show featuring a Blessing of the Bikes on Saturday, May 30, 2026 at Ward Church located at 27996 Halsted Rd., from 10am to 3pm, subject to the terms and conditions outlined in the City Clerk report dated May 11, 2026.

Respectfully submitted,

Carly Lindahl, City Clerk

APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

CITY OF FARMINGTON HILLS
31555 ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
(248) 871-2410 FAX (248) 871-2411

ALL FEES ARE NON-REFUNDABLE

Fees: \$50.00 Application Review Fee (fee is waived for non profit companies) Carnivals are \$ 150.00

A **Clean Up Deposit** of \$300 is required for special events and temporary outdoor sales (involving the use of any temporary outdoor structures or equipment – tents, tables, etc.). This deposit is refundable when the site is cleared.

A **Liability Insurance Certificate** naming the City as an additional insured in the amount of \$1,000,000 is required for special events or temporary outdoor sales as determined by the City. The attached **Indemnification Agreement** is required for Special Events as determined by the City.

Temporary Outdoor Sales: (Sales event held on the same property as the business and accessory to the use of the business) are limited to 14 consecutive days and a total of 28 days in any 12 month period.

NOTE: A COMPLETE AND DETAILED SITE PLAN/SITE MAP OF THE PROPERTY SHOWING THE EVENT AREA IS REQUIRED. PLAN MUST SHOW LOCATIONS OF SIGNS, TENTS OR ANY STRUCTURES, AMUSEMENT RIDES, FOOD SERVICES, PARKING AREA, THE LOCATION OF EXISTING BUILDINGS, ETC. REQUEST WILL NOT BE REVIEWED UNTIL THIS PLAN IS RECEIVED. IF A TENT IS TO BE ERECTED, SPECIFICATIONS ARE REQUIRED - SEE page 2)

APPLICANT'S NAME: (If partnership or corporation, please include all names & residential address of officers on separate sheet)

Ward Church Farmington Hills - Colleen Johnson

APPLICANT' S RESIDENTIAL ADDRESS:

33706 Macomb Ave. Farmington, Mi 48335

CITY ST ZIP

APPLICANT'S PHONE: Office: _____ Cell: _____

RELATION OF APPLICANT TO BUSINESS/EVENT: Owner Manager Representative Other

IS ORGANIZATION A FOR PROFIT OR NON PROFIT BUSINESS: PROFIT NON-PROFIT

ADDRESS OF THE PROPERTY AT WHICH THE EVENT WILL BE CONDUCTED:

27996 Halsted Rd. Farmington Hills, Mi 48331

DOES APPLICANT OWN OR OCCUPY THE PROPERTY AT WHICH THE EVENT IS TO BE HELD?

YES NO IF NO, WRITTEN CONSENT FROM THE PROPERTY OWNER FOR THE EVENT IS REQUIRED WITHIN SEVEN(7) DAYS OF THE DATE OF SUBMISSION OF APPLICATION TO THE CITY AND TO ALL OTHER TENANTS ON THE PROPERTY OF THE PROPOSED EVENT. PLEASE ATTACH.

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED:

Title of event: Car and Bike Show w/Blessing of the Bikes. Description of event: Saturday, 5/31/25, from 11:00am-3:00pm is our 2nd Annual CARES Car & Bike Show featuring a Blessing of the Bikes. This free event is a community outreach benefiting the non-profit CARES of Farmington Hills (<https://caresfh.org/>) and hosted by Ward Church-Farmington Hills located at 27996 Halsted Road (at 12 Mile Road) in Farmington Hills. This event is designed to appeal to different passions in our community. 🇺🇸

DATE OF THE EVENT: May 30, 2026 TIME OF YOUR EVENT: 10am-3pm

NOTE: Special events/temporary outdoor sales are permitted by ordinance ONLY between 9am and 10pm

IS THE EVENT OPEN TO THE GENERAL PUBLIC? YES NO

WILL ANY GOODS OR MERCHANDISE BE OFFERED FOR SALE TO THOSE ATTENDING: YES NO

MAXIMUM NUMBER OF PEOPLE PROPOSED TO ATTEND OR PARTICIPATE EACH DAY: 150

HAS THE APPLICANT, PARTNERS, OFFICERS OR DIRECTORS EVER BEEN CONVICTED OF A FELONY?

YES NO IF YES, ON SEPARATE SHEET PROVIDE DESCRIPTION OF CONVICTION – INCLUDING WHAT FOR, DATE OF INCIDENT, DATE OF CONVICTION, ETC.

PERMANENT STRUCTURES ARE NOT ALLOWED TO BE ERECTED. DO YOU PLAN ANY TEMPORARY STRUCTURES (TENT, TRAILER, STAGE, ETC)? YES NO IF YES, PLEASE DESCRIBE WHAT THOSE ARE AND INCLUDE ON MAP: 4 - 10x10 pop up tents, 1 - 20x30 tarp awning, folding tables and chairs, 2" grill

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: 5 - 10x10 pop-up tents that we own, not renting/no company used for registration, first aid station, bicycle tent, and sound/DJ station, 1- 20x30 tarp awning borrowing from Boy Scouts of America troop #499 out of St. Sabina Catholic Church 25605 Ann Arbor Trail, Dearborn Heights, Mi 48127

NOTE: A certificate of Flame Resistance for the Tent must be provided 10 days prior to the date of event/sales.

IF THE REQUEST IS TO HOLD A BLOCK PARTY, ARE YOU REQUESTING TO CLOSE ANY ROADS FOR THE EVENT? YES NO (If yes, please submit signatures of abutting property owners who would be directly affected by the road closure indicating that they have no objections-form attached).

WILL ELECTRICAL EQUIPMENT BE USED FOR THIS EVENT? YES NO IF YES, DESCRIBE IN DETAIL WHAT TYPE OF ELECTRICAL EQUIPMENT WILL BE USED. CONTACT BUILDING DEPARTMENT at 248.871-2450 TO DETERMINE IF A PERMIT IS REQUIRED.

Sound equipment, outdoor grill for food

IS ANY SIGNAGE PROPOSED? YES NO IF YES, NOTE SIZE AND LOCATIONS OF ANY SIGNS PROPOSED ON THE PLAN PROVIDED WITH THIS APPLICATION.

IS THE EVENT FOR PROFIT? NON- PROFIT

IS THIS EVENT TO TAKE PLACE IN A CITY OWNED PARK YES NO

IF YES, HAVE YOU RECEIVED AND AGREE TO ABIDE BY THE CITY'S PARKS AND RECREATION RULES AND REGULATIONS? YES NO ANY DEVIATIONS REQUESTED?

DATE:

4/29/2016

Applicant's Signature

Colleen Johnson

Printed Name of Applicant

Note: Section 22-119 of the City Code stipulates that other permits and/or inspections MAY be required along with permission to conduct the special event. This could be for health facilities (food), electric services, fire issues, or a certificate of use from the city's Building Department

FOR OFFICE USE ONLY:

- Application and fee
- Complete Site Plan/Map

APPROVALS:

- Police
- Fire
- Planning/Bld/Zoning
- Engineering

IF APPLICABLE:

- Insurance Certificate (if required by city)
- Indemnification Agreement (Special Events)
- Clean Up Deposit (if required by city)
- Tent Certificate of Flame Resistance
- Tent Co. Information (see above)
- Names/Addresses of Corporation
- Neighborhood Signatures (block parties closing a road)
- Carnivals Only (State of MI Certificate)

MAP KEY

▲ Orange rubber cones



Spectator Parking

Yard Games

Handicap Parking/
Overflow
Vendor Booths

Grill/
Chips/
Water
Area
EATING TENT
20'x30'

Registration Tent
10'x10'

Outdoor sound (mic)
10'x10'

First Aid/
Security Tent
10'x10'

2' high orange rubber cones

Bicycle Vendors
10'x10'

Bicycle Tent
10'x10'

Cycle Voting Box

Parking for fire truck/
police or extra
handicap parking

Vendor Booths
10'x10'

CARES Van 2 (18')

Vendor Booths
10'x10'

Car Voting Box

CARES Van 1 (18')

Event Sign
3ft. x 6.5ft.

Classic Cars

Classic Cars

Blessing of the Bikes

Blessing of the Bikes





car & bike show



W/BLESSING OF THE BIKES

May 30
10am-3pm

ward.church/car





CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: 5/11/2026

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for the MotorCity Harley-Davidson Motorcycle Exhibition Showcase to be held on May 15 and May 16, 2026.

ADMINISTRATIVE SUMMARY

- The City received an application from Dana Cunningham, Event Coordinator for MotorCity Harley-Davidson, for a Special Event Permit to hold the MotorCity Harley-Davidson Motorcycle Exhibition Showcase on May 15 and May 16, 2026 from 11:00am-8:00pm, both days.
- The event will include an outdoor track area, food and merchandise vendors, bike shows, demos and giveaways. A site map is included with this report.
- The required insurance and/or indemnification agreement was received by the City.
- The application and proposed route have been reviewed by all appropriate Departments. There were no objections to the event being held, subject to the following conditions:
 - The event is open to the public and anticipating approximately 250 participants per day
 - The location will accommodate all parking for the event
 - The business will place a 10'x20' tent on the property for the vendor
 - Applicant is not requesting police presence during the event
 - The event shall comply with minimum Fire Prevention Code requirements
 - No parking within 20' of any tent
 - No smoking within 500' of flammable or combustible liquid
 - Tents must meet the NFPA 701 Standard and flame resistance label affixed to panel
 - Certificate of Flame Resistance for the tent(s) must be provided 10 days prior to the date of the event
 - Egress from the facility shall not be blocked or restricted
 - Fire lanes shall not be blocked or restricted
 - Proponent must contact Fire Prevention to schedule an inspection prior to the event
 - Licensed electrician must apply for an electrical permit for Fairs/Festival inspection
 - Electrical inspection must be scheduled prior to the start of the event

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for the MotorCity Harley-Davidson Motorcycle Exhibition Showcase on May 15 and May 16, 2026 from 11:00am-8:00pm, both days, subject to the terms and conditions outlined in the City Clerk report dated May 11, 2026.

Respectfully submitted,

Carly Lindahl, City Clerk

APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

CITY OF FARMINGTON HILLS
31555 ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
(248) 871-2410 FAX (248) 871-2411

ALL FEES ARE NON-REFUNDABLE

Fees: \$50.00 Application Review Fee (fee is waived for non profit companies) Carnivals are \$ 150.00

A **Clean Up Deposit** of \$300 is required for special events and temporary outdoor sales (involving the use of any temporary outdoor structures or equipment – tents, tables, etc.). This deposit is refundable when the site is cleared.

A **Liability Insurance Certificate** naming the City as an additional insured in the amount of \$1,000,000 is required for special events or temporary outdoor sales as determined by the City. The attached **Indemnification Agreement** is required for Special Events as determined by the City.

Temporary Outdoor Sales: (Sales event held on the same property as the business and accessory to the use of the business) are limited to 14 consecutive days and a total of 28 days in any 12 month period.

NOTE: A COMPLETE AND DETAILED SITE PLAN/SITE MAP OF THE PROPERTY SHOWING THE EVENT AREA IS REQUIRED. PLAN MUST SHOW LOCATIONS OF SIGNS, TENTS OR ANY STRUCTURES, AMUSEMENT RIDES, FOOD SERVICES, PARKING AREA, THE LOCATION OF EXISTING BUILDINGS, ETC. REQUEST WILL NOT BE REVIEWED UNTIL THIS PLAN IS RECEIVED. IF A TENT IS TO BE ERECTED, SPECIFICATIONS ARE REQUIRED - SEE page 2)

APPLICANT'S NAME: (If partnership or corporation, please include all names & residential address of officers on separate sheet)

Motorcity Harley-Davidson

APPLICANT'S RESIDENTIAL ADDRESS:

24800 Haggerty Rd Farmington Hills, MI 48335
CITY ST ZIP

APPLICANT'S PHONE: Office: 248-306-9178 Cell: _____

RELATION OF APPLICANT TO BUSINESS/EVENT: Owner Manager Representative Other

IS ORGANIZATION A FOR PROFIT OR NON PROFIT BUSINESS: PROFIT NON-PROFIT

ADDRESS OF THE PROPERTY AT WHICH THE EVENT WILL BE CONDUCTED:

24800 Haggerty Rd, Farmington Hills, MI 48335

DOES APPLICANT OWN OR OCCUPY THE PROPERTY AT WHICH THE EVENT IS TO BE HELD?

YES NO IF NO, WRITTEN CONSENT FROM THE PROPERTY OWNER FOR THE EVENT IS REQUIRED WITHIN SEVEN(7) DAYS OF THE DATE OF SUBMISSION OF APPLICATION TO THE CITY AND TO ALL OTHER TENANTS ON THE PROPERTY OF THE PROPOSED EVENT. PLEASE ATTACH.

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED:

On Site Motorcycle exhibition showcase.

DATE OF THE EVENT: 5/15/26 - 5/16/24 TIME OF YOUR EVENT: 11am - 8pm both days

NOTE: Special events/temporary outdoor sales are permitted by ordinance ONLY between 9am and 10pm

IS THE EVENT OPEN TO THE GENERAL PUBLIC? YES NO

WILL ANY GOODS OR MERCHANDISE BE OFFERED FOR SALE TO THOSE ATTENDING: YES NO

MAXIMUM NUMBER OF PEOPLE PROPOSED TO ATTEND OR PARTICIPATE EACH DAY: 250

HAS THE APPLICANT, PARTNERS, OFFICERS OR DIRECTORS EVER BEEN CONVICTED OF A FELONY?

YES NO IF YES, ON SEPARATE SHEET PROVIDE DESCRIPTION OF CONVICTION - INCLUDING WHAT FOR, DATE OF INCIDENT, DATE OF CONVICTION, ETC.

PERMANENT STRUCTURES ARE NOT ALLOWED TO BE ERECTED. DO YOU PLAN ANY TEMPORARY STRUCTURES (TENT, TRAILER, STAGE, ETC)? YES NO IF YES, PLEASE DESCRIBE WHAT THOSE ARE AND INCLUDE ON MAP: _____

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: 30 ft trailer 10x20 vendor area tented

Drifter Drags

NOTE: A certificate of Flame Resistance for the Tent must be provided 10 days prior to the date of event/sales.

IF THE REQUEST IS TO HOLD A BLOCK PARTY, ARE YOU REQUESTING TO CLOSE ANY ROADS FOR THE EVENT? YES NO (If yes, please submit signatures of abutting property owners who would be directly affected by the road closure indicating that they have no objections-form attached).

WILL ELECTRICAL EQUIPMENT BE USED FOR THIS EVENT? YES NO IF YES, DESCRIBE IN DETAIL WHAT TYPE OF ELECTRICAL EQUIPMENT WILL BE USED. CONTACT BUILDING DEPARTMENT at 248.871-2450 TO DETERMINE IF A PERMIT IS REQUIRED.

Generator, Pole lights, PA system

IS ANY SIGNAGE PROPOSED? YES NO IF YES, NOTE SIZE AND LOCATIONS OF ANY SIGNS PROPOSED ON THE PLAN PROVIDED WITH THIS APPLICATION.

IS THE EVENT FOR PROFIT? NON-PROFIT

IS THIS EVENT TO TAKE PLACE IN A CITY OWNED PARK YES NO

IF YES, HAVE YOU RECEIVED AND AGREE TO ABIDE BY THE CITY'S PARKS AND RECREATION RULES AND REGULATIONS? YES NO ANY DEVIATIONS REQUESTED? _____



Applicant's Signature

DATE: 4/10/26

Dana Cunningham
Printed Name of Applicant

Note: Section 22-119 of the City Code stipulates that other permits and/or inspections MAY be required along with permission to conduct the special event. This could be for health facilities (food), electric services, fire issues, or a certificate of use from the city's Building Department

FOR OFFICE USE ONLY:

- Application and fee
- Complete Site Plan/Map

APPROVALS:

- Police
- Fire
- Planning/Bld/Zoning
- Engineering

IF APPLICABLE:

- Insurance Certificate (if required by city)
- Indemnification Agreement (Special Events)
- Clean Up Deposit (if required by city)
- Tent Certificate of Flame Resistance
- Tent Co. Information (see above)
- Names/Addresses of Corporation
- Neighborhood Signatures (block parties closing a road)
- Carnivals Only (State of MI Certificate)



DRIFTER DRAG



V Rd

Haggerty Rd

Haggerty Rd

1275 Metro Trail

Metro Trail

Metro Trail

200'
X
120'

Blastus Countertops
Cambria Gallery
Countertop store

2 possible
Race locations

MotorCity
Harley-Davidson

200 X 95

ONLYBAGGERZ



ICON

DAYTONA
TWIN TEC
Car & Truck Parts
Volvo Dealer



KRUESI
ORIGINALS



Crunch Fitness - Farmington Hills

Additional Parking

Food Vendor

Food Vendor

200x120 Track Area

10x20 Tent

Customer Parking

Customer Parking

Customer Parking

30ft Trailer



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: 5/11/2026

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for ISKCON Farmington Hills Annual Chariot Festival Parade to be held on Sunday, June 7, 2026

ADMINISTRATIVE SUMMARY

- The City received an application from Naresh Mekala, representing ISKCON Farmington Hills, for a Special Event Permit to hold the Annual Chariot Festival Parade on Sunday, June 7, 2026, from 11:00am to 5:00pm at ISKCON Farmington Hills located at 36600 Grand River Avenue.
- This will be an outdoor event which will include six 10x10 tents, vendors, and live music.
- There will be a vehicle caravan which will travel from ISKCON Farmington Hills to Windemere Apartments (24710 Independence Drive).
- The maximum number of proposed attendees is 500- 750 people.
- The required indemnification agreement as well as the cleanup deposit have been received by the City.
- The application has been routed to all appropriate departments; however, due to City Council's summer meeting schedule and the timing of the event, not all departmental reviews have been completed. Release of the approved special event permit will therefore be contingent upon approval by the Fire Department, Police Department, Department of Public Services, and Planning and Community Development, as well as compliance with any conditions imposed by those departments.

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for ISKCON Farmington Hills to hold the Annual Chariot Festival Parade on Sunday, June 7, 2026, from 11:00am to 5:00pm, subject to the terms and conditions outlined in the City Clerk's report dated May 11, 2026.

Respectfully submitted,

Carly Lindahl, City Clerk

APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

CITY OF FARMINGTON HILLS
31555 ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
(248) 871-2410 FAX (248) 871-2411

ALL FEES ARE NON-REFUNDABLE

Fees: \$50.00 Application Review Fee (fee is waived for non profit companies) Carnivals are \$ 150.00

A **Clean Up Deposit** of \$300 is required for special events and temporary outdoor sales (involving the use of any temporary outdoor structures or equipment – tents, tables, etc.). This deposit is refundable when the site is cleared.

A **Liability Insurance Certificate** naming the City as an additional insured in the amount of \$1,000,000 is required for special events or temporary outdoor sales as determined by the City. The attached **Indemnification Agreement** is required for Special Events as determined by the City.

Temporary Outdoor Sales: (Sales event held on the same property as the business and accessory to the use of the business) are limited to 14 consecutive days and a total of 28 days in any 12 month period.

NOTE: A COMPLETE AND DETAILED SITE PLAN/SITE MAP OF THE PROPERTY SHOWING THE EVENT AREA IS REQUIRED. PLAN MUST SHOW LOCATIONS OF SIGNS, TENTS OR ANY STRUCTURES, AMUSEMENT RIDES, FOOD SERVICES, PARKING AREA, THE LOCATION OF EXISTING BUILDINGS, ETC. REQUEST WILL NOT BE REVIEWED UNTIL THIS PLAN IS RECEIVED. IF A TENT IS TO BE ERECTED, SPECIFICATIONS ARE REQUIRED - SEE page 2)

APPLICANT'S NAME: (If partnership or corporation, please include all names & residential address of officers on separate sheet)

Naresh Mekala

APPLICANT'S RESIDENTIAL ADDRESS:

36600 GRAND RIVE AVE, FARMINGTON HILLS, MI 48335

CITY

ST

ZIP

APPLICANT'S PHONE: Office: _____

Cell: _____

RELATION OF APPLICANT TO BUSINESS/EVENT: Owner Manager Representative Other

IS ORGANIZATION A FOR PROFIT OR NON PROFIT BUSINESS: PROFIT NON-PROFIT

ADDRESS OF THE PROPERTY AT WHICH THE EVENT WILL BE CONDUCTED:

36600, Grand Rive Ave, Farmington Hills, MI 48335

DOES APPLICANT OWN OR OCCUPY THE PROPERTY AT WHICH THE EVENT IS TO BE HELD?

YES NO IF NO, WRITTEN CONSENT FROM THE PROPERTY OWNER FOR THE EVENT IS REQUIRED WITHIN SEVEN(7) DAYS OF THE DATE OF SUBMISSION OF APPLICATION TO THE CITY AND TO ALL OTHER TENANTS ON THE PROPERTY OF THE PROPOSED EVENT. PLEASE ATTACH.

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED:

ISKCON ANNUAL CHARIOT FESTIVAL PARADE
(Local Independence Drive Road)

DATE OF THE EVENT: JUNE 7th 2016 TIME OF YOUR EVENT: 11 - 5 PM

NOTE: Special events/temporary outdoor sales are permitted by ordinance ONLY between 9am and 10pm

IS THE EVENT OPEN TO THE GENERAL PUBLIC? YES NO

WILL ANY GOODS OR MERCHANDISE BE OFFERED FOR SALE TO THOSE ATTENDING:

SELLING LITERATURE YES NO

MAXIMUM NUMBER OF PEOPLE PROPOSED TO ATTEND OR PARTICIPATE EACH DAY: 500 - 750 ppl

HAS THE APPLICANT, PARTNERS, OFFICERS OR DIRECTORS EVER BEEN CONVICTED OF A FELONY?

YES NO IF YES, ON SEPARATE SHEET PROVIDE DESCRIPTION OF CONVICTION - INCLUDING WHAT FOR, DATE OF INCIDENT, DATE OF CONVICTION, ETC.

PERMANENT STRUCTURES ARE NOT ALLOWED TO BE ERECTED. DO YOU PLAN ANY TEMPORARY STRUCTURES (TENT, TRAILER, STAGE, ETC)? YES NO IF YES, PLEASE DESCRIBE WHAT THOSE ARE AND INCLUDE ON MAP: _____

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: 6 - 10x10 Tent

NOTE: A certificate of Flame Resistance for the Tent must be provided 10 days prior to the date of event/sales.

IF THE REQUEST IS TO HOLD A BLOCK PARTY, ARE YOU REQUESTING TO CLOSE ANY ROADS FOR THE EVENT? YES NO (If yes, please submit signatures of abutting property owners who would be directly affected by the road closure indicating that they have no objections-form attached).

WILL ELECTRICAL EQUIPMENT BE USED FOR THIS EVENT? YES NO IF YES, DESCRIBE IN DETAIL WHAT TYPE OF ELECTRICAL EQUIPMENT WILL BE USED. CONTACT BUILDING DEPARTMENT at 248.871-2450 TO DETERMINE IF A PERMIT IS REQUIRED.

IS ANY SIGNAGE PROPOSED? YES NO IF YES, NOTE SIZE AND LOCATIONS OF ANY SIGNS PROPOSED ON THE PLAN PROVIDED WITH THIS APPLICATION.

*15 sign yards
18" w x 12" H*

IS THE EVENT FOR PROFIT? NON- PROFIT

IS THIS EVENT TO TAKE PLACE IN A CITY OWNED PARK YES NO

IF YES, HAVE YOU RECEIVED AND AGREE TO ABIDE BY THE CITY'S PARKS AND RECREATION RULES AND REGULATIONS? YES NO ANY DEVIATIONS REQUESTED? _____

[Handwritten Signature]

Applicant's Signature

DATE: 05/06/2026

Naresh Mekala

Printed Name of Applicant

Note: Section 22-119 of the City Code stipulates that other permits and/or inspections MAY be required along with permission to conduct the special event. This could be for health facilities (food), electric services, fire issues, or a certificate of use from the city's Building Department

FOR OFFICE USE ONLY:

- Application and fee
- Complete Site Plan/Map

APPROVALS:

- Police
- Fire
- Planning/Bld/Zoning
- Engineering

IF APPLICABLE:

- ~~N/A~~ Insurance Certificate (If required by city)
- Indemnification Agreement (Special Events)
- Clean Up Deposit (if required by city)
- Tent Certificate of Flame Resistance
- Tent Co. Information (see above)
- Names/Addresses of Corporation
- Neighborhood Signatures (block parties closing a road)
- ~~N/A~~ Carnivals Only (State of MI Certificate)

2025-RathYatra-IndependenceDrive

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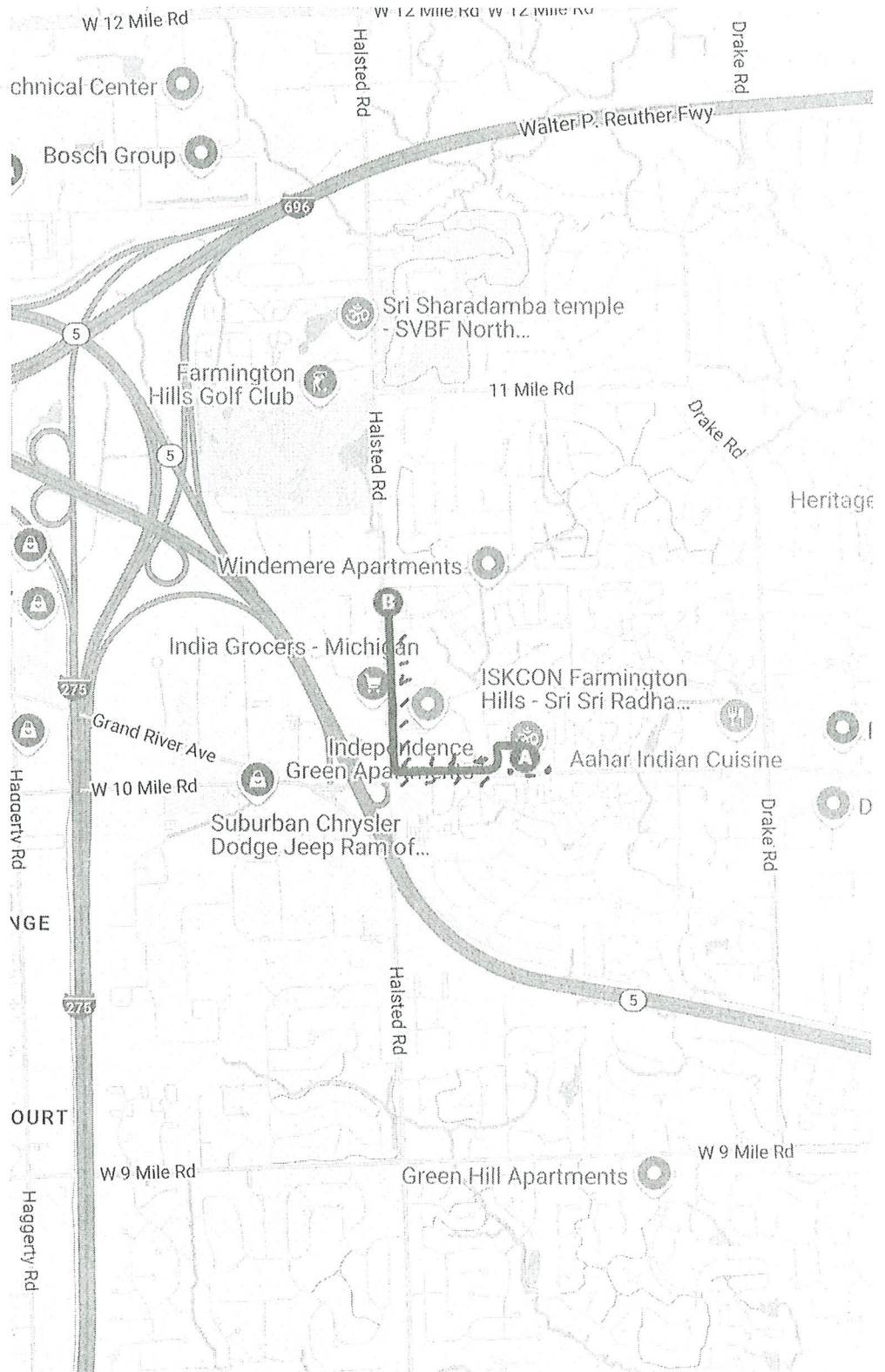
Directions from 36600 Grand River Avenue, Farmington Hills, MI to 24710 Independence Dr, Farmington Hills, MI 48335, USA

A

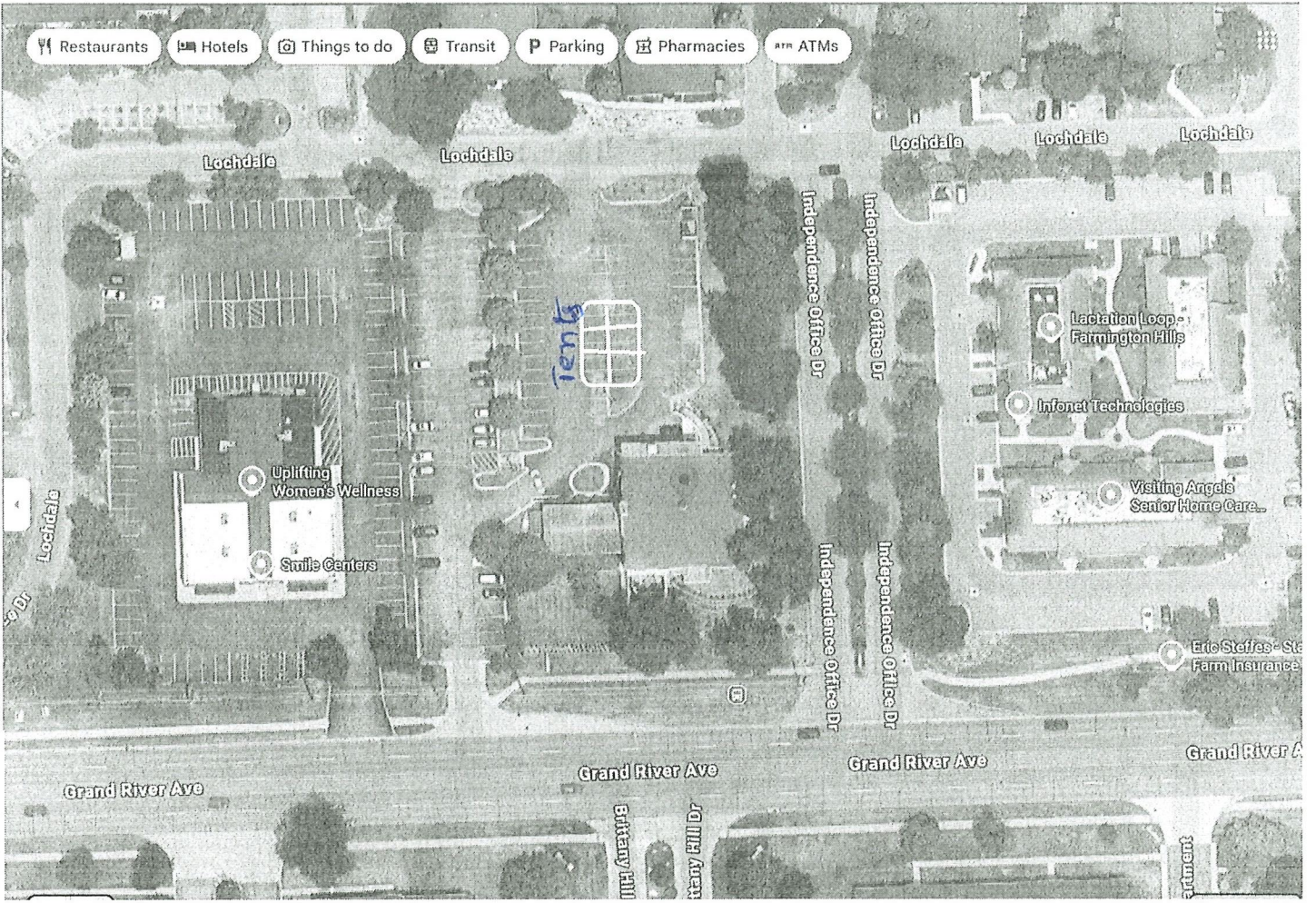
36600 Grand River Avenue,
Farmington Hills, MI

B

24710 Independence Dr,
Farmington Hills, MI 48335,
USA



- 🍴 Restaurants
- 🏨 Hotels
- 📷 Things to do
- 🚗 Transit
- P Parking
- 🏪 Pharmacies
- 🏧 ATMs





CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 05/11/2026

DEPT: Department of Public Services

RE: Consideration of Award of Contract for the Hunter's Pointe Colony Road Reconstruction Project

ADMINISTRATIVE SUMMARY

- In November 2018, voters approved the City Charter Amendment to transition to a Local Road Millage. This millage replaced the City's local road special assessment process for funding local road reconstruction.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system, which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan.
- The City utilizes a PASER rating of 3.0 or less to qualify local roads and subdivisions for consideration of reconstruction. During the last City-wide PASER survey conducted in 2023, the paved roads in Hunter's Pointe Colony had a PASER rating of 2.8, making the project a high priority candidate for reconstruction.
- The existing asphalt roadway will be removed, and the road will be paved to public local road standards with a new asphalt surface on a new aggregate stone base. Drainage improvements will also be completed, which include new storm culverts under the road.
- The project was publicly advertised and competitively bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system. Notification was sent to over one thousand (1,000) vendors including two hundred twenty-two (222) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- Ten (10) bids were received on April 29th, 2026 (see Bid Summary Sheet) and the lowest bidder who has demonstrated the ability to complete the work is Pro-Line Asphalt Paving Corporation. Their bid was in the amount of \$595,744.00. This is 16% below the engineer's estimate of \$711,000.



**CITY MANAGER’S REPORT TO
MAYOR AND COUNCIL**

- The low bid is competitive with current market prices. Pro-Line has previously completed projects for the City of Farmington Hills and their work has been satisfactory. They are currently working on the Folsom Road project in the City. They also completed paving for Farmington from 12 - 13 Mile and Shiawassee. Based on past experience, it is our opinion they can adequately perform the work as outlined in the contract.
- Construction is anticipated to commence in June 2026 and be substantially completed by September 2026.
- A mailing notice will be sent to all residents and property owners within the project area that will include staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting an over the phone consultation to address any further questions they may have. This information will also be posted to the City’s website.

BID SUMMARY

<u>CONTRACTOR</u>	<u>TOTAL</u>
Pro-Line Asphalt Paving Corporation Pontiac, MI	\$595,744.00
Asphalt Specialists, LLC Pontiac, MI	\$596,290.00
Nagle Paving Company Novi, MI	\$598,767.16
Hutch Paving Warren, MI	\$605,055.65
R&R Asphalt, Inc. Milford, MI	\$636,806.16
Mainstreet Contracting Wixom, MI	\$647,000.00
Springline Excavating Farmington Hills, MI	\$658,067.26
OCG Companies Bloomfield, MI	\$662,108.26
Allied Construction Clarkston, MI	\$668,850.26
Cadillac Asphalt, LLC Farmington Hills, MI	\$669,800.29

Table Description: Summary of bid results for the Hunter’s Pointe Colony Road Reconstruction Project.

* Indicates corrected total.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

RECOMMENDATION

IT IS RESOLVED, the Hunter's Pointe Colony Road Reconstruction Project is awarded to the lowest competent bidder, Pro-Line Asphalt Paving Corporation, in the amount of \$595,744.00.

Prepared by: Mirandi Alexander, P.E., Civil Engineer II

Reviewed by: Mark Saksewski, P.E., City Engineer

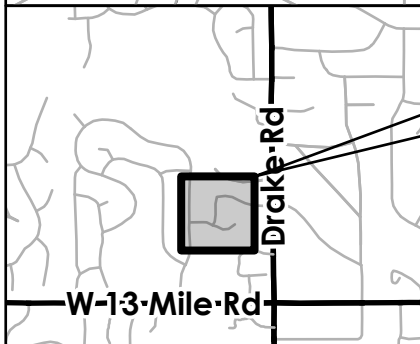
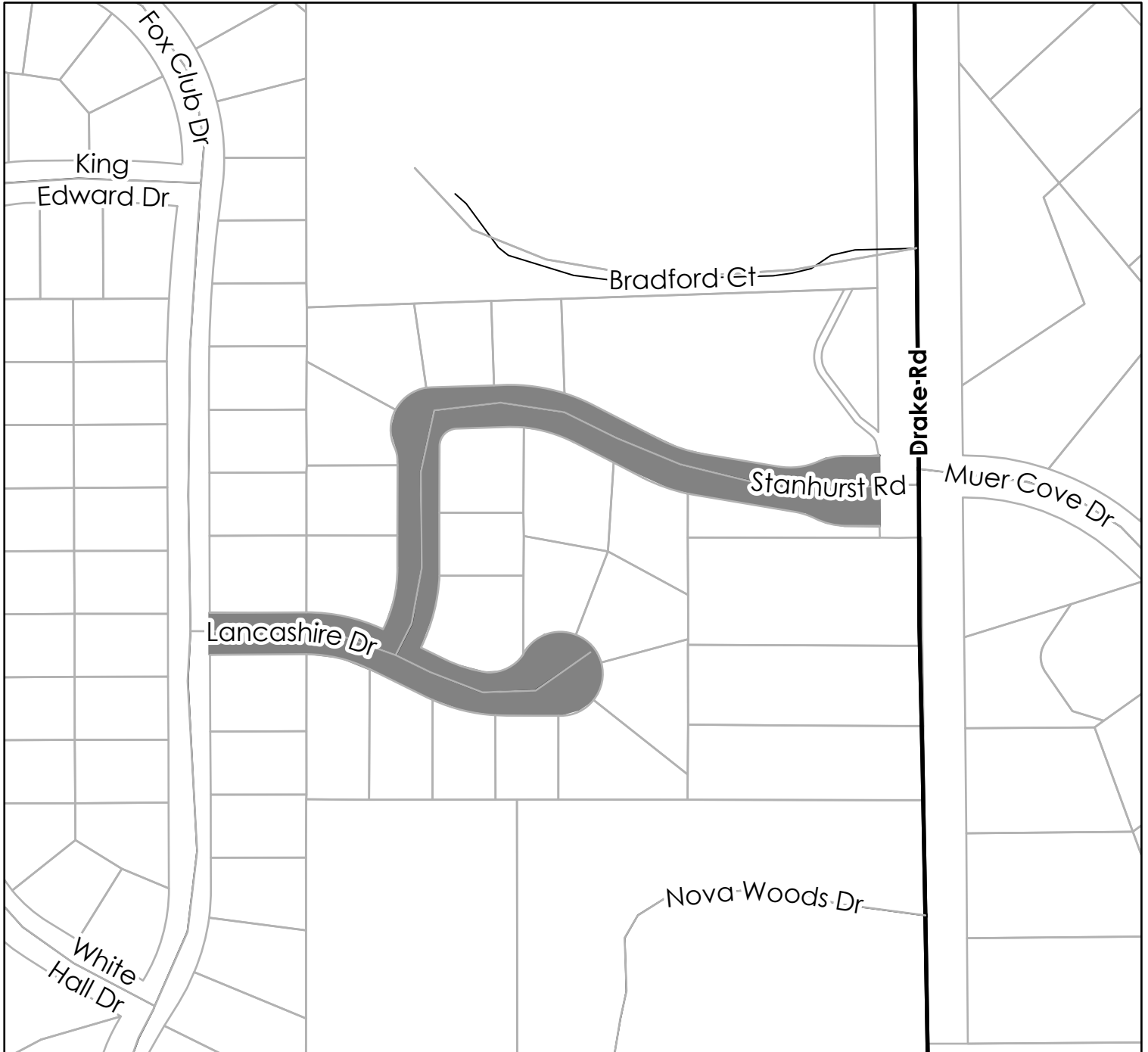
Department Authorization: Jacob Rushlow, P.E., Director of Public Services

Approved by: Karen Mondora, P.E., Acting City Manager



City of Farmington Hills

Hunter's Pointe Colony Road Reconstruction Project



PROJECT LOCATION

Legend

 Road Reconstruction



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 05/11/2026

DEPT: Department of Public Services

RE: Consideration of Award of Contract for 2026 Local Road Asphalt
Rehabilitation Project - Woodbine Subdivision

ADMINISTRATIVE SUMMARY

- With the road millage approval in 2018, the City has developed a pavement asset management program for its local road network. The scope of this project in the Woodbine Subdivision is considered heavy maintenance for roads that have a current Pavement Surface Evaluation and Rating (PASER) in the range of 4.0 to 6.0 Fair to extend their useful life.
- The project was publicly and competitively bid on Michigan Intergovernmental Trade Network (MITN) e-procurement system. Notification was sent to one thousand, one hundred and twenty-four (1,124) vendors including Two hundred fifty- three (253) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- This project includes milling and resurfacing approximately 1.5” of asphalt, along with localized full-depth pavement repairs (5”) as needed, and some storm sewer improvements along Briar Hill Dr, Shadylane Dr, Wildwood Tr, Wistairia Dr, and Penrose Dr.
- Eleven (11) bids were received on April 29, 2026 (see Bid Summary Sheet) and the lowest bidder who has demonstrated the ability to complete the work is Hutch Paving, Inc. Their bid was in the amount of \$1,443,200.85. This is 33% below the engineer’s estimate of \$2,162,629.00.
- Construction is anticipated to begin May 2026 with completion by October 2026.
- Hutch Paving has previously completed many projects for the City of Farmington Hills. In 2022, they completed the Chatsworth Street Road, Whitlock Street Gravel conversion and Interchange Drive Reconstruction Project. In 2023, Hutch Paving Inc. successfully completed Asphalt replacement program projects for the City of Farmington Hills, and their work has been satisfactory. Our consultant, OHM, has verified their references with other communities and found them to be positive and supportive of awarding this project. Based on our experience with Hutch Paving Inc. it is our opinion they can adequately perform the work as outlined in the contract.



**CITY MANAGER’S REPORT TO
MAYOR AND COUNCIL**

- A Mailing Notice will be provided to all resident and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” and to identify the prime contractor that was awarded the contract.

BID SUMMARY

<u>CONTRACTOR</u>	<u>TOTAL</u>
Hutch Paving, Inc. Warren, MI	\$1,443,200.85
Nagle Paving Company Novi, MI	\$1,524,146.33
Pro-line Asphalt Paving Corporation Washington, MI	\$1,649,591.00
Asphalt Specialists, LLC Pontiac, MI	\$1,650,721.93
Allied Construction Company, Inc. Clarkston, MI	\$1,674,405.83
Anglin Civil, LLC Livonia, MI	\$1,699,248.09
Springline Excavating Farmington Hills, MI	\$1,747,182.25
Cadillac Asphalt, LLC Farmington Hills, MI	\$1,781,096.80
R&R Asphalt, Inc Milford, MI	\$1,791,997.66
Main Street Contracting Wixom, MI	\$1,942,000.00
OCG Companies, LLC Bloomfield, MI	\$2,116,812.93

*Table Description: Summary of bid results for the 2026 Local Road Asphalt Rehabilitation Project - Woodbine Subdivision. * Indicates corrected total.*



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

RECOMMENDATION

IT IS RESOLVED, the 2026 Local Road Asphalt Rehabilitation Project - Woodbine Subdivision be awarded to the lowest competent bidder, Hutch Paving, Inc. of Warren, Michigan, in the amount of \$1,443,200.85 and;

IT IS FURTHER RESOLVED, the Acting City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Prepared by: Shon'Quase Dawkins, Civil Engineer

Reviewed by: Mark Saksewski, P.E., City Engineer

Department Authorization: Jacob Rushlow, P.E., Director of Public Services

Approved by: Karen Mondora, P.E., Acting City Manager

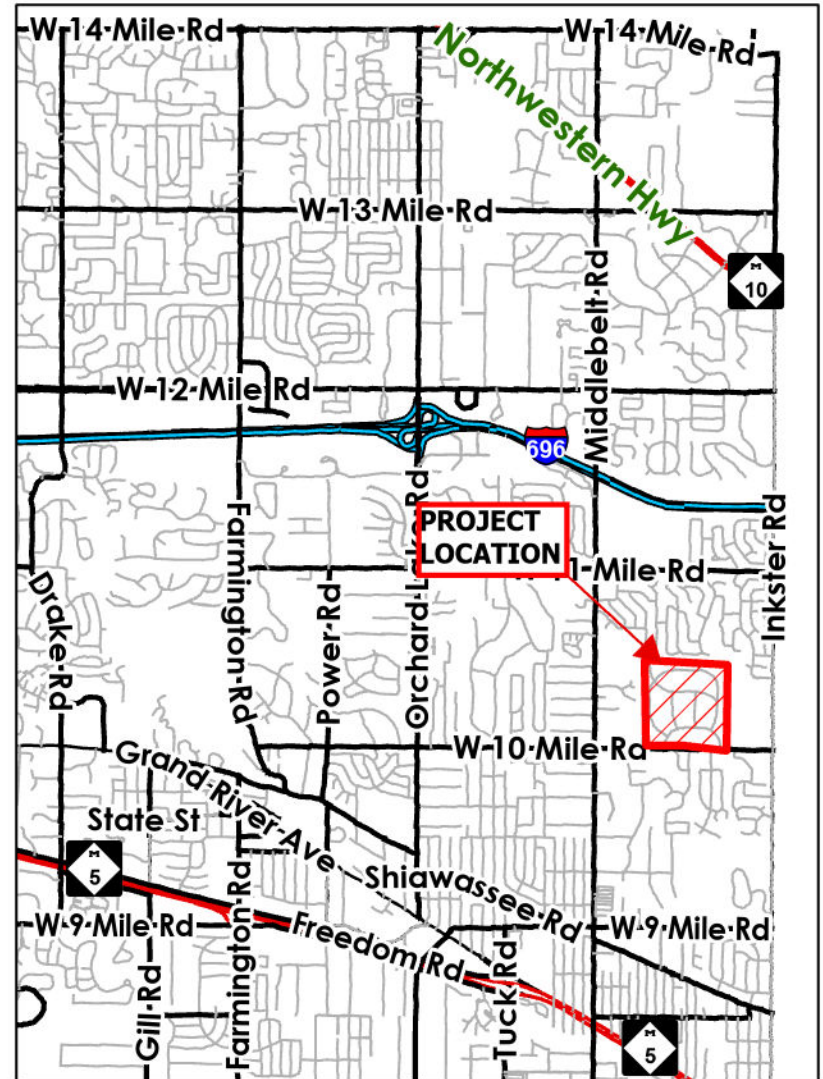
City of Farmington Hills

2026 Local Roads Asphalt Replacement Rehabilitation Project Woodbine Subdivision



Legend

 Proposed Road Rehabilitation





CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 5/11/2026

DEPT: SPECIAL SERVICES

RE: AWARD OF PROPOSALS FOR HAWK THEATRE HOUSE LIGHTS UPGRADE

ADMINISTRATIVE SUMMARY

- Invitations to bid were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened and read aloud on Tuesday, April 28, 2026, for The Hawk Theatre House Lights Upgrade. Notification was sent to three hundred thirty (330) vendors, (including eighty (80) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with five (5) responding. We received zero (0) "No-Bids."
- Specifications required qualified contractors to upgrade The Hawk Theatre house lighting system by replacing existing fixtures with modern LED (Light-Emitting Diode) units. The existing fixtures, which are original to Harrison High School, no longer function properly, resulting in dark areas within the theatre and creating safety concerns for patrons. Vendors were required to provide a complete turnkey solution, including all labor, materials, equipment, removal, and off-site disposal of existing fixtures. The new system must be fully integrated and programmed to work with the existing ETC control system while maintaining current scenes and zones. Contractors are required to install 28 RETRO 500s fixtures at 3000K (or approved equal), follow all manufacturer guidelines, and use trained personnel.
- Advanced Lighting & Sound was the only firm to attend the optional pre-bid meeting, allowing for direct evaluation of site conditions and resulting in a more comprehensive and reliable installation proposal. Based on staff's evaluation, Advanced Lighting & Sound's proposal satisfies all technical requirements and reflects a clear understanding of the project scope and performance expectations.
- The installation will be fully warranted for a period of two (2) years.
- Funding for this project is budgeted through the Special Services Cultural Arts Department.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

BID TABULATION

Bid #1b-flh-25-26-2565
Hawk Theater House Lights Upgrade
4/28/2026

DESCRIPTION	EST. QTY.	Decima, LLC Detroit, MI		Advance Contracting & Electrical Service Flint, MI		Visionary Sound Productions Commerce Township, MI		Oasis Heating & Cooling St. Clair Shores, MI		Advanced Lighting & Sound Troy, MI	
		Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
Retrofit Package	28	\$1,654.35	\$46,321.91	\$1,599.00	\$44,772.00	\$1,258.64	\$35,241.92	\$1,075.00	\$30,100.00	\$1,017.00	\$28,476.00
Installation	1	\$40,455.56	\$40,455.56	\$8,064.00	\$8,064.00	\$16,800.00	\$16,800.00	\$15,250.00	\$15,250.00	\$2,720.00	\$2,720.00
System Programming	1	\$11,969.10	\$11,969.10	\$2,500.00	\$2,500.00	\$2,675.00	\$2,675.00	\$3,850.00	\$3,850.00	\$600.00	\$600.00
TOTAL BASE BID			\$98,746.57		\$55,336.00		\$54,716.92		\$49,200.00		\$31,796.00

Bid notification was sent to 330 vendors. We received 0 "No Bids."

RECOMMENDATION

IT IS RESOLVED that the City Council of Farmington Hills authorizes the Acting City Manager to execute a purchase order to Advanced Lighting & Sound in the amount of \$34,975.60 (\$31,796.00 plus a 10% contingency cost of \$3,179.60 for unforeseen costs once the project starts) for house lighting upgrades at The Hawk Theatre.

Prepared by: Rachel Timlin, Cultural Arts Supervisor
 Reviewed by: Art Walker, Senior Buyer
 Reviewed by: Michelle Aranowski, Director of Central Services
 Reviewed by: Bryan Farmer, Interim Director of Special Services
 Approved by: Karen Mondora, Acting City Manager



**CITY MANAGER’S REPORT TO
MAYOR AND COUNCIL**

DATE: 5/11/2026

DEPT: FINANCE

RE: AWARD OF PRINTING AND MAILING OF TAX BILLS AND ASSESSMENT NOTICES

ADMINISTRATIVE SUMMARY

- Request for Proposals (RFP’s) were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened and read aloud on Thursday, October 23, 2025. Notification was sent to three hundred and eleven (311) vendors, (including one hundred fifteen (115) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled).
- The solicitation requested proposals from qualified firms to print approximately 29,000 tax bill statements and/or assessment notices, and/or 2,300 personal property statements and L-5076 exemption forms annually, along with address verification, folding, envelope insertion, presorting, mail preparation to secure the lowest first-class postal rates, and delivery to the U.S. Post Office.
- Of the three responses received, staff from Central Services and Finance evaluated the proposals and determined Kent Communications, Inc. (KCI) is the most qualified vendor. KCI is a highly experienced municipal mailing and printing provider with over 49 years of experience. They offer fully integrated, in-house services and manage large-scale contracts for more than 400 municipalities. KCI has consistently provided City of Farmington Hills staff with reliable service, ensuring timely, accurate distribution of City notices to residents.

Vendor	Evaluation and Interview Score
Kent Communications, Inc. (KCI) Grand Rapids, MI	100
The Master’s Touch, LLC Spokane, WA	85

- Funding is provided in the fiscal year 25/26 Finance Department budget and future budgets as approved by Council.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

RECOMMENDATION

IT IS RESOLVED that City Council award the proposal for Printing of Tax Bills and Assessment Notices to Kent Communications, Inc. (KCI) for a two-year contract with the option to renew for three (3) additional one-year periods under the same terms and conditions upon mutual consent between the City and vendor.

Prepared by: Nikki Lumpkin, Senior Buyer
Shontae Stringfellow, Assistant Finance Director
Jennifer Czeiszperger, MMAO, City Assessor
Reviewed by: Thomas Skrobola, Finance Director/Treasurer
Reviewed by: Michelle Aranowski, Director of Central Services
Approved by: Karen Mondora, Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 5/11/2026

DEPT: SPECIAL SERVICES

RE: AWARD OF BID FOR JANITORIAL SERVICES AT THE HAWK

ADMINISTRATIVE SUMMARY

- Invitations to bid were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened, and read aloud on Tuesday, April 2, 2026, for janitorial services at The Hawk. Notification was sent to six hundred thirty-four (634) vendors, (including two hundred ninety-one (291) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with sixteen (16) responding. We received one (1) "No-Bid."
- The awarded bidder will provide routine cleaning services for restrooms, offices, meeting rooms, locker rooms, hallways, common areas, gyms, classrooms, music suites, dance rooms, and the theatre. All locations are required to be cleaned seven (7) nights per week.
- Staff reviewed all bids, checked references, interviewed the recommended bidder and determined Crystal Bright Janitorial Services to be the lowest, most qualified candidate for The Hawk. Their rate structure was highly competitive, references favorable, and they have a strong commitment to providing quality service. City staff are confident in their ability to fulfill the contract requirements.
- Funding for this contract is budgeted in the Special Services Contract Services account.

RECOMMENDATION

IT IS RESOLVED that the City Council of Farmington Hills authorizes the Acting City Manager to sign a one (1) year contract with Crystal Bright Janitorial Services (a Michigan woman and minority owned company). Contract award is \$76,139.96 per year for janitorial services at The Hawk with an option to renew for four (4) additional (1) year periods upon mutual consent between the City and Crystal Bright Janitorial Services.

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CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

Prepared by: Hannah Muth, Facilities Supervisor - The Hawk
 Prepared by: Nikki Lumpkin, Senior Buyer
 Reviewed by: Michelle Aranowski, Director of Central Services
 Reviewed by: Bryan Farmer, Interim Director of Special Services
 Approved by: Karen Mondora, Acting City Manager

BID TABULATION

	City/State	Approximate # of Staff	Weekly (7 days/wk)	Annual (52 weeks)	% Increase @ Year 2
Wesley Facility Services	Farmington Hills, MI	5-6 members	\$8,400.00	\$436,800.00	3.0%
LGC Global	Detroit, MI	5 crew daily incl. 1 supervisor	\$6,440.00	\$334,880.00	1.5%
Modest Home Management	Almont, MI	2-4 based on needs	\$3,465.00	\$180,180.00	3.0%
KK&M Cleaning Services	Commerce, MI	4 members	\$3,059.00	\$159,068.00	3.5%
Universal Contracting Services	Warren, MI	4-6 members	\$3,010.00	\$156,520.00	2.0%
G&A Cleaning, Inc.	Warren, MI	4 members	\$2,940.00	\$152,880.00	0.0%
A&A Building Services, LLC	Southfield, MI	2-3 team members 10/hrs per night	\$2,679.23	\$139,319.96	3.0%
Spot On Spot Off Services LLC	Okemos, MI	2 members	\$2,625.00	\$136,500.00	3.0%
Proimage Facility Services, Inc.	Redford, MI	3 members	\$2,352.00	\$122,304.00	5.0%
Gabriel's Cleaning Services, LLC	Farmington Hills, MI	3-4 members	\$2,338.00	\$121,576.00	2.0%
Elite Janitorial & PPE	Southfield, MI	2 members	\$2,275.00	\$118,300.00	5.0%
Wilkins Professional Services Inc.	Detroit, MI	5 members	\$1,995.00	\$103,740.00	5.0%
Clean Net USA	Farmington Hills, MI	3-4 members	\$1,742.22	\$90,595.44	2.5%
H&K Janitorial Services	Redford, MI	3-4 members	\$1,673.00	\$86,996.00	3.5%
ComKleen of Michigan,	Shelby Township, MI	3 members	\$1,615.39	\$84,000.28	3.0%
Crystal Bright Janitorial Services	Detroit, MI	3 members	\$1,464.23	\$76,139.96	2.0%

Font in red indicates a correct number.

Bid notification was sent to 634 vendors. We received One "No-Bid".



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

DATE: 5/11/2026

DEPT: SPECIAL SERVICES

RE: CONSIDERATION OF EMPLOYMENT FOR PIERCE MORAN III

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, and distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Pierce Moran III.

Name: Pierce Moran III

Position Applied For: Seasonal Laborer- Parks

Number of Employees Needed in this Position: 1

Date Position Posted: 2/20/2026 Open Until: Filled

Number of Applicants for this position: 2

Number of Applicants Interviewed: 2

Salary: \$15.00/hr

Relationship: Pierce Moran III is the son of Pierce Moran Jr who is Equipment Operator II for DPS-DPW

Justification: Pierce is the most qualified applicant and is available to begin work immediately

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 Pierce Moran III who is related to an employee of the City, Pierce Moran Jr, who is Equipment Operator II for DPS-DPW.

Prepared by: James Vayis, Parks Maintenance Supervisor
 Reviewed by: Bryan Farmer, Interim Director of Special Services
 Approved by: Karen Mondora, Acting City Manager



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

DATE: 5/11/2026

DEPT: SPECIAL SERVICES

RE: CONSIDERATION OF EMPLOYMENT FOR SKYLAR SMITH

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, and distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Skylar Smith.

Name: Skylar Smith

Position Applied For: Swim Leader

Number of Employees Needed in this Position: 2

Date Position Posted: 10/1/2024 Open Until: Filled

Number of Applicants for this position: 2

Number of Applicants Interviewed: 2

Salary: \$13.71/hr

Relationship: Skylar Smith is the granddaughter of Anthony Merritt, who is employed in the Administrative Division of Special Services

Justification: Skylar Smith is the most qualified applicant and is available to begin work immediately

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 Skylar Smith, who is related to an employee of the City, Anthony Merritt, who is a Facility Coordinator for Special Services.

Prepared by: Stephen Dowhan, Recreation Supervisor - The Hawk
 Reviewed by: Bryan Farmer, Interim Director of Special Services
 Approved by: Karen Mondora, Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 5/11/2026

DEPT: Special Services

RE: Consideration of Employment for Zoey Keiper

ADMINISTRATIVE SUMMARY

- The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.
- Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Zoey Keiper.

Name: Zoey Keiper

Position Applied For: Lifeguard

Number of Employees Needed in this Position: 2

Date Position Posted: 10/1/2024 Open Until: Filled

Number of Applicants for this position: 2

Number of Applicants Interviewed: 2

Salary: \$14.00/hr

Relationship: Zoey Keiper is the sister of Violet Keiper, who is employed in the Recreation Division of Special Services.

Justification: Zoey Keiper is the most qualified applicant and is available to begin work immediately.

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 Zoey Keiper, who is related to an employee of the City, Violet Keiper, who is a Lifeguard for Special Services.

Prepared by: Stephen Dowhan, Recreation Supervisor - The Hawk

Department Approval: Bryan Farmer, Interim Director of Special Services

Executive Approval: Karen Mondora, Acting City Manager

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
APRIL 27, 2026 – 5:30PM**

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

Councilmembers Present: Aldred, Boleware, Bridges (arrived 5:31pm), Dwyer, Knol (arrived 5:34pm), Rich and Starkman

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Farmer, Skrobola, and Sullen-Winn, Police Chief Piggott and City Attorney Joppich

The closed session started at 5:31pm

CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO CONSIDER AND DISCUSS WITH CHIEF PIGGOTT AND OTHER REPRESENTATIVES OF THE FARMINGTON HILLS POLICE DEPARTMENT THE SECURITY MEASURES, INCLUDING SECURITY PLANS AND PROCEDURES, WHICH RELATES TO THE ONGOING SECURITY OF CITY COUNCIL. (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION).

MOTION by Starkman, support by Boleware, that the City Council of Farmington Hills hereby approves entering into a closed session to consider and discuss with Chief Piggott and other representatives of the Farmington Hills Police Department the security measures, including security plans and procedures, which relates to the ongoing security of City Council.

MOTION CARRIED 7-0.

The open session resumed at 6:21pm

SPONSORSHIP SOLICITATION SERVICES UPDATE

Acting City Manager Mondora explained that in March 2025 the City Council amended the Sponsorship and Advertising Policy, and in July 2025 approved a contract with the Superlative Group to pursue sponsorship and naming rights opportunities on the city's behalf.

Sean Cain, Vice President of Corporate Partnerships and Development with the Superlative Group, presented the results of the completed Phase 1 valuation and outlined the forthcoming Phase 2 strategic sales campaign. The valuation identified a portfolio of city assets with a total estimated annual fair market value of approximately \$540,000 and a total potential revenue of \$18.9 million over a 25-year term. Key opportunities identified include naming and presenting rights for the Hawk, Founders Sports Park, and Farmington Hills Ice Arena.

Mr. Cain described the Phase 2 process as a 12-month engagement during which the Superlative Group would act as a broker, prospecting a list of 200–300 companies, conducting outreach, and facilitating negotiations, while the city retains final approval authority. It was clarified that all prospective partners would be vetted with city staff prior to outreach, and that the city's in-house staff would continue to manage smaller-scale internal sponsorships separately.

Councilmember Boleware asked for clarification on the distinction between naming rights and sponsorships. Mr. Cain explained that naming rights are specific forms of sponsorship tied to physical facilities, while sponsorships more broadly can include programing and event-based partnerships. Acting City Manager Mondora confirmed that existing internal sponsorship programs—such as those generating approximately \$250,000 annually through cultural arts, recreation, and senior programs—would continue.

Councilmember Bridges inquired about what makes Farmington Hills an attractive market for this effort. Mr. Cain cited the quality and recent reinvestment in city facilities, the favorable regional demographics, and the opportunity to reach a broader multi-regional audience beyond city limits. Mr. Bridges also asked about challenges to achieving revenue targets; Mr. Cain acknowledged current economic uncertainty affecting some sectors but noted that this can create opportunities in others, particularly healthcare providers seeking to market to insured, affluent populations.

Councilmember Bridges asked whether local businesses headquartered in Farmington Hills, such as Bosch and Ally, would be among the first contacted. Mr. Cain confirmed that local and regionally headquartered organizations are typically prioritized as first-call prospects.

Councilmember Dwyer asked about the Superlative Group's compensation structure. Interim Director of Special Services Farmer confirmed that the city elected a performance-based model in which Superlative Group receives 35 percent of the total value of any agreements secured, for the duration of those agreements, with no flat retainer.

Councilmember Knol noted that Heritage Park assets were included in the valuation inventory but confirmed with staff that those opportunities would be deprioritized pending resolution of the Heritage Park Interlocal Agreement.

Council reached consensus to proceed with the Phase 2 strategic sales campaign as presented.

HERITAGE PARK INTERLOCAL AGREEMENT UPDATE

Acting City Manager Mondora reported that Oakland County Parks had communicated its current position, and that Oakland County Commissioner William Miller had expressed interest in facilitating a meeting with city representatives prior to the Oakland County Parks Commission meeting scheduled for May 6. She asked council to identify members willing to participate and to provide consensus on talking points.

The discussion centered on the expiration of the existing Interlocal agreement following the March 31 deadline and the county's refusal of the city's offer to extend the agreement by 60 days. City Attorney Joppich clarified that the agreement has expired and that a new agreement would need to be negotiated, though the previously committed \$4 million contribution from the county could potentially be reintroduced in a new agreement.

Council discussed a significant discrepancy between the city's estimate of approximately \$800,000 for repairs to the Spicer House and the county's estimate of \$3–4 million. Interim Director Farmer attributed the disparity to the county's intent to change the use and scope of the historic structures, rather than maintain them in their current capacity, inflating the projected costs. He also emphasized that the city had provided the county with full documentation on the condition of these facilities from the outset of negotiations.

Councilmember Bridges expressed concern that the city may be losing negotiating leverage, particularly given the disappearance of the \$4 million commitment. City Attorney Joppich and Councilmember Aldred both countered that the city's leverage remains intact, noting that Heritage Park represents the county's only presence in the southern portion of Oakland County and that demand exists on the county's side to reach an agreement.

City Attorney Joppich noted that council had submitted questions promptly after receiving the county's plans, which were delivered late, and that this characterization should be directly addressed in the upcoming meeting with Commissioner Miller.

Council agreed to designate Councilmembers Bridges, Knol and Starkman as representatives for the meeting with Commissioner Miller, with Acting City Manager Mondora and Interim Director Farmer also participating. Council directed staff to prepare a detailed timeline of communications and a clear set of talking points in advance of the meeting.

ADJOURNMENT

Mayor Rich adjourned the meeting at 7:17pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
APRIL 27, 2026 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:34PM.

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

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Aranowski, Brockway, Brown, Farmer, and Skrobola, Fire Chief Unruh and City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Jerry Che.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 7-0.

PROCLAMATION RECOGNIZING MAY 3 - 9, 2026 AS NATIONAL SMALL BUSINESS WEEK

The following proclamation was read by Councilmember Bridges and accepted by Economic Development Director Cristia Brockway and Jerry Che, owner, New Mandarin Garden.

PROCLAMATION

National Small Business Week (May 3-9) 2026

WHEREAS, small businesses are the engine of the American economy and the foundation of a free and prosperous nation, accounting for more than 99 percent of all private sector employers and creating nearly two out of every three new jobs nationwide; and

WHEREAS, small business owners and employees represent the spirit of entrepreneurship, innovation, and determination; and,

WHEREAS, from our farms and factory floors to the frontiers of technology, small businesses drive innovation, strengthen local economies, and provide the products and services that keep America competitive, secure, and strong; and

WHEREAS, the City of Farmington Hills is home to more than 5 thousand businesses that are owned and operated by hardworking people of all kinds. Of each dollar spent at local businesses, 68 cents stay local and recirculates to other area businesses; and,

WHEREAS, consumers who support small businesses are making a conscious commitment to support independently owned businesses and make purchases with a positive impact; and,

WHEREAS, **National Small Business Week** has been proclaimed by the President of the United States since 1963, honoring the vital role of small businesses in creating jobs, growing the economy, and anchoring our communities; and

WHEREAS, in 2026, the United States will commemorate the 250th anniversary of the signing of the Declaration of Independence, known as Freedom 250, marking a historic opportunity to reflect on our nation's founding principle of free enterprise.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim **May 3–9, 2026, as NATIONAL SMALL BUSINESS WEEK** and encourage all citizens to support small businesses and celebrate their many achievements.

Jerry Che, co-owner, New Mandarin Garden, thanked the City on behalf of New Mandarin Garden and his family, and said it was an honor to own the oldest restaurant in Farmington Hills. Mr. Che said New Mandarin Garden was opened on August 28, 1982, by his father with a goal of great service and great food. Mr. Che and his siblings took over the restaurant when his father died in 1990, and have operated at the same location for 44 years. Mr. Che thanked the Fire Department and Police Department for their response to their restaurant fire in October 2024; New Mandarin Garden reopened in March 2026.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

Angie Smith, Farmington Public Schools Board Member, observed that Farmington Public Schools had a good relationship with City Council, the Police Department, and the Fire Department; and thanked Councilmembers for reading to students in March and for the Councilmembers' hard work for the City and for students.

Mayor Rich thanked Farmington Public Schools Superintendent Dr. Kelly Coffin for writing a letter of support for the Pathways for Preschool initiative; and thanked Ms. Smith for attending and Farmington Public Schools for their continued partnership.

Mike Sweeney, Emergency Preparedness Commission, announced that April is Distracted Driver Awareness Month. The Farmington African American Parent Network and Nardin Park United Methodist Church hosted a presentation about distracted driving by the Farmington Hills Police for teens between 15 and 18 years old. Recommendations included using a designated texter when driving in groups and putting your phone in the trunk of your car when driving alone.

CORRESPONDENCE

Mayor Pro-Tem Boleware received a complaint about graffiti at a closed gas station at Middlebelt Road and Eight Mile Road. Acting City Manager Mondora will investigate the complaint and Mayor Pro-Tem Boleware will follow up with the complainant.

CONSENT AGENDA

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

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Mayor Rich read the following statement:

“New business agenda item 4 in my eyes presents both an easy decision and one that has required significant consideration over the past several years.

“We are going to decide tonight upon the vendor who will do the engineering and architectural work on the new activity center that will be replacing the Costick Center. Deciding on this particular vendor is a pretty easy one based on their recommended scope of work, reviews from other communities, and how impressed I have been with the companies that they are choosing as their partners.

“Regardless of where the building is located, we expect that building itself to cost \$30-35 million and have a useful life of 40-50 years. For a city with a general fund budget of \$90 million, this is going to be our largest commitment of funds for a generation.

“We presently have a very healthy fund balance of over \$60 million and are committed to both maintaining at least half of it so as to retain our AAA bond rating and using some toward the activity center.

“We have some other large pulls of taxpayer money before us in the next month when we decide on our budget for the coming fiscal year. To be at the level of public safety services our residents deserve, we added eight new firefighters in the past two years. We are probably adding eight more this coming budget year and four more in the following. We will need to add more staff in the police department.

“While none of us up here wants to increase taxes, add a millage, or even necessarily bond out for the new center, we are going to have to find this very significant investment for the new center somewhere. So yes, we will be doing more with sponsorships. We were just working on this at the study session before this meeting. And we should talk with our residents about planned giving opportunities and naming rights. If the decision is to solely focus on the Costick property, I hope to see the passion shown about that location turned to sponsorship to help us afford the things on the wish list – maybe for the Friends of the Costick Center pool or pickleball court. There will be more to follow on that.

“So this takes us to the where. The part of the decision about to be before us that has required more consideration is the where – where will be the site for the engineering and architectural work. As shared over time, I initially was quite fond of locating the new center at OCC’s campus. There were a lot of synergies there when I thought it was going to be for a sweetheart-type lease of \$1/year and be at the calmer Farmington Road entrance to OCC. When we learned that was not to be the case, that location became unviable in my eyes because we already have land upon which we can build and adding land cost made no sense to me.

“Until recently, I have been very much in favor of locating the new center at the Hawk property. There are a lot of advantages. Already, 40% of Hawk users are seniors. The new building would allow us to have a mega, multi-generational campus with the new building mostly used for senior activities. A number of other cities do just that. Sterling Heights, for instance. If located with high visibility from I-696, it would allow us to bring in significant money for naming rights that could be applied to the cost of the new center. It would allow us to sell all of the property we still own at the Costick site and put that toward the new center. Over time, it would result in more annual property tax revenue as the Costick land is built out for residential use. It would allow us to reallocate about \$300k/year that we’ve documented costs us to run services at both the Costick and Hawk campuses. I was solidly in favor of the Hawk property as how we must proceed.

“Toward the end of last year, I began re-examining all of the variables and re-reading the feedback we’ve received, as well as continuing to listen to the voices in our community. The struggle I have had – with this as well as with other projects – is finding a way to also hear what would be said by the voices of those who are not yet calling out to us, to the voices of people who may not yet be in this community, to the voices of the younger generations of people who will be entering the new center’s demographic sweet spot two decades from now. And at the same time, I needed to hear from our residents who use the Costick today, from the homebound residents who benefit from the 114k meals we feed our homebound seniors every year through Meals-on-Wheels and our congregate meals, from the retirees and others who find such satisfaction volunteering with our current programs and find community through service.

“Balancing all of the factors, neither the Costick property location nor the Hawk property location is optimal. However, at this point, we continue to pour money into upkeep of the Costick every week. So I will be supporting the option that will allow us to move the fastest to opening day that will provide the amenities our community wants and deserves. And that is the Costick property. For that reason, if there is a motion for the vendor to conduct an engineering and architecture study just on the Costick property, I will support that, and hope that our next step will be to market the remaining Costick property and turn it into property-tax paying residences.”

CITY MANAGER UPDATE

Acting City Manager Mondora reported:

- A GIS based interactive construction map of 2026 construction projects has been posted on the City website, www.fhgov.com.
- The Farmington Hills Beautification Commission is hosting the annual Spring Plant and Seed Swap on Saturday, May 9th, 8:30-10:30am, rain or shine, in the Heritage Park Nature Center parking lot at 24915 Farmington Rd.
- The Division of Public Works hosted SEMCOG (Southeast Michigan Council of Governments) University Municipal Pollution Prevention training on April 23rd with 15 participants from area

agencies. The tour highlighted the City fueling station, wash bay, liquid storage room, dispensing system, various bulk storage areas, outdoor equipment storage, and mechanics bay, all showcasing the DPW's dedication to best management practices.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF CITY OWNED PROPERTY, PARCEL #22-23-34-126-033, TO ANDREW HABLE. CMR 4-26-53

Economic Development Director Brockway was present on behalf of this request for approval of an ordinance to authorize the conveyance of a City owned property, and for the City Manager to sign a quitclaim deed.

Director Brockway explained that the City acquired the property in 2004 due to tax foreclosure. The property is an orphaned piece of landlocked property near Folsom Road and Farmington Road. The applicant, Andrew Hable, has presented his interest and made the required deposit. The total amount of the property for sale is \$1,700.

City Attorney Joppich explained that an ordinance to authorize the conveyance of a City owned property was required by the City Charter, and noted that the Purchase Agreement had been signed by both parties on April 8, 2026.

MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance authorizing the conveyance of the property located at 22-23-34-126-033 to Andrew Hable for the sum of \$1,700, and authorizes the Acting City Manager to sign the quit claim deed and any other documents necessary for closing and conveying said property to Andrew Hable, conditioned upon and subject to his compliance with the terms of the Purchase Agreement between Andrew Hable and the City.

Discussion

In response to a question from Mayor Rich, Director Brockway said the applicant currently owns the property at 32652 Cadillac Street.

Roll Call Vote:

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

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF AWARD OF CONTRACT WITH NEUMANN/SMITH ARCHITECTURE FOR ARCHITECTURAL AND ENGINEERING SERVICES RELATED TO THE NEW ACTIVITIES CENTER. CMR 4-26-54

Director of Central Services Michelle Aranowski explained that following an initial assessment by Sports Facility Companies in November 2025, the City held a thorough selection process for architectural and engineering services. A request for proposals opened on February 25, 2026, and was advertised on the MITN e-procurement site. Notifications were sent to over 2500 firms; including 872 firms classified as

minority, women, veteran, disabled, or disadvantaged owned. Fifteen firms submitted proposals. A multi-department committee selected five firms for interviews and identified Neumann/Smith Architecture as the most qualified firm based on their 57 years of experience and specialized municipal portfolio which includes successful community center projects for the City of Oak Park, Washtenaw County, and the City of Midland. Neumann/Smith Architecture has assembled a comprehensive sub-consultant group to support the project and will lead the project through all phases with collaboration with City staff and the construction manager contractor. Phase one is site evaluation, data research, and building needs assessment. Phase two is development of facility concepts and master planning. Phase three is preparation of sealed construction documents and value engineering to ensure budget control. Phase four is construction administration, occupancy support, and warranty documentation.

Gene Carroll, Neumann/Smith Architecture, Southfield, noted the importance of the project. Neumann/Smith Architecture would be the Primary on the project and would use consultants they have experience with. Neumann/Smith Architecture has 57 years of experience with a central focus on Southeast Michigan, and is currently working on several community centers. Mr. Carroll said that community centers were important because of how they serve the community and enhance the lives of residents. Community centers should be accessible and durable, and meet operating efficiencies and staffing models that make them last.

Mr. Carroll said that Neumann/Smith Architecture has specialized in community centers for over 30 years. Their first community center was Summit Park in Canton. Other projects include the Holocaust Center, The Hospice Home of Southeast Michigan, and a number of office buildings. Neumann/Smith Architecture, and consultants IMEG and Grissim Metz Andriese Associates, were local and familiar with the Farmington Hills community and the community center market type.

Mr. Carroll introduced the consultant team:

- IMEG Engineering - engineering disciplines (mechanical, electrical, plumbing, fire protection, and technology)
- Tom Sovel, Spalding DeDecker - civil engineering
- Ruby Associates - structural engineering
- Grissim Metz Andriese Associates - landscape design
- Water Technologies - aquatic environment
- Joel Schultz, JS2 Designs - food services consulting

Mr. Carroll noted:

- Tom Sovel, Spalding DeDecker, was involved in the The Hawk renovation.
- Joel Schultz, JS2 Designs, was experienced with Meals on Wheels.
- The IMEG team represents a national practice with over 1400 engineers and specializes in community center design.
- Bill Weaver, Water Technologies, had over 30 years of experience designing aquatic centers nationwide.

Mr. Carroll emphasized the importance of community centers and noted the high level of community engagement regarding the new Farmington Hills community center. Neumann/Smith Architecture wanted to make the community center unique and special to the community, was delighted to be considered for the project, and looked forward to working with the City for the duration of the project.

Council questions

In response to comments from Councilmember Bridges, Mr. Carroll agreed that Neumann/Smith Architecture would have an important role in the quality of the project and that the proposed contract was for a certain cost – a lump sum contract.

In response to a question from Mayor Rich, Mr. Carroll said senior programming was different for every community, and that senior community center design should target multi-generational support and activities between seniors and other members of the community including youth mentoring programming. Mr. Carroll also said that some senior programming was typical for senior community centers and that it was important for a broad design to serve a number of design disciplines, and provide a center that was efficient and sustainable, accessible and inclusive. All design work begins with listening.

In response to a question from Councilmember Aldred, Mr. Carroll explained that Neumann/Smith Architecture had reviewed Council meetings and learned that there was a large amount of public engagement, that the community was struggling with the location of the new community center and whether the location would be challenging for integrating seniors. In response, Neumann/Smith Architecture will focus on a site evaluation that considers program goals and site challenges.

In response to a question from Councilmember Knol, Mr. Carroll explained that Neumann/Smith Architecture focused on developing flexible space while designing the Van Buren Community Center, that could be used by people at different stages of life at different times during the day.

In response to comments from Councilmember Dwyer, Mr. Carroll noted Neumann/Smith Architecture had considered the pros and cons of four different sites. The challenges of building a new community center at The Hawk site included safe entry, senior integration, and the effect of construction activity. Benefits of building a new community center at The Hawk site included program integration in the existing building and the value of shared operations. Costick is much simpler from a traffic and congestion point of view. Whatever the site, Neumann/Smith Architecture will help analyze and evaluate the project and make the best recommendations they can to the City regarding best choices and best practices.

Public comment

Liane Kufchock, Farmington Hills resident, observed that The Hawk is currently an active community center that is heavily used by residents and non-residents for programming and as a gathering space. The existing infrastructure at The Hawk includes large, shared spaces and a commercial kitchen that could be used for Meals on Wheels. The Hawk is sought after for events. The design of The Hawk was consistent with multi-generational use. Ms. Kufchock said there should be an option of a fully integrated approach that used The Hawk as groundwork, and that there should be a fully informed decision with all numbers on the table.

Sue Homant, Farmington Hills resident, said that she had visited the Neumann/Smith Architecture website, and liked examples of their design work and community engagement sessions. Ms. Homant offered to participate in a community group that worked with the firm, as an academic librarian who worked with architectural faculty and students, and who had served on a committee for a major library renovation.

Tim Parvin, Farmington Hills resident, said there were 258 cars at The Hawk at 11:00am that day and 157 cars and 11 buses at the Costick Center, and questioned whether The Hawk would be able to accommodate the combined traffic. Mr. Parvin asked whether bleachers or the outdoor locker rooms would be removed and noted that The Hawk nature trail would be an engineering challenge. Mr. Parvin said that cost savings generated by using The Hawk site could be replaced by tax revenue generated by selling and developing some of the Costick Center property. Mr. Parvin stressed the importance of a proper facility for seniors.

Eric Schmidt, Farmington Hills resident, in response to a Study Session agenda item, said he supported the safety and security of City Council members. Mr. Schmidt said he was encouraged by comments in favor of considering the Costick Center site and that he was in favor of separate facilities with available parking. Mr. Schmidt said he was happy with the presentation. He noted that any campaign donations that were received from Neumann/Smith Architecture or other groups should be disclosed for full transparency.

Suzanne Dengiz, Farmington Hills resident, said that seniors preferred the Costick Center site. Ms. Dengiz said challenges of The Hawk site included a hilly terrain, tree removal and lack of space; and that extra costs included constructing a new road. Ms. Dengiz said the soul of a community is exemplified by how children and seniors are cared for, and that seniors preferred the Costick Center site.

Lori Daro, Farmington Hills resident, shared how her neighbor introducing her to the Costick Center helped her overcome depression through attending programming and helping seniors at the Center. She asked Council not to move the senior community center to a less safe location. Ms. Daro said she talked with Congresswoman Samantha Steckloff at the Civic Resource Fair and that Congresswoman Steckloff was working on a \$5 million grant for a new Costick Center with a stipulation that the grant could not be used at The Hawk. Ms. Daro noted safety and parking concerns at The Hawk site and shared concern for seniors.

In response to public comment, Mayor Rich noted that she had not received campaign donations from anyone associated with the bid, and had not met Mr. Carroll before that day.

Council discussion

Councilmember Knol noted that she represented both seniors and the rest of the community, and that she felt there was enough room at The Hawk site to build a safe, separate senior community center with plenty of parking and that construction challenges could be addressed. She supported The Hawk site, and noted the added value of operational efficiencies and more amenities. She was opposed to raising taxes, and was concerned about long term stability and funding. The Hawk property with a separate senior community center could be a community gathering space that was already used by seniors. She acknowledged that she was in the minority, and the City should move forward with the best facility for all residents with sustainable funding.

Councilmember Bridges said he respected comments by Councilmember Knol, and that Council had always operated with fiscal discipline and the City was fiscally able to build a new senior community center at the Costick Center site. He supported the Costick Center site because there were benefits of the site and because seniors wanted the Costick Center site, and he would vote in support of the Costick

Center site. Concerns about The Hawk site including traffic and road construction were real; the City was in great financial shape and had the finances to build on the existing Costick Center site.

Councilmember Aldred noted his appreciation for the presentation, observed that there were multiple sides to the issue, and echoed Councilmember Knol's comment that the City should move forward with the best facility for all residents with sustainable funding. He supported considering The Hawk site because of potential operational savings and a unified campus. He was concerned about the rising cost of the project and was opposed to raising taxes. He noted the high cost of building and operating a six lane lap pool, and observed that the pool should be a shared community asset with maximum usage. He raised concerns as to whether building a pool at the Costick Center site would make sense in 10-20 years. He supported assessing both locations.

Councilmember Starkman observed that the location of the new senior community center was a matter of community wellness and inclusivity. He agreed that future users of the community center should be considered, and current users of the community center should be considered as well, and that the current users of the community center were clear about their preferences. Councilmember Starkman said he supported the Costick Center, noting the success of senior programming at the Center, that seniors could still use The Hawk, and that there was a sense of familiarity at the Costick Center site. He acknowledged fiscal concerns, but thought the project was fiscally possible.

Mayor Pro-Tem Boleware said she supported reconsideration of the Costick Center site. She always envisioned the Costick Center area as a community center for seniors, noting that other age groups currently used the Costick Center for swimming, basketball, and soccer. She trusted that Neumann/Smith Architecture would listen to users and provide data to support an informed decision. She felt Council should look at all available information, and supported a fair and objective review of both sites.

Mayor Rich said she supported a Costick Center site only decision.

MOTION by Dwyer, support by Bridges, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to execute a phased contract with Neumann/Smith Architecture for Architectural and Engineering Services related to the new Activities Center at the Costick Activities Center Site, based on the hourly fees proposed and in a total amount not to exceed \$1,771,430.00, contingent upon the negotiation and approval of a revised scope and hourly rate schedule to address only the Costick Activities Center site by the Acting City Manager, the availability of funding, and final review and approval of terms by the City Attorney; and direct the City Administration to discontinue action relating to City Council's decision at the November 24, 2025, regular meeting regarding the new activities center at The Hawk until further notice.

Discussion

Councilmember Aldred said that he would vote against the motion because the motion did not include The Hawk site, and not because he was opposed to the Costick Center site.

Councilmember Knol said she would vote against the motion because she felt both The Hawk site and the Costick Center site should be considered.

Roll Call Vote:

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

MOTION CARRIED 5-2.

CONSIDERATION OF APPROVAL OF RAFTELIS FINANCIAL CONSULTANTS, INC. AS THE EXECUTIVE SEARCH FIRM FOR THE CITY MANAGER POSITION. CMR 4-26-55

Director of Central Services Aranowski explained that at the direction of Council, Central Services and Human Resources completed a comprehensive evaluation process to select an executive search firm for the recruitment of a new City Manager. A request for proposals opened on April 1, 2026, and was posted on the MITN e-procurement site. Notifications were sent to over 1500 firms; including 785 firms classified as minority, women, veteran, disabled, or disadvantaged owned. Seventeen firms submitted proposals. Proposals were evaluated based on firm expertise, methodology, timeline, and pricing. Four firms were selected for interviews: MGT Impact Solutions, LLC, Raftelis Financial Consultants, Inc., Strategic Government Resources, Inc., and Yeo & Yeo HR Advisory Solutions LLC. Interview performance indicators included experience on a specific team assigned to the City, historical placement success rates, ability to ensure a fair evaluation of both internal and external candidates, and protocols for reporting to and collaborating with Council. Raftelis Financial Consultants, Inc. scored highest in the interview based on their comprehensive approach and alignment with City requirements.

Mayor Rich noted that she participated in the interviews with Councilmember Dwyer and Mayor Pro-Tem Boleware.

Councilmember Starkman asked for more information regarding the interview process.

In spite of the fact that they were not always on the same wavelength, Mayor Pro-Tem Boleware said that Raftelis Financial Consultants was the only finalist that each of the interviewers agreed on as their top choice.

Mayor Rich provided details regarding the detailed interview process. She agreed that Raftelis Financial Consultants was the interviewers' choice, and noted that the firm had previously held many sessions in Farmington Hills while leading the City through the visioning process last year, and knew the community well.

City Attorney Joppich noted that all of the firms being considered were identified in the meeting packet, and that no decision had been made and that it was up to Council to make a decision after receiving a recommendation from staff.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a purchase order to Raftelis Financial Consultants, Inc. for Executive Search Firm for City Manager in the amount of \$38,700.00.

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

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

Farmington Hills Beautification Commission

	Length of Term:	Term ending:
Sherri Garrett	3 years	February 1, 2029

Sherri Garrett will fill the regular vacancy left by Alex Clar.

Innovation, Energy & Environmental Sustainability Commission

	Length of Term:	Term ending:
Mark Garrett	3 years	February 1, 2029

Mark Garrett will fill the alternate vacancy left by Rachel Quinn.

Commission on Children, Youth & Families

	Length of Term:	Term ending:
Maiia Kishchukova	3 years	February 1, 2029

Maiia Kishchukova will fill the regular vacancy left by Adam Whitfield.

Farmington Hills Historical Commission

	Length of Term:	Term ending:
Steven J. Hanley	3 years	February 1, 2029

Steve J. Hanley will fill the regular vacancy left by Lee Cox.

MOTION CARRIED 7-0.

CONSENT AGENDA

ACKNOWLEDGEMENT OF THIRD QUARTER FINANCIAL SUMMARY AND QUARTERLY INVESTMENT REPORTS.

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

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED AUTHORIZATION FOR A SPECIAL LICENSE APPLICATION FOR THE AMERICA'S 250TH ANNIVERSARY CELEBRATION, WHICH WILL BE HELD ON JUNE 25, 2026. CMR 4-26-56

MOTION by Bridges, support by Starkman , that the City Council of Farmington Hills hereby authorizes Special Services staff to submit a Special License Application for the America's 250th Anniversary Celebration, which will be held on June 25, 2026.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A WAGE REOPENER TENTATIVE AGREEMENT WITH THE TEAMSTERS STATE COUNTY MUNICIPAL WORKERS LOCAL 214. CMR 4-26-57

MOTION by Bridges, support by Starkman that the City Council of Farmington Hills hereby authorizes the Acting City Manager to sign the Tentative Agreement with Teamsters ratified by the parties and outlined in the City Manager's Report to Mayor and Council (CMR 4-26-57).

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A WAGE REOPENER TENTATIVE AGREEMENT WITH THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL 2659. CMR 4-26-58

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to sign the Tentative Agreement with IAFF ratified by the parties and outlined in the City Manager's Report to Mayor and Council (CMR 4-26-58).

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A CAREER FIREFIGHTER. CMR 4-26-59

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Caleb Pudlik, who is related to an employee of the City, Raymond Pudlik, Paid-on-Call Lieutenant.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE 2026 HIGH INTENSITY DRUG TRAFFICKING AREA OAKLAND COUNTY SUBRECIPIENT AGREEMENT. CMR 4-26-60

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby approves that the Acting City Manager be authorized to execute the High Intensity Drug Trafficking Area (HIDTA) Oakland County Subrecipient Agreement and any associated documents or agreements.

IT IS FURTHER RESOLVED, that the City Council approves the following resolution:

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

**RESOLUTION APPROVING HIGH DENSITY DRUG TRAFFICKING
AREA GRANT AGREEMENT WITH OAKLAND COUNTY**

RESOLUTION NO. R-92-26

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on April 27, 2026, at 7:30 o'clock p.m., Eastern Daylight Savings Time, with those present and absent being,

PRESENT: ALDRED, BOLEWARE, BRIDGES, DWYER, KNOL, RICH AND
STARKMAN
ABSENT: NONE

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

WHEREAS, the City of Farmington Hills Police Department has for several years participated as member of the Oakland County Narcotics Enforcement Team ("N.E.T."), a multijurisdictional drug enforcement task force under the direction and supervision of the Oakland County Sheriff's Office; and

WHEREAS, Oakland County, as the legal entity that administers N.E.T. submitted an Initiative Description and Budget Proposal to the Executive Board of the High Intensity Drug

Trafficking Area (“HIDTA”) requesting the United States Office of National Drug Control Policy, (“ONDCP”) to grant N.E.T. an award for program year 2026 to reimburse participating agencies for eligible for law enforcement officer overtime; and

WHEREAS, if ONDCP awards HIDTA grant funds, the County will have the authority to allocate a portion of the funds to the City of Farmington Hills; and

WHEREAS, in order to receive reimbursement from HIDTA grant funds, the City is required to enter into a subrecipient agreement with Oakland County by adopting a Resolution of approval, which will permit the City to receive reimbursement of approximately \$6,600.00; and

WHEREAS, the HIDTA grant agreement with Oakland County has been reviewed by the Police Department and City Attorney’s Office.

NOW, THEREFORE, BE IT RESOLVED, that the City hereby approves the Program Year 2026 High Intensity Drug Trafficking Area Subrecipient Agreement with Oakland County and authorizes the City Manager to sign the Agreement.

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

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

NAYS: NONE

ABSENT: NONE

ABSTENTIONS: NONE

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting City Clerk of the City of Farmington Hills, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Farmington Hills at a regular meeting held on the 27th day of April, 2026, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 28th day of April, 2026.

CARLY LINDAHL, City Clerk
City of Farmington Hills

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF ADDENDUM NO. 5 TO THE AGREEMENT FOR AS NEEDED ECONOMIC DEVELOPMENT CONSULTING SERVICES WITH AKT PEERLESS ENVIRONMENTAL SERVICES. CMR 4-26-61

MOTION by Bridges, support by Starkman that the City Council of Farmington Hills hereby approves Addendum No. 5 to the Agreement for As Needed Economic Development Consulting Services, Contract no. FH-20-21-2279, dated July 13, 2021, by and between the City of Farmington Hills and AKT Peerless Environmental Services, and authorize the Acting City Manager and City Clerk to execute said amendment on behalf of the City.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF PROCARE SERVICE FOR CARDIAC MONITORS AND LUCAS DEVICES WITH STRYKER MEDICAL IN THE AMOUNT OF \$26,344.52. CMR 4-26-62

MOTION by Bridges, support by Starkman that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a purchase order to Stryker Medical in the amount of \$26,344.52 for the purchase of ProCare Service for cardiac monitors and LUCAS devices.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF PROFESSIONAL FINANCIAL AND COMPLIANCE AUDITING SERVICES TO YEO & YEO, CPA'S AND ADVISORS FOR THREE YEARS IN THE ESTIMATED AMOUNT OF \$102,750 IN THE FIRST YEAR WITH ANNUAL ESCALATORS OF 4%, WITH POSSIBLE EXTENSIONS. CMR 4-26-63

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a purchase order to Yeo & Yeo, CPA's & Advisors for Professional Financial and Compliance Auditing Services for three (3) years, in the estimated amount of \$102,750 in the first year, with annual escalators of 4%, beginning with the 2025/26 audit, with possible extensions.

Roll Call Vote:

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

Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR ROCK SALT FOR SNOW AND ICE CONTROL TO DETROIT SALT COMPANY FOR A NOT TO EXCEED TOTAL OF AMOUNT OF 5,850 TONS OR \$420,089 FOR FISCAL YEAR 2026/2027 AND AN ESTIMATED AMOUNT OF 5,850 TONS OR \$441,090 FOR FISCAL YEAR 2027/2028, WITH POSSIBLE EXTENSIONS. CMR 4-26-64

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a purchase order to Detroit Salt Company for a not to exceed total of amount of 5,850 tons or \$420,089 for fiscal year 2026/2027 and for an estimated amount of 5,850 tons or \$441,090 for fiscal year 2027/2028. In addition, it is recommended that the City Council authorize the Acting City Manager to issue purchase orders for Rock Salt to Detroit Salt Company for four (4) additional one-year extensions at the approved 5% per year increase upon mutual consent between the City and Detroit Salt Company.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR THE RESURFACING OF THE BAY FLOORS AT ALL FIVE FIRE STATIONS TO WING CONSTRUCTION, INC. IN THE AMOUNT OF \$174,996.00. CMR 4-26-65

MOTION by Bridges, support by Starkman that the City Council of Farmington Hills hereby authorizes the Acting City Manager to issue a purchase order to Wing Construction, Inc., to resurface the bay floors at all five (5) fire stations, in the amount of \$174,996.00 with the ability to add ancillary spaces with a total project cost not to exceed \$200,000.00.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR NEW FIRE ALARM SYSTEMS AT THE DPW, FIRE STATION 2 AND FIRE STATION 3/GRANT CENTER TO REDGUARD FIRE & SECURITY, INC. IN AN AMOUNT NOT TO EXCEED \$155,162. CMR 4-26-66

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to sign an agreement and issue a purchase order for the new Fire Alarm Systems at DPW, Fire Station 2 and Fire Station 3/Grant Center to RedGuard Fire & Security in an amount not to exceed \$155,162 (\$129,302 + \$25,860 contingency).

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR PREPARATION AND EXTERIOR STAINING OF THE NATURE CENTER AND FARMINGTON HILLS GOLF CLUB TO MPS COMPANY, LLC IN THE AMOUNT OF \$52,096.00. CMR 4-26-67

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby authorizes the Acting City Manager to execute a purchase order to MPS Company, LLC. in the amount of \$52,096.00 (\$47,360.00 plus a 10% contingency cost of \$4,736.00 for unforeseen costs once the project starts) for the preparation and exterior staining at the Nature Center and the Farmington Hills Golf Club.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR CARES OF FARMINGTON HILLS AND WESTSIDE ROD & CUSTOM CARS CRUISE-IN AND COMMUNITY NIGHT TO BE HELD WEDNESDAYS THROUGH OCTOBER 2026.

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby approves a Special Event Permit for CARES of Farmington Hills in collaboration with Westside Rod & Custom Cars to hold Cruise-In and Community Night every Wednesday from 4pm to 8pm beginning May 6 through October 28, 2026, at CARES of Farmington Hills located at 27835 Shiawassee Street, subject to the following terms and conditions:

- The event is open to the public and expecting 150 people
- One (1) 5' x 7" tent will be on the applicant's property
- Music on site and applicant advised on the local noise ordinance
- There is no issue with egress and ingress for emergency vehicles
- There will be no parking within 20' of any tent
- Egress shall be maintained throughout the building
- Fires lanes shall not be blocked or restricted
- Cooking/open flame devices shall not be used under tents/awnings and shall be at least 20' away
- All applicable permits shall be applied for through the Building Department
- The proponent must contact Fire Prevention to schedule an inspection prior to beginning the event. To include the Hot Dog Cart vendor
- The event shall comply with minimum Fire Prevention Code requirements

- Additionally, it has been strongly recommended that the proponent set up barriers for the congregating areas around the DJ and food truck, so pedestrians and vehicle traffic are defined

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF APRIL 13, 2026.

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby approves the City Council study session minutes of April 13, 2026.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF APRIL 13, 2026.

MOTION by Bridges, support by Starkman, that the City Council of Farmington Hills hereby approves the regular session minutes of April 13, 2026.

Roll Call Vote:

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

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

ADJOURNMENT

The regular session of City Council meeting adjourned at 9:26pm.

Respectfully submitted,

Carly Lindahl, City Clerk

MINUTES
CITY OF FARMINGTON HILLS
SPECIAL BUDGET STUDY SESSION
CITY HALL – COMMUNITY ROOM
MAY 4, 2026 – 4:00PM

The special budget study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 4:01pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Council Members Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Brown, Farmer and Skrobola and Fire Chief Unruh, Police Chief Piggot, and City Attorney Joppich

INTRODUCTION BY FINANCE DIRECTOR

Taxable Values and Property Tax Revenue

Director Skrobola presented the overview of citywide taxable values, noting a 3.9 percent increase in the FY26–27 taxable value. He broke this down as a 3.73 percent increase in real property values, a 4.5 percent increase in residential values, a 1.28 percent increase in commercial values, a 3.99 percent increase in industrial values, and a personal property component accounting for approximately 4.912 percent of the tax base — slightly below the 5 percent threshold.

On millage rates, Director Skrobola noted a slight rollback effect but highlighted the recently approved public safety millage renewal coming on at 1.4675 mills, bringing the total citywide millage to 1.160.5444 compared to the current rate of 1.51.94. He explained that prior renewals of the public safety millage and road millage had been "rolled back up" to prior voter-approved levels after Headlee Amendment reductions. He explained that the Michigan Constitution limits tax rate growth when net taxable value growth exceeds the rate of inflation, requiring modest millage rate reductions.

Councilmember Aldred asked how the new Neighborhood Road Fund revenue of approximately \$4 million annually flowed through the general fund budget. Director Skrobola directed Council to page 44 of the budget document, noting that operating transfers out, which had been in the \$9 million-plus range, were projected to decrease to approximately \$7.988 million to \$8 million in the coming fiscal year. He explained that a significant portion of this savings derived from bond issuances made late in the fiscal year that eliminated one full debt payment, allowing a reduction in general fund transfers to the debt service fund. In the out years, the ongoing differential savings of over \$1 million annually was attributed to the drains being moved from debt-financed infrastructure to cash-financed infrastructure through the Neighborhood Road Fund, eliminating interest and issuance costs.

Councilmember Bridges inquired about whether there was any concern regarding the House Fiscal Agency's revenue projections for the state. Director Skrobola stated he saw no cause for major concern, noting that the initial estimate for the Neighborhood Road Fund of approximately \$6 million annually had been revised down to around \$4 million, but had been solidified. He further noted that even if the marijuana industry component were to underperform, the majority of the funding derived from a reassignment of existing taxes already approved by the legislature, and revenues of at least \$3 to \$3.5 million annually were still expected.

General Fund Revenue and Expenditures

Director Skrobola summarized that overall general fund revenue was increasing by \$2.3 million, or 2.7 percent. Property taxes constituted the largest single revenue source at approximately \$43 million, with state-shared revenue at approximately \$10 million; combined, these two sources represented \$54 million of an \$86 million revenue budget, with recreation user fees contributing approximately \$10 million.

On the expenditure side, police and fire represented approximately \$34 million of a \$90 million expenditure budget, approximately 37 percent of total spending. General government expenditures included transfers out to the Capital Improvement Program (CIP) and the retirement system. Public Services accounted for approximately \$4.9 million, covering administrative right-of-way work charged to the general fund. Community development, boards and commissions, and the court were noted at approximately \$8.38 million. Refuse removal was noted at approximately \$4.8 million, fully funded by the refuse millage. Director Skrobola assured Council that even if refuse consolidation were to falter and charges increased; there was sufficient administrative capacity to increase the refuse millage rate without returning to voters.

State-Shared Revenue

Director Skrobola presented a slide showing the impact of state-shared revenue cuts beginning in 2001–2002, noting that current receipts of approximately \$9 million remain below what they would have been absent those reductions. He expressed satisfaction that there have been no further cuts in recent years.

Fund Balance

Director Skrobola reported that the city anticipated closing the current fiscal year with a fund balance of approximately \$64 million, with the fiscal plan projecting a reduction of approximately \$3.7 to \$3.8 million annually over the next two fiscal years. He characterized the plan as a "glide path" toward landing increased costs in a fiscally responsible manner. He noted this represented a slight improvement versus the prior year's projected deficit of approximately \$4.7 million annually, attributable largely to the road funding shift.

Councilmember Aldred asked what was driving the projected fund balance reduction. Director Skrobola explained that the Special Services structural deficit in the range of \$4.5 to \$5 million, combined with a general fund deficit in the \$3.5 to \$4 million range, were the primary drivers.

Mayor Rich noted that the proposed addition of approximately 12 new employees — eight firefighters and four police staff — at an estimated all-in cost of approximately \$130,000 per employee, would add roughly \$1.56 million annually in ongoing personnel costs.

Acting City Manager Mondora added that the recently authorized tentative agreement with the IAFF represented an additional \$570,000 in annual ongoing costs.

Councilmember Boleware inquired about what would happen when the fund balance reached approximately 30 percent — the level identified as a reasonable floor. Director Skrobola responded that the out-years beyond the formally programmed two-year budget were projections based on departmental planning assumptions and were subject to significant variables including recession risk, state and federal policy changes, and interest income volatility. He reflected on the dramatic swing in interest income in recent years — from below half a million annually to approximately \$4 million annually at peak, driven by Federal Reserve rate cycles — and noted that he had been attempting to calibrate interest income projections conservatively.

Councilmember Boleware raised the question of why no community center funding was reflected in the assigned fund balance. Director Skrobola responded that no formal decision had been made on the community center, and therefore it had not been formally assigned. He noted he had run approximately 35 different financing scenarios and that there were multiple potential funding sources. Councilmember Boleware referenced the potential for county partnership funding as a source of hope.

Councilmember Boleware also raised a question about part-time and overtime being lumped together in the budget document, noting she would prefer a more accurate breakdown. Director Skrobola acknowledged this was a longstanding format and estimated the split was approximately half-and-half and offered to explore breaking the line items out in the future.

Councilmember Knol expressed a general concern about the percentage growth in many departmental budgets — noting that several departments were showing growth rates of 6 to 9 percent while total revenue was growing only approximately 3 to 3.5 percent. She acknowledged some of the increases were for known items such as personnel, healthcare, and utilities adjustments, but cautioned that if the majority of departments consistently grew faster than revenues, the fund balance drawdown would not be sustainable. Director Skrobola acknowledged that utilities had been deliberately adjusted this year to reflect a clear post-COVID trend, and that personnel remained the dominant driver of operational costs.

Councilmember Aldred noted that a goal-setting session had been placed on the agenda for October and expressed his hope that getting ahead of the budget process earlier in the year would allow Council to ask broader strategic questions rather than reviewing a completed document after the fact.

Councilmember Bridges echoed this perspective, emphasizing that departmental requests should be scrutinized based on identified service deficiencies and community needs rather than on organizational wants.

Capital Expenditures

Director Skrobola drew Council's attention to a significant change in the presentation of road fund capital expenditures for the upcoming fiscal year. He explained that historically, the city had budgeted only the anticipated cash-flow portion of committed road projects within the fiscal year, rather than the full committed project amount. This had made the road fund balance appear larger than it was in practice. In consultation with Public Services staff, he had reworked the approach so that the full committed amount of every road project was now reflected in the budget, representing full recognition of the City Council's commitment to infrastructure investment. As a result, the total capital budget appeared to increase to nearly \$48 million compared to the typical range of the high thirties million. He clarified that this was purely a budgeting methodology change and did not alter any decisions about road programs.

Other CIP items noted as status quo included: drains and bridges, sidewalks at \$500,000, fire vehicles at approximately \$1 million, police capital, DPW vehicles at approximately \$1.7 million, technology at approximately \$1.6 to \$1.7 million, and public facilities at approximately \$600,000 (primarily for the court parking lot).

Councilmember Boleware, noting that grants represented only approximately 1 percent of the general fund, expressed her desire for the city to be more proactive in seeking grants, noting that many comparable cities reflected closer to 6 percent. Acting City Manager Mondora clarified that the figure was somewhat skewed because road grants typically flow through MDOT's billing system and are not fully reflected on the city's books, with the city only recording its 20 percent match. Director Skrobola agreed that a notation could be added to more prominently reflect grant funding flowing through the road fund. He noted the city did a reasonable job on CDBG, nutrition, and other grants given the community's socioeconomic profile.

CITY ATTORNEY

City Attorney Steve Joppich presented the city attorney's budget overview. He noted that the firm, located in Farmington Hills, employed approximately 10 to 11 attorneys doing work for the city across various disciplines. He described the team as closely integrated with city operations and expressed pride that the city currently had only one pending lawsuit calling this "spectacular" for a city of Farmington Hills' size.

City Attorney Joppich acknowledged he was requesting an unusual rate increase this year, noting that like any business, the firm experienced inflation and increased costs over the past two to three years and had delayed raising rates. He described the fee structure as consisting of a flat annual retainer covering routine day-to-day city attorney work, and hourly billing for non-routine items including prosecution, court defense, labor relations, MTT, and special projects. He stated that the retainer and hourly rate had historically increased by approximately 2 percent annually, with exceptions during the Great Recession when the firm held rates flat in solidarity with the city.

Councilmember Bridges noted that the budgeted amount appeared to increase from approximately \$814,000 to approximately \$914,000 — roughly a \$100,000 increase. Acting City Manager Mondora clarified that the increase was partially attributable to the firm having absorbed the city's labor attorney, previously contracted separately, bringing all legal services under one umbrella. She noted that the hourly rate for the labor attorney through City Attorney Joppich's firm was significantly lower than the prior firm's rates.

Councilmember Bridges expressed support for the rate increase and offered high praise for City Attorney Joppich's service, legal expertise, and overall working relationship with the city.

Councilmember Starkman added that City Attorney Joppich's firm had a strong reputation in the municipal law field, even among his attorney parents who were not in the municipal law practice area.

Councilmember Knol asked whether the labor attorney had previously been billed through HR. Acting City Manager Mondora confirmed that the bills had historically come into HR for sign-off and had always been a line item in the city attorney's budget, now consolidated under the same umbrella. City Attorney Joppich noted that having the labor counsel located three doors down from his office had improved communication and coordination significantly.

Councilmember Boleware commended City Attorney Joppich as one of the best municipal attorneys in the state, a sentiment she said she hears frequently.

No objections were raised to the proposed rate increase.

HUMAN RESOURCES

Director of Human Resources Lori Brown presented the Human Resources department budget, first delivering a brief summary covering the department's major areas of focus. She highlighted continued modernization through integration of BSNA and NeoGov systems, which had improved data accuracy, reduced manual processes, and enhanced reporting. She noted workforce engagement initiatives including lunch-and-learn programs, employee recognition efforts, and expanded training. She described the complexity of benefits administration across multiple vendors and the city's data-driven approach to compensation, including ongoing wage

studies and recently negotiated collective bargaining agreements. She closed by emphasizing HR's central role in maintaining a stable, compliant, and high-performing workforce.

Staffing and Structure

Director Brown described the department's staffing as consisting of herself, one part-time HR aide, three Senior HR Analysts covering employee relations, compensation, and diversity/engagement respectively, and three HR Analysts covering benefits, recruiting, and HRIS (Human Resources Information Systems) analysis. She described the HRIS Analyst position as one of her best hiring decisions, given the growing complexity of systems including BSNA, UKG, and NeoGov.

Performance Evaluation

Councilmember Bridges asked about performance evaluation processes, particularly for directors. Director Brown confirmed the city was working to implement the "Perform" module within NeoGov, with a target of rolling it out during the third or fourth quarter of the current year. Acting City Manager Mondora confirmed that in the interim, paper-based forms using ICMA core competencies have been used, and that the executive team has received annual performance reviews from the city manager, including objectives and metrics, for the past two years.

Wage Study

Councilmember Knol noted an increase in the consultant line item (page 109, line 004) from approximately \$133,000 to approximately \$156,000 and asked what it was for. Director Brown confirmed this was for the wage study.

Councilmember Boleware pressed for specifics, noting she had asked about a wage study in prior budget cycles. Director Brown explained that a prior wage study had been started before her tenure but was not a complete study. The current effort, being conducted in partnership with an external consultant, is a full wage review for all employees excluding police and fire — whose contracts had been in active negotiation, making it difficult to finalize the study earlier. She indicated the study for IAFF would be completed in May and that the overall study would be completed once she had confidence in the full negotiated outcome.

Director Brown also confirmed that the wage study would include market comparisons.

ACTION ITEM: Director of Human Resources Brown to complete the wage study by May, beginning with IAFF, and thereafter for the full organization including non-union employees.

NeoGov Overview

Councilmember Starkman asked for a brief overview of NeoGov. Director Brown described NeoGov as the city's primary HRIS hub, covering recruitment, onboarding, performance evaluation, forms, training, and certification tracking. She noted that since going live with the

recruitment module, the number of applications received had increased from approximately 1,400 under the prior paper-based system to approximately 4,000. Director Skrobola added that NeoGov complemented BSNA's basic HR and payroll functionality by providing a comprehensive "cradle-to-grave" system for managing all personnel matters that a basic ERP module cannot fully accommodate.

FIRE DEPARTMENT

Fire Chief Jon Unruh presented the Fire Department budget. He expressed appreciation for the proposed addition of eight firefighters in the upcoming fiscal year, stating that this would address the department's core operational needs: placing an additional ambulance on the road and providing additional fire protection coverage in the Station 4 area. He stated that anything beyond the eight positions would be for overtime reduction purposes and that the department intended to evaluate overtime impacts before requesting the additional four positions planned for two years out.

Councilmember Dwyer asked how quickly the eight new firefighters could be hired and on the road. Fire Chief Unruh indicated he anticipated all eight could be on board by the first part of the calendar year following budget approval in June, noting the department was selective but attracted strong candidates given Farmington Hills' reputation and working conditions. Mayor Rich confirmed the timeline as: budget approval in June, fiscal year effective July 1, all eight on board by January 1.

Councilmember Aldred asked about the net overtime impact of adding eight firefighters. Fire Chief Unruh explained that the first eight would absorb the first two leave days without triggering overtime, but beyond that it would still result in overtime. He stated he did not anticipate any material reduction in overtime in the first year because the new employees would not yet have accrued leave time. He acknowledged the department is currently spending approximately \$1 million annually on overtime and that a more significant savings was expected when the subsequent four positions were added, by which time the first eight would have begun taking leave.

Technology and Equipment

Councilmember Boleware asked whether there were any emerging technologies on the horizon for the fire department. Fire Chief Unruh stated that the department had made major technology investments in FY24–25, including Vector Solutions training software, Guardian Tracking HR software for documenting both positive events and disciplinary matters, and PowerDMS document management software.

Deputy Fire Chief Olszewski had recently attended the International Firefighters Conference in Indianapolis and reported no new technologies that would provide near-term benefit to the department.

On scheduling software, Director Skrobola clarified that the fire department was retaining its current scheduling software, at approximately \$9,000 per year, because UKG did not fully support the complex scheduling needs of a 24-hour fire service operation.

Mutual Aid

Councilmember Bridges asked about mutual aid. Fire Chief Unruh explained the department belongs to two mutual aid associations: Oak Way, encompassing nine departments to the north and east, and Western Wayne Mutual Aid Association, encompassing 22 departments in Western Wayne County. When the city's resources are depleted — whether due to a large fire or elevated EMS call volume — it relies on mutual aid, primarily from Livonia, Southfield, and West Bloomfield. He confirmed mutual aid partners do respond to EMS calls when needed.

Drones

Councilmember Dwyer raised the topic of drone technology, noting departments like Dearborn had stationed drones at seven different buildings for rapid deployment. Fire Chief Unruh confirmed that the department has access to drones through the Western Wayne Fire Chiefs group, stored in Livonia, and that the Police Department's drone program has been highly beneficial at fire scenes due to thermal imaging capability, helping incident commanders locate hot spots in structures. He noted the potential for closer integration between fire and police drone usage.

ISO Rating

Councilmember Aldred referenced the fire study's concern about the city's ISO 2 rating. Fire Chief Unruh acknowledged that retaining the ISO 2 rating was not guaranteed, expressing confidence in response times, water supply, dispatching, equipment, and vehicle location, but noting the challenge of assembling 17 firefighters at the scene of a structure fire in a timely manner. He indicated the addition of eight firefighters would directly address this issue.

EMS Billing and Medicare Reimbursement

Councilmember Boleware raised the question of potential reductions in Medicare reimbursement for EMS services. Fire Chief Unruh explained that the department works with its billing company to optimize rates based on Medicare allowables without placing an undue burden on patients for out-of-pocket expenses.

Deputy Fire Chief Olszewski confirmed that at a recent meeting with the billing company EMSMC, the average cost per trip collected had actually increased by approximately \$15 compared to the prior year, and the overall trend was positive rather than declining.

Councilmember Boleware also raised a question about the approximately \$325 per-run cost for Farmington contract EMS service and whether declining reimbursements could impact the city's financial position. Deputy Fire Chief Olszewski confirmed the trend was upward, not downward, though modest.

Public Safety Millage Fund

Mayor Rich summarized that the millage funds: one fire chief, one deputy chief, four battalion chiefs, five shift lieutenants, four shift sergeants, 20 full-time firefighters, one EMS coordinator, and 5.85 FTE paid-on-call callback firefighters.

Mayor Rich noted that one of the two public safety millages expires in June of the current year and has been renewed, and the second expires in 2031 (not 2033 as stated in the budget document). Director Skrobola confirmed the second millage expires after 2031, with the next millage election appropriately placed in 2032.

Related Capital

Acting City Manager Mondora reviewed the fire equipment investments for the next fiscal year.

Mayor Rich asked whether additional capital items were needed to support the 16 total new firefighters anticipated by January. Fire Chief Unruh confirmed that the department was in good shape with respect to both vehicles and facilities and did not anticipate needing a new fire station, stating that five stations were adequate to maintain an ISO 2 rating.

Turnout Gear

Councilmember Knol noted a significant one-year spike in the turnout gear line item, jumping from approximately \$25,000 to approximately \$101,000 before returning to approximately \$27,000. Fire Chief Unruh confirmed this was a one-time purchase of turnout gear for the eight new firefighters.

Data Processing / Scheduling Software

Councilmember Knol noted an increase in data processing from approximately \$34,000 to approximately \$75,000 in a prior year, remaining flat since. Deputy Fire Chief Olszewski and Fire Chief Unruh explained that the increase reflected the addition of the training software (Vector Solutions / ISO-compliant database), DMS (document management system), and Guardian Tracking — all added in the FY24–25 cycle to meet ISO requirements and modernize record-keeping. Director Skrobola clarified that the department is retaining its LaTeX scheduling software at approximately \$9,000 per year as a separate line item within that total.

POLICE DEPARTMENT

Police Chief John Piggott opened by noting that the past year saw record increases in crimes, arrests, citations, and calls for service, trends he projected would continue as newer officers develop competency. As of the date of the meeting, the department was one short of its budgeted staffing level of 115, with recruitment efforts having nearly filled the gap despite a challenging year of retirements.

Transition to 12-Hour Shifts

Chief Piggott announced that the department had successfully negotiated a Memorandum of Understanding with its patrol and command unions to transition to 12-hour shifts, effective May 17. He described the negotiations as resulting in no changes to the existing contract, with the 12-hour shift structure applied consistently to vacation, sick leave, and other time-off provisions. Under the new system, patrol will operate four platoons of approximately 10 officers each, with the department's priority being to maintain a minimum of eight officers on the road at all times on each shift.

Councilmember Dwyer expressed strong personal support for the 12-hour shift transition, drawing on his experience as a former police chief. He noted that 12-hour shifts typically result in reductions in sick time and overtime, improve officer morale, and significantly enhance recruiting, particularly given that officers would receive every other Friday, Saturday, and Sunday off, regardless of seniority.

Chief Piggott agreed and noted that since the transition had been announced publicly, interest from candidates at other departments had already increased noticeably. He cited the recent hiring of five officers from the Canton Police Department as an example of the department's recruiting success, acknowledging the new shift structure, strong compensation package, and positive work culture as key recruitment tools.

Chief Piggott also described the use of lateral-hire incentives: state-funded academy subsidies (approximately \$20,000 per recruit) had been converted into signing bonuses to attract experienced officers from other departments, further strengthening the recruiting pipeline.

Staffing History and Request

Councilmember Dwyer raised the issue of sworn officer staffing levels, noting that when he left as chief in 2008, the department had 125 to 126 sworn officers, while the current budgeted level was 115. He expressed concern that the department was receiving only 2.5 new positions in the current budget — a school resource officer half-funded by the school district, one dispatcher, and one civilian communications/records coordinator — with no new road patrol officers.

Chief Piggott provided historical context going back to FY 1995, noting the department was at 102 officers prior to the first public safety millage, rose to approximately 118 to 120 after the millage passed, fell back to 102 to 106 during and after the Great Recession, and had been gradually recovering over the past decade to the current level of 115. He noted that for much of the past year the department was operating below even its budgeted 115, likely around 110, due to retirements.

Chief Piggott noted that since 2018, calls for service had increased from approximately 26,000 to approximately 52,000, a 97 percent increase, while the department had grown only 9 percent in sworn staffing, from 106 to 116 officers. He contrasted this with the fire department,

which he estimated had grown approximately 40 percent over the same period. He attributed the explosive growth in calls for service in part to a state-mandated requirement to log traffic stops as individual calls for service.

Chief Piggott also drew Council's attention to the impact of long-term Family Medical Leave Act (FMLA) usage, noting that in the prior year the department logged approximately 23,000 hours of long-term FMLA leave, equivalent to the full-time work of approximately 11 officers. This, combined with starting each day near minimum staffing, meant any single fluctuation triggered overtime. Chief Piggott stated that his target for appropriate staffing remains 125 sworn officers, and that he was requesting incremental growth, approximately three to four officers per year, to reach that goal rather than asking for ten at once.

Mayor Rich expressed personal support for the police department and noted she had never voted against a police department request. She observed that the weekly incident reports showed the department regularly providing mutual aid to other communities but receiving mutual aid less frequently and asked that future reports capture inbound mutual aid to help build the public business case for additional staffing.

Councilmember Bridges emphasized that any request for additional staff must be grounded in documented deficiencies in service delivery.

Councilmember Boleware suggested that a formal staffing study, similar to the fire department study, should be conducted before committing to further sworn officer additions, to ensure data-driven decision-making and to explore whether civilian positions could replace sworn roles in certain areas.

Chief Piggott confirmed that a staffing study was included in the proposed budget, noting that in discussions with Director Skrobola, the study had been incorporated into the support services budget at approximately \$75,000. He also confirmed that the building and facilities study was intended to be conducted concurrently with the staffing study, as the two were interrelated.

Civilian Realignment

Chief Piggott described the strategy of using civilians to perform functions previously requiring sworn officers, freeing up sworn personnel for higher-priority law enforcement work. He provided the example of the new civilian administrative supervisor position for records and communications, which would allow a lieutenant to be reassigned from overseeing dispatchers and records to overseeing internal affairs, professional standards, and accreditation. He also highlighted the use of the Crime Data Analyst to reduce the burden of investigative analysis on detectives.

Councilmember Aldred noted that the data analyst position appeared to show zeros across the board on page 132 and questioned whether it was correctly categorized. Chief Piggott acknowledged this was likely an error in the budget document, as the position was authorized in the prior year. Director Skrobola agreed to investigate and correct the entry.

Traffic Stop Transparency Dashboard

Councilmember Bridges referenced the expanded activity log and asked whether the department had conducted analysis of the data. Chief Piggott confirmed that the department had created a public transparency dashboard using data from the Crime Data Analyst and the activity log, with the most recent six-month update pending publication. He described the study's finding that approximately 45 percent of the surrounding motorist population was African American and approximately 41 percent was Caucasian, and that the department's traffic stop and citation data closely reflected those population ratios. He also noted that Heritage Park alone draws approximately 70 percent of its visitors from outside the city.

Councilmember Bridges cautioned that demographic percentages could be geographically skewed depending on which areas of the city enforcement was concentrated and suggested a more nuanced discussion outside the budget meeting.

Mental Health Response

Councilmember Starkman raised the issue of mental health-related calls for service, referencing programs in other cities such as Durham, North Carolina, that embed social workers with police.

Chief Piggott acknowledged the city's officers are trained in mental health first response from dispatcher through command staff, which he credited with a significant increase in psychiatric petition rates and improved diversion of individuals in crisis to Corewell and West Bloomfield hospitals. He described a co-response partnership with Oakland County Mental Health where detectives and peer support coaches conduct follow-up visits with individuals after mental health incidents to connect them with ongoing services.

Mayor Rich expressed interest in exploring a tablet/iPad-based solution connecting officers in the field with social workers in real time, similar to programs referenced from other municipalities, and noted she would be supportive of a mid-year budget amendment if needed to fund such a pilot.

Youth Engagement and Summer Meetups

Mayor Rich expressed interest in understanding the department's plan for the upcoming summer with respect to youth meetups and large informal gatherings at commercial locations, referencing the challenges experienced the prior summer. Chief Piggott confirmed the department had discussed the issue at the Crime Prevention Advisory Committee meeting and was in discussions with the school superintendent and community members about a proactive

communication effort to parents before the end of the school year, alerting them to the phenomenon and encouraging parental engagement before enforcement becomes necessary.

Federal Forfeiture Fund

Chief Piggott explained that federal forfeiture funds are used for training, ammunition, and uniform purchases — consumable items with no residual value, to avoid the accounting complexities and audit risks associated with purchasing capital items with forfeiture funds. He noted that any capital item purchased with forfeiture funds must be tracked through its full lifecycle, with any proceeds from sale returned to the forfeiture account.

Councilmember Knol asked what criteria governed expenditure of forfeiture funds. Chief Piggott and Acting City Manager Mondora explained that the guiding principle is "consumable" items, those with no residual or resale value, so the city is not required to track the item through its lifecycle or return proceeds upon disposition.

State Forfeiture Fund

Chief Piggott explained that the primary use of state forfeiture funds is to finance the department's canine program, including all food, equipment, medical costs, and training for the department's three K-9 units. He noted the approach mirrors the federal forfeiture policy of limiting purchases to consumable items.

Related Capital

Approximately \$64,000 was requested for body armor replacement as existing vests expire. Chief Piggott noted that approximately half of the cost would be reimbursed by the federal government, though typically with a one-year delay in receipt.

Carbine Next Generation 9-1-1 System

Chief Piggott explained that Oakland County has mandated that all Public Safety Answering Points transition from the Emergency Call Works platform to the Carbine system. The existing Emergency Call Works contract had been paid upfront at a 5 to 10 percent discount, which was why no annual line item had appeared in recent budgets. Carbine does not offer an upfront payment option. The initial year cost is approximately \$150,000, with subsequent annual costs of approximately \$68,000 based on five workstations. Chief Piggott noted that if a sixth dispatch workstation is built out, there may be an additional per-workstation cost in future years.

Acting City Manager Mondora noted that a federal grant through Senator Peters' office was in process, with confirmed support for both the mobile command unit and the dispatch workstation grant request. Senator Slotkin's office had not yet confirmed.

Grappler Vehicle Apprehension System

Chief Piggott described the Grappler as a newer technology that can be deployed from certain equipped patrol vehicles to attach to and anchor a fleeing vehicle's wheel before a pursuit develops, potentially preventing a dangerous high-speed chase. He noted several successful deployments in the surrounding area in the past year. The system can only be attached to full-frame vehicles and would represent a limited initial introduction to evaluate effectiveness.

Councilmember Knol noted the system could also reduce property and personal damage by preventing pursuits from starting. Chief Piggott agreed.

PIT Training

Chief Piggott noted that the department was continuing to pursue Precision Intervention Technique (PIT) training. He explained that Livonia PD, which had been the department's training provider, had ceased offering the training to outside agencies due to staffing constraints. The Oakland County Sheriff's Office only trains its own personnel. As a result, the department was now planning to send three to four officers to a school in Ohio to become certified trainers, using existing grant funds, so that the department can train its own officers going forward. The grant would also fund the purchase of sacrificial vehicles for training purposes.

SPECIAL SERVICES DEPARTMENT

Interim Director of Special Services Bryan Farmer opened by noting that the department had begun the budget process in September — earlier than the typical January start — in anticipation of former Director Schnackel's retirement. He summarized that after a thorough review of all programs and operations, the department had achieved approximately a \$2 million reduction in the operational budget moving into the out years, reaching a projected deficit of approximately \$4.6 million in FY27–28 and \$4.4 million in FY28–29, down from a peak deficit of approximately \$6.5 million in FY24–25.

He highlighted specific savings measures including a reduction of 9.51 FTE part-time and program staff positions (saving approximately \$261,870), reductions in makerspace hours based on actual participation data, right-sizing of aquatics staffing and concession stand hours, consolidation of concert programming to focus on proven performers, and revision of agreements with performing groups to include a revenue-share structure rather than flat fees.

He also described new revenue initiatives including doubling nonresident program fees to a 20 percent differential (aligned with benchmark community data), increasing ice arena fees in the fall, increasing golf round fees, raising program fees where applicable, adding a dedicated sales position within guest services to pursue corporate and association event bookings, and actively pursuing a hospital/medical tenant partnership for the Hawk's third floor.

Interim Director Farmer presented a financial summary sheet to Council showing the distinction between operational deficit (excluding debt service) and total deficit (including debt retirement for the Hawk and Golf Course). He emphasized that the figures in the budget for FY 2025–26 were inflated by approximately \$300,000 due to an anticipated but unrealized hospital partnership revenue projection from the prior year.

Interim Director Farmer acknowledged that prior budget projections for the Hawk had been overly optimistic on the revenue side and committed to more conservative, data-grounded projections going forward.

Hawk Construction Cost History

Councilmember Dwyer asked for a summary of construction cost history. Interim Director Farmer and Director Skrobola confirmed that the original budget for the Hawk was approximately \$20 million for construction plus \$5 million for the Heritage Park and Costick Center, for a total of approximately \$25 million, with the final cost coming in at approximately \$26.8 million — an overrun from the original estimate in the range of \$4 to \$6 million depending on the baseline used.

Parking and Capacity

Councilmember Boleware noted that on each of her two recent visits to the Hawk, there was no available parking. Interim Director Farmer acknowledged this was a significant constraint and a known challenge and noted that the decision to place the new Activity Center at the Costick site was partly driven by the parking and capacity limitations at The Hawk.

Parks Division

Councilmember Aldred raised the persistent issue of playground equipment replacement at city parks, expressing frustration that the FY26–27 budget showed zero dollars allocated for playground equipment. He noted this concern had been raised at every budget cycle and goal session since he joined Council. Interim Director Farmer acknowledged the challenge, noting that the budget is consumed by necessary expenditures (equipment, snowplows, etc.) leaving limited discretionary capacity. He noted that Heritage Park playground equipment had been identified for replacement using a \$500,000 CDBG grant match.

Councilmember Aldred raised the condition of the Old Town Park tennis courts in the southeast corner of the city, noting limited parking and poor condition. Interim Director Farmer acknowledged the parking challenge and noted the courts had limited usage beyond nearby residents. Discussion ensued about the possibility of converting the courts to dual-use pickleball/tennis courts, which both Councilmembers Knol and Aldred supported as a cost-effective and high-demand improvement.

Cultural Arts Division

Councilmember Boleware and Mayor Rich asked about the approximately 10 percent reduction in the cultural arts budget. Interim Director Farmer explained the primary savings driver was a \$261,000 reduction in part-time staff hours across the division, driven by participation data analysis. Specific changes included: makerspace hours reduced based on actual attendance patterns; ceramic classes reduced; performing arts music classes eliminated; studio manager hours reduced from four to two positions; and concerts reduced and restructured from upfront flat fees to a revenue-share model where performers receive a lower guaranteed payment plus a share of ticket sales, reducing the city's financial exposure while maintaining programming.

Interim Director Farmer described the successful partnership with the Detroit Metropolitan Youth Symphony Orchestra, which grew Farmington Hills school student participation from 10 to 35 students. He noted the department was shifting toward partnership and contracted delivery models rather than building all programming internally.

Mayor Rich asked about a summer concert series at Heritage Park; Interim Director Farmer confirmed only free concerts through community bands were planned, unless a sponsor was secured.

Interim Director Farmer reported that a sold-out comedy show had taken place at The Hawk the prior weekend, and that the comedy category was emerging as a proven programming category with strong audience demand.

Councilmember Boleware noted that DSO performances and comedy consistently sell out and encouraged continued focus on high-demand genres.

Golf Division

Interim Director Farmer confirmed nonresident golf fees would increase and that a salesperson was being activated to pursue corporate bookings and Hawk Golf Simulator usage, including league play and sports team training partnerships.

Hawk Golf Simulator Revenue

Councilmember Aldred noted the golf simulator revenue projection of approximately \$60,000 to \$70,000 and asked whether this was in line with expectations. Interim Director Farmer stated it was a realistic, conservative projection, noting that the fall golf leagues had been popular immediately upon introduction and that the department was exploring Groupon marketing and partnerships with sports teams including North Farmington's golf team.

Third Floor / Conference Center

Councilmember Knol cautioned against investing heavily in the third-floor conference center without a confirmed tenant, noting competition from newer hotels with existing conference facilities. Interim Director Farmer confirmed that the approach was to redo specific spaces only when a defined use and revenue projection had been established, consistent with the

Multipurpose Room model where approximately \$22,000 in renovation costs generated approximately \$75,000 in subsequent revenue.

Interim Director Farmer noted that the \$750,000 state grant secured by Samantha Steckloff was being directed toward cosmetic improvements in the third floor hallways and common areas (removing lockers, repainting, improving aesthetics for prospective tenants), not toward specific room renovations that would need to be tailored to a confirmed tenant.

Councilmember Knol noted that council should have a discussion about how those grant funds are spent.

Parks Millage Fund

Interim Director Farmer noted that the parks millage expires in June 2028, with the renewal election most likely being considered in 2027 to avoid the risk of a gap in funding, consistent with the pattern of prior millage renewals in 2019 with the next cycle anticipated for 2029.

Nutrition Grant Fund

Interim Director Farmer noted that longtime Nutrition Coordinator Teresa Bryant was retiring and had been replaced by a new coordinator who had previously worked at Panasonic Automotive and had volunteered with the city's senior transportation program. He expressed confidence in the transition, noting that the new coordinator would be fully trained before Coordinator Bryant's departure.

Community Center Renovations Fund

Director Skrobola provided context, noting this fund was originally used to construct The Hawk and was retained as a convenient mechanism to aggregate major capital expenditures related to The Hawk and Costick Center. He noted that the \$750,000 state earmark from the general fund had been transferred into this fund and was restricted for use at The Hawk.

Related Capital

Interim Director Farmer and Director Skrobola noted that much of the parks-related capital in this section represents aspirational planning items that are not all funded within the current fiscal year. Director Skrobola clarified that parks millage bond proceeds fund the first portion of capital, with remaining items reflected as placeholders in the CIP.

Interim Director Farmer acknowledged a significant backlog of deferred capital needs at The Hawk, noting that a comprehensive facilities study had identified approximately \$16 million in capital needs across the building.

Discussion was held on the condition of the playground equipment throughout the city parks and council had concerns that there was no funding shown for that to be updated or replaced.

Councilmember Aldred raised the issue of playground equipment, noting that there is zero budget for playground equipment in FY26–27. He stated he has raised this issue at every budget and goal session since joining Council and expressed strong frustration. Interim Director Farmer noted budget constraints related to mandatory operational expenditures have repeatedly displaced playground funding.

Councilmember Boleware echoed the concern and expressed frustration that despite consensus on the priority, funding has not been appropriated.

PUBLIC COMMENT

Karen Peper, resident, noted that she appreciates the work of council and staff on the budget preparation and that the meeting was very informative.

ADJOURNMENT

The special budget study session adjourned at 8:07pm

Respectfully submitted,

Carly Lindahl, City Clerk

MINUTES
CITY OF FARMINGTON HILLS
SPECIAL BUDGET STUDY SESSION
CITY HALL – COMMUNITY ROOM
MAY 5, 2026 – 4:00PM

The special budget study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 4:02pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Council Members Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Aranowski, Brockway, Kettler-Schmult, Rushlow, Skrobola and Sullen-Winn

CENTRAL SERVICES/SUPPORT SERVICES

Director Aranowski began by expressing gratitude to the Council for their approval of the prior year's budget, which she credited with enabling the completion of numerous significant projects during FY25–26. She provided a comprehensive overview of those accomplishments:

- Completed the Windows 11 upgrade across more than 700 devices citywide.
- Implementation of the UKG time and attendance system continued, with the Police Department's dispatch division currently utilizing the system and patrol onboarding soon. She acknowledged that Phase 2 presented scheduling complexities for the Fire Department, which will continue using its existing LaTeX system, while Special Services Wave 3 is now live.
- Annual penetration testing of IT infrastructure continued, and the IT department was awarded \$150,000 through a FY24 State and Local Cybersecurity Grant Program, with \$50,000 allocated annually over three years to support those efforts.
- Implementation of online plan review software (BlueBeam for Engineering; ePlanSoft for Planning and Community Development)
- Upgrades to conference rooms throughout City Hall with the latest technology; the completion of more than 25 server upgrades including updated licensing
- Hiring of IT Systems Analyst Nooron Ahmad and additional buyer Art Walker
- Rollout of enhanced password security measures and a self-service portal
- Launch of Help Desk 365 for improved service request tracking; new on-premise backup storage for file servers, virtual machines, and Microsoft 365
- Implementation of a new communications and video system for the Emergency Operations Center at Fire Department headquarters
- Update and relocation of the network switch at the parks maintenance building

Director Aranowski then outlined upcoming projects for FY26–27, including:

- Replacement of the outdated electronic sign at DPW
- Addition of wayfinding signage across the Hawk campus
- Launch of the FHgov website redesign
- Transition of remaining analog POTS lines and alarm systems to updated technology
- Upgrade of Laserfiche software for improved document management
- Implementation of a paging system for emergency alerts and general communications in appropriate city buildings
- Upgrade of the storage server for improved performance and capacity

Senior IT Analyst Chris Barth identified the two most impactful accomplishments as the Windows 11 upgrade and the self-service password portal as they work in tandem to significantly strengthen the city's security.

Discussion on Website Redesign and AI Capabilities

Councilmember Boleware inquired about the planned website redesign, asking specifically about the current platform's limitations and whether AI capabilities would be incorporated. Director Aranowski confirmed that the city's current platform, MuniWeb, has been in service for approximately 10 to 15 years and that service quality has declined. She stated the city intends to issue an RFP for a new platform.

Councilmember Aldred expressed strong support for AI integration on the new website, specifically citing the ability for residents to query information in any language and to more easily access planning-related documents without manually searching through individual meeting minutes. Director Aranowski confirmed that AI capability, multilingual support, and ADA compliance would be key criteria in the RFP evaluation. She noted that after consulting with Rochester Hills, which recently issued a similar RFP, full ADA compliance solutions from top vendors are running well over \$100,000, and the city intends to fold that requirement into the new platform procurement rather than pursue a separate solution now.

Councilmember Aldred described the difficulty of accessing planning information on the current website as a significant shortcoming, stating that tracking a development project through individual planning commission meeting minutes is "almost impossible." He expressed optimism that AI could help residents find information intuitively.

Related Capital

Councilmember Knol raised a question regarding the line item for "Financial Software Core ERP," asking for clarification. Finance Director Skrobola confirmed this refers to the city's BSA/BSE software—the enterprise resource planning system used for financial operations, including treasury, building, and assessing functions, now consolidated into a single platform. He described the BSA Payments module as "a big upgrade on the old Point and Pay system" that has been well received.

Director Skrobola outlined the intended purpose of the \$200,000 items within the technology and innovations section: enhanced business intelligence reporting, analytics, potential KPI tracking, and an advanced budget module to replace the current spreadsheet-based budgeting process. He noted that previously allocated funds for older enhancements are now covered elsewhere, and that exploring a dedicated budget module is a priority.

Councilmember Knol raised the concept of a single sign-on experience for residents, where a single username could be used to access all city services. Director Aranowski confirmed this is aspirational and connected to the website redesign effort, noting that different payment systems across departments currently complicate the ability to fully unify the experience.

Director Skrobola elaborated that BSA Payments has been a major step forward for city hall-based transactions and expressed a desire to eventually see the platform expand into parks and recreation, which currently uses the aging RecTrac system along with standalone software for the Hawk (OurPeople, NettyHaddy) and the driving range (Pineapple).

PLANNING AND COMMUNITY DEVELOPMENT

Director of Planning and Community Development Charmaine Ketter-Schmult opened with a summary of the department's mission: to monitor and guide the city's development, redevelopment, and property maintenance through review and enforcement of applicable codes and ordinances. She noted the department has four divisions—Planning, Community Development, Building, and Zoning (Code Enforcement)—with a total staff of 22.

Director Ketter-Schmult described a period of significant staff turnover and rebuilding, noting that the city planner, staff planner, secretary to the director, and a part-time building official had all been replaced or filled. Three new employees in the Zoning Division—a supervisor, an inspector, and a clerk—were hired within the prior two months, bringing the department to full staff. Two vacancies remain in the Building Department (mechanical and plumbing inspectors), with third-party contracted services being used to fulfill plan review and on-site inspections in the interim.

Accomplishments highlighted included optimization of the BSA system to accept online permitting; coordination of building construction projects through the PZE module to improve interdepartmental cooperation with Engineering; automation of citywide enforcement follow-up inspections; transition to BSA Cloud; and implementation of ePlanSoft for electronic review and processing of building permits. The department is in the process of converting the plan review room from paper-based to fully electronic reviews.

Councilmember Boleware noted that the efficiency goal of inspections performed within 48 hours had dropped to 85% and asked whether there was a formal standard. Director Ketter-Schmult confirmed the goal is 90%, attributing the shortfall to staffing vacancies and the transitional challenges of moving to electronic workflows. A similar question was raised about

site plans reviewed within 15 business days, which had dropped from approximately 95% to 70%. Director Ketter-Schmult attributed this also to staffing and the learning curve of the new electronic system.

Councilmember Bridges asked whether the philosophy of the Zoning Division would change under new staffing. Director Ketter-Schmult confirmed that the immediate priority is getting the three new staff members trained and operationally grounded for the current enforcement season, which is heavily focused on tall grass and nuisance complaints. She noted the new supervisor has expressed interest in pursuing additional enforcement topics once a solid foundation is established.

Councilmember Bridges also raised concerns about the condition of the right-of-way areas along Orchard Lake Road, including displaced concrete parking bumpers and debris, and asked for enforcement attention in that area as the department reaches full capacity.

Discussion on Information Accessibility

Councilmember Boleware raised the question of how residents and council members learn about new commercial developments—specifically citing the announcement of a Restoration Hardware Outlet locating in the city—noting that they had seen it first on social media rather than through any city communication. Acting City Manager Karen Mondora confirmed this was a recent public announcement.

Councilmember Dwyer raised concern about the condition of the former Ginopolis site, describing visible exterior deterioration including overwhelming overgrowth, and suggested someone should inspect the building's interior to assess whether it has reached a level of disrepair warranting action. Director Ketter-Schmult explained that such assessments are generally triggered by visible exterior conditions; the building could still be structurally viable.

CDBG Fund

Acting City Manager Mondora noted that questions had arisen the prior day regarding playground equipment in Old Town Park and the condition of tennis courts in that area. Director Ketter-Schmult explained that this area has consistently qualified as a low-to-moderate income area under HUD regulations, making it eligible for CDBG funding on an area basis. She indicated that the department intends to engage Special Services to identify what specific needs and improvements could be implemented at that location within CDBG eligibility requirements.

Councilmember Knol noted the park has a relatively newer play structure but expressed concern about the condition of the tennis courts, suggesting they could be repaved and striped to serve dual use as both tennis and pickleball courts. Director Ketter-Schmult confirmed there is also a paved area adjacent to the tennis courts previously used for basketball that has not

been in active use, and that consultation with Special Services about the park's master plan would be necessary before any decisions are made.

Councilmember Aldred suggested the paved area could potentially be repurposed for parking or another community use and asked for an update in the weekly staff report.

CITY CLERK

Clerk Lindahl noted that new election equipment will need to be purchased in 2027 as the current contract will expire. The state has cautioned municipalities that funding may not be available and they should budget accordingly.

Clerk Lindahl acknowledged that FOIA processing demand is increasing significantly, particularly as requestors increasingly use AI-generated requests that submit broad "any and all" language, requiring staff to review and redact extensive documentation for a single request. She noted that her secretary, the primary FOIA processor, can spend an entire day on a single request. Clerk Lindahl acknowledged the department may need to consider a full-time dedicated FOIA processor in the upcoming years.

Councilmember Boleware noted from their experience with other municipalities that AI tools are now being used to assist with FOIA, automatically flagging and redacting personal information such as dates of birth and phone numbers based on formatting rules and that several cities are reporting early success with these tools, though human review remains necessary. Clerk Lindahl confirmed awareness of such tools and expressed hope that as AI tools mature and document management systems like Laserfiche integrate AI search capabilities, the processing burden could be reduced.

Councilmember Knol noted that AI is on one hand encouraging more FOIA requests, but on the other hand offering the potential to process them more quickly. Clerk Lindahl agreed, expressing optimism that if more records are made searchable online, residents may self-serve rather than submit formal requests.

Election Workers

Councilmember Knol asked about election workers, noting that the prior year's actual was \$85,000 (reflecting only a city election), while the projected figures of \$214,000 were consistent across three years. Clerk Lindahl confirmed this reflects the alternating election cycle: FY26–27 will include both August and November state elections; FY27–28 will include local and presidential primary elections; and FY28–29 will again include August and November elections.

Councilmember Knol asked whether precinct consolidation and the growth in early voting and permanent absentee ballots could allow for a reduction in election inspector counts and associated costs. Clerk Lindahl replied that any savings would be minor in the near term, and that the city needs real data over a longer period of early voting and absentee ballot utilization

before confidently reducing inspector counts in lower-turnout precincts. She noted that for some smaller precincts with high absentee rates, a reduction may eventually become feasible.

COMMUNICATIONS AND COMMUNITY ENGAGEMENT

Director of Communications and Community Engagement Vickie Sullen-Winn opened by thanking the Council for three years of continued support and outlined a series of measurable improvements in community outreach. She reported that more residents are opening city emails, visiting the website, and following the city on social media than the prior year. Social media engagement has more than doubled. YouTube views nearly doubled. Digital brochure views increased by approximately one million. The city received more than 13,000 media mentions, which Director Sullen-Winn characterized as a strong presence despite a slight year-over-year dip.

Influencer Strategy

Director Sullen-Winn highlighted the department's launch of its first external ambassador strategy, which included a partnership with a well-known Michigan influencer to help expand the reach of the annual Hawk golf outing. She announced that in June, the department will launch a second influencer campaign focused on "A Day in the Life of Farmington Hills," featuring three influencers who will visit restaurants and city amenities beyond the Hawk. She noted that \$2,000 in support from the city's PR firm partnership will fund this initiative at no additional city expense.

New Staff and Internal Influencer Program

Director Sullen-Winn announced the addition of Communications Manager Lester Booker who has been tasked with leading a new internal influencer program using staff-driven storytelling to highlight city services and organizational culture on platforms such as LinkedIn and the internal newsletter.

Upcoming Initiatives

Director Sullen-Winn outlined several forthcoming launches: the city's new mission, vision, and values to be incorporated throughout the organization; the city's first official branding guidelines; a new resident welcome guide to replace the current disjointed printed materials; a series of voter education videos in partnership with the City Clerk's Office; dedicated deer and wildlife communication content; and a new short-form video podcast series titled "5 Q's with Council" to give residents a personal look at elected officials through a brief Q&A format, to be featured in *Farmington Hills in Focus* and across digital platforms.

Councilmember Dwyer asked about the significant increase in the professional and contractual budget line from \$74,000 to \$250,000. Director Sullen-Winn explained that the \$74,000 figure represented only an initial advertising commitment when she first joined the city; with Council's support, the budget was subsequently expanded to encompass media strategy, crisis

communications, social media monitoring services, and other contractual services that supplement the in-house team.

Councilmember Dwyer also asked about the marketing manager salary increase from \$88,000 to \$94,000 and was informed this resulted from a citywide market-based salary study.

Councilmember Aldred noted that personnel costs are up approximately 12%, which is somewhat larger than other departments. Director Sullen-Winn explained that two of her longest-standing employees had been "woefully underpaid" and that the market adjustment was necessary and welcome.

Councilmember Bridges asked whether the department could tie marketing expenditures to revenue outcomes for Special Services. Director Sullen-Winn acknowledged a direct 1:1 ratio is not possible but cited increases in Hawk venue rental reservations since the "Farmington Hills I Do" event marketing strategy was launched as a concrete example of measurable impact.

Councilmember Dwyer raised the question of whether press releases—particularly for serious incidents such as homicides—are shared with Council and the Mayor at the time of release. Director Sullen-Winn acknowledged this was not always the practice, explaining that police press releases are often limited in detail by design during active investigations, but affirmed that a consensus was reached.

A brief discussion ensued regarding a planned promotional video partnership with SEMCOG for the International Mile corridor between 12 and 13 Mile Road on Orchard Lake, to be filmed in June or July. Director Sullen-Winn confirmed this is a no-cost partnership, with SEMCOG producing the video and the city providing drone footage and legacy imagery. Council members were invited to participate in the background filming.

Director Sullen-Winn also noted that PeachJar, the platform used to communicate with school families, has become a pay-to-play service, and that the department is working through how to maintain access to that audience, particularly for youth programming. She stated this may require a future budget allocation.

DEPARTMENT OF PUBLIC SERVICES

Director Rushlow opened by characterizing the department's budget as relatively stable, noting an average increase of approximately 4% over the last three-year average. He identified the most notable change as an increase in the Refuse Fund, driven by a contractual change in tipping fees for curbside recycling now being paid through the waste services contractor that manages the recycling facility.

Project Overview

Director Rushlow described the department's approach as a complete asset management strategy, coordinating drainage improvements and water main work ahead of road reconstruction. He noted this year's water main project remains focused in the area around Farmington Road and 12 Mile, covering the Westbrook Manor and Kendallwood subdivisions, with the Westbrook Manor Phase 4 (estimated at \$7–8 million) planned for FY27.

Major Roads

Director Rushlow noted a couple of projects planned for 2027, both FAC (Federal Aid Committee) funded on Farmington Road: the 10 to 12 Mile segment and the 13 to 14 Mile segment. The FAC funding formula typically provides 80% federal and 20% local match, though the split varies by project.

Local Roads

Major projects planned for 2027 include the Greencastle subdivision, Richland Gardens Phase 2, and a gravel road conversion in the Woodlands subdivision.

Food Waste Recycling

Mayor Rich raised a question about food waste composting programs in Southfield and Farmington, asking why those communities appear to have implemented programs at minimal cost while a proposal to Farmington Hills came with a \$2 million price tag. Director Rushlow explained that Farmington's program uses paper yard waste bags accepted at their regular pickup, directed to the SPRT facility in Wixom. However, he noted that Farmington Hills, as a large community, would overwhelm SPRT's current capacity.

He confirmed SPRT is expanding, and that any programmatic advancement in Farmington Hills would be dependent on the Make Food Not Waste team securing grants for the city's program—not a \$2 million general fund expenditure.

Rain Gardens and Green Stormwater Infrastructure

Mayor Rich raised a question about the potential to promote rain gardens and green stormwater management as a way to address frequent large storm events. Director Rushlow acknowledged that in-road reconstruction projects, the constrained right-of-way makes it difficult to add features such as rain gardens or retention ponds. He noted, however, that the city updated its stormwater management standards which now require infiltration basins as part of development site reviews—a shift from simply digging large detention ponds toward returning water to the groundwater table.

Councilmember Aldred mentioned a RainSmart Rebates program offered by Oakland County that he had learned about at an Earth Day event.

Facility Maintenance

Councilmember Boleware raised concerns about the appearance of the Jon Grant Community Center, noting water-stained ceiling tiles consistent with prior roof leaks, and noting that the building gives the appearance of potential closure, particularly in a neighborhood that already feels underserved. Director Rushlow confirmed the roof was recently replaced. Assistant Director Gushard clarified that several leaks discovered during the roof replacement have been corrected, and one additional drainage issue is being addressed in coordination with the contractor. She confirmed that stained ceiling tiles are a maintenance item that building staff can address.

Councilmember Bridges raised concern about the condition of the county-maintained right-of-way on Orchard Lake Road near the 696 interchange, noting debris accumulation near the city's welcome signage. He asked whether a chargeback arrangement with Oakland County could allow the city to take on maintenance of those areas. DPW Superintendent Schueller confirmed that the department already performs roadside cleanup on some county-maintained problematic locations and will look at this specific location.

Councilmember Boleware also raised a pothole issue at the Middlebelt and Morningview entrance apron, which the HOA president has reported to Oakland County without response. Superintendent Schueller agreed to reach out to the county.

Councilmember Dwyer raised concerns about the extended timeline and periods of apparent inactivity on the Halsted Road 8-to-9 Mile project. Director Rushlow and City Engineer Saksewski explained that concrete road projects require a mandatory 10-day cure time between pours, during which no visible work can occur.

Also noted was the contractor was unable to reach their striping subcontractor to complete pavement markings before reopening the road. Acting City Manager Mondora noted that PK Contracting is effectively the only road striping contractor operating in Southeast Michigan due to consolidation of competition.

Councilmember Aldred raised a concern that pavement markings from the prior season have faded prematurely. City Engineer Saksewski confirmed this is a recognized issue and described new quality control measures being adopted from the county, including testing material application rates per mile and using test plates to verify paint thickness. He noted the use of thermoplastic paint, which is a high-quality, melted-plastic material. Superintendent Schueller noted that aggressive winter plowing also contributes to wear.

Additional Fleet Mechanic

Councilmember Aldred asked about the addition of a new mechanic position in the DPW Maintenance field budget. Superintendent Schueller explained that the fleet has grown significantly, and overtime for mechanics has been extensive—not unusual for mechanics to

work 10 to 11 hour days during the week. He noted the fleet includes approximately 400 pieces of equipment across all departments, with Police and Fire servicing needs being a constant priority.

Councilmember Aldred asked whether a smaller fleet or fleet leasing could be explored as an alternative. Finance Director Skrobola responded that the city had previously conducted a thorough evaluation with Enterprise fleet partners and found the savings to be extremely marginal, with the city's well-maintained fleet and cash purchasing approach proving cost-effective. He contrasted this with a prior experience at another municipality where fleet disinvestment had been extremely costly.

Councilmember Knol asked Superintendent Schueller to elaborate on his comment about being unable to hire 18-year-olds for mechanic positions. He explained that HR policy has restricted hiring in the garage to those 18 and older due to it being a safety-sensitive environment, but this leaves the city at a competitive disadvantage because private employers can recruit mechanical talent before the city can bring candidates in. He noted the issue is an ongoing conversation with HR.

Mayor Rich highlighted that both Farmington Hills Schools and Oakland Schools' Wixom campus have robust CTE mechanic programs serving juniors and seniors, and suggested the city explore partnerships for internships, co-op placements, or apprenticeships.

Municipal Street Fund

Finance Director Skrobola provided a brief overview of the Municipal Street Fund, characterizing it as a cash-handling mechanism rather than an operational budget. He explained it receives road property tax revenues—reflecting updated road millages, the effort to offset historical Headley Amendment losses, and citywide property value growth—and distributes them to the major and local street funds on a 70/30 split. He noted a deliberate spend-down of fund balance of approximately \$900,000 in the out-years, designed to direct funds into the street funds for use without destabilizing the funding stream.

Councilmembers asked for clarification on a small revenue line item labeled "Bill of Michigan." Finance Director Skrobola acknowledged he was uncertain of the specific detail and committed to providing an explanation in the weekly staff report.

Major Road Fund

No additional questions were raised beyond those addressed in the Department of Public Services overview.

Local Road Fund

City Engineer Sakewski provided a summary of current year and upcoming fiscal year road projects as detailed in the Department of Public Services section above.

City Engineer Saksewski noted that the city's overall road condition has improved significantly. Major roads are in considerably better shape than they were when local road investment was scaled up, and all roads rated under a 3 on the pavement condition index are addressed in the five-year plan.

Acting City Manager Mondora noted that as pavement conditions improve, more funding can be directed toward cost-effective preventive treatments—a concept known as "save the fives," reflecting the most cost-effective point on the pavement deterioration curve at which to intervene.

City Engineer Saksewski acknowledged the political difficulty of spending money on roads that appear in acceptable condition but emphasized the long-term cost savings.

Related Capital

Councilmember Knol raised a question regarding the \$75,000 line item for electric vehicle charging stations on page 297. She questioned the need for charging infrastructure given that the city does not currently have electric vehicles in its fleet and noted that there are already underutilized public charging stations at various locations around town. Acting City Manager Mondora confirmed that she had previously recommended placing this item on hold pending greater clarity on the industry. She noted that a prior evaluation found this campus was not particularly attractive to charging station manufacturers due to the short-duration nature of visits.

Councilmember Knol suggested that the \$75,000 currently allocated for EV charging stations be redirected to parks and recreation needs, particularly given the Council's discussions over the prior two nights about the need for additional parks funding. She specifically noted those funds could potentially serve as matching dollars for a \$500,000 county grant for new playground equipment.

Acting City Manager Mondora noted that if the county grant is pursued, the total project (including parking lot improvements and playground equipment) could reach approximately \$1.2 million, with a 10% city match required. She acknowledged the possibility of scoping just the playground component if needed.

Finance Director Skrobola confirmed that the \$75,000 EV charging allocation could be repurposed to parks and recreation.

BOARDS AND COMMISSIONS

District Court

Finance Director Skrobola noted that the approximately \$300,000 increase in the district court budget over the prior two years is attributable entirely to personnel costs and not to capital or operational purchases. He clarified that while the city approves the lump-sum allocation to the

court, it does not approve line-item budgets for the court; that review is conducted by city staff in collaboration with the court administrator and deputy administrator.

Councilmember Bridges suggested that the court administrator Matt Friedrich be invited to a future study session to discuss the court's budget in more detail, noting this was done in prior years.

Multiracial/Multicultural Commission

Councilmember Dwyer raised the status of the multiracial and multicultural commission, noting it had been discussed a year prior without resolution.

Councilmember Boleware recalled that at a prior study session, it was determined the commission was not originally a chartered commission and that the prior city manager had been tasked with reviewing its status, after which Council intended to reconfigure it in some manner. However, no follow-up action was taken.

Mayor's Youth Council

Mayor Rich noted that the Mayor's Youth Council has been active, with four students sent to MML. She raised the question of whether a more robust conference experience—such as an overnight or out-of-state conference—should be considered.

Councilmember Knol noted that past chaperoning challenges have been a limiting factor for out-of-town events. Acting City Manager Mondora noted that MML's programming structure is shifting, with one day of programming and one day focused on a legislative visit to the state capital.

Beautification Commission

Councilmember Knol provided a status update on the Beautification Commission, noting declining attendance at its annual awards ceremony and declining participation from subdivisions in the award program. She reported that the commission is internally divided between maintaining the traditional ceremony format and adopting a more casual event with vendors and networking. She noted that subdivisions wishing to receive a second award sign are able to do so, resolving the prior year's concern on that topic.

Community Health Commission

Councilmember Charlie Starkman highlighted the Community Health Commission's high level of activity, contrasting it with what he described as stagnation on the Parks and Recreation Commission due to frequent no-shows. Mayor Rich confirmed that letters had been sent to non-attending Parks and Recreation Commission members advising that non-response by May 15th would be treated as a resignation.

Emergency Preparedness Commission

Councilmember Aldred noted ongoing confusion about the proper process for the Emergency Preparedness Commission (EPC) to spend its budget allocation. City Clerk Lindahl clarified that the staff liaison must be the one to process all expenditures using the proper purchasing policy procedure and documentation; the commission may request expenditures but cannot process them independently. Finance Director Skrobola offered to assist in standardizing the process.

Arts Commission

A Councilmember noted that the Arts Commission had spent its \$5,000 budget allocation on benches and landscaping outside the theater entrance, but that the invoice may have been misrouted to the City Manager's budget rather than the Arts Commission's budget line.

ECONOMIC DEVELOPMENT

Economic Development Director Cristia Brockway opened her presentation by noting that economic development has significantly accelerated in the city, not only in new retail and restaurant activity but also in health care and R&D business space. She highlighted two major city initiatives currently advancing:

Grand River Corridor Streetscape

Director Brockway described a streetscape plan along the Grand River corridor developed in partnership with consulting firm Grisham Metz. She noted that MDOT has been extremely receptive to the concept of linear parks—small pocket parks along the sidewalk—and described the vision as including musical instrument installations and visual traffic calming elements, similar to installations on 9 Mile Road in Eastpointe. A market study has been completed, with data being actively shared with potential investors and developers. The Detroit News featured the city in relation to this initiative the prior month.

Director Brockway also confirmed that a \$775,000 federal grant request has been submitted through Senator Peters' office to help fund streetscape improvements, and that the city is still on the shortlist for consideration.

Mural Program

Director Brockway introduced a planned city-initiated mural program, to be piloted along the Grand River Corridor between Orchard Lake Road and Angster Road. The program will involve leasing building walls from businesses (at a nominal rate of \$1 for 5 years) and commissioning artists to paint and maintain murals. The city will issue an RFP for artist selection, with the Arts Commission assisting in mural selection. The goal is at least 5 murals per year within the corridor, funded from the \$100,000 portion of the \$300,000 corridor improvement budget line. The remaining \$200,000 is designated for linear park landscape improvements, with the intention of completing one location per year within the Grand River corridor. A detailed presentation is scheduled for the June 8 study session.

Part-Time Staff Request

Director Brockway requested the addition of a part-time staff position to help with business retention outreach—visiting existing businesses in the city and ensuring they have access to resources—thereby freeing Director Brockway to focus on attraction and ongoing projects. The Council received the request favorably.

Consultant Budget

Councilmember Aldred asked about the \$35,000 consultant line item. Director Brockway explained it covers AKT Peerless (Brownfield and incentive assistance), a placemaking consultant (approximately \$10,000), and an allocation of approximately \$40,000 for work with Ben Carlyle on economic development and planning adjustments within the community.

Financing the New Activity Center

Mayor Rich stated that it is time to schedule a dedicated Council work session to develop a financing plan before she is asked by the press to explain how the project will be funded. Finance Director Skrobola noted that Brownfield Authority funds—approximately \$3 million in undesignated fund balance—could potentially be applicable, citing the precedent of \$1.6 million in Brownfield funds used toward the Hawk project. He also referenced potential use of the Brownfield Housing TIF for projects that include an affordable housing component. Councilmember Aldred asked whether Brownfield tools could be used to encourage redevelopment of the site adjacent to the hospital.

Director Brockway noted the interaction between Brownfield TIF and the Grand River Corridor TIF district would require careful analysis.

Mayor Rich called for the meeting to schedule a dedicated financing session as soon as possible, noting that both Council members Aldred and Knol have scheduling constraints in late May.

There was consensus of council to schedule a special Council study session tentatively set for Wednesday, May 13, 2026, at 5:45 PM—to develop a financing plan for the new activity center, exploring all options including Brownfield funds, Brownfield Housing TIF, and other creative financing mechanisms.

Brownfield Redevelopment Authority

Director Brockway presented the Brownfield Redevelopment Authority budget (pages 312–315). She highlighted the \$200,000 line item for "eligible projects / BRA grants for redevelopment," which was established in the 2024–2025 budget cycle. This Brownfield Revolving Loan Fund grant is intended to assist property owners and small businesses with demolition (including partial façade improvements), asbestos/lead/mold mitigation, and other qualifying brownfield-eligible expenses, without requiring a full brownfield plan. The goal is to address obsolete properties and encourage improvement throughout the city.

Director Brockway confirmed that recently approved projects such as the Sarah Fisher redevelopment and the Emerson 2 project on Northwestern will not appear as budget line items until tax increment revenue begins to be generated from those sites.

She noted that the Emerson 2 project has escalated from an \$85 million to a \$105 million development cost, and that the developer is seeking to use the Brownfield Housing TIF to help close the gap. Director Brockway explained that under recent changes to Michigan law, housing projects with even one unit at or below 120% of area median income (AMI) can qualify for the Brownfield Housing TIF. She clarified that Farmington Hills is not a "core community" under state designation, which limits the scope of transformational brownfield financing available compared to communities like Southfield with the Northland project.

Councilmember Boleware expressed skepticism that rental rates of \$2,400–\$2,600 per month truly constitute "affordable housing," though Director Brockway acknowledged this is determined by state and county AMI calculations that include high-income communities like West Bloomfield and Birmingham, inflating the AMI threshold.

Finance Director Skrobola confirmed that the entire city was designated as a Brownfield District approximately 13–14 years ago, meaning any eligible expense under the Brownfield Act, anywhere in the city, can theoretically be brought to the Brownfield Board and City Council for approval.

Corridor Improvement Authority

Director Brockway presented the Corridor Improvement Authority budget, noting that the CIA fund has grown from \$0 at its inception to over \$1.3 million—a figure Councilmember Bridges credited to significant growth in property values along the Grand River corridor.

The two major expenditure line items are:

- \$100,000 for the city-initiated mural program
- \$200,000 for linear park and corridor landscape improvements, to be implemented via a forthcoming RFP for landscape design and construction, completing one location per year

Director Brockway confirmed that operational and maintenance costs for the linear parks would be funded through the CIA going forward. She estimated a 5 to 10 year timeline to complete improvements along the entire corridor, with the first improvements anticipated to begin in fiscal year 2027.

Councilmember Starkman asked when the first park would be complete. Director Brockway stated she hopes to see visible improvements beginning next year, and that the timeline could accelerate with additional grant funding.

FINANCE DEPARTMENT

Finance Director Skrobola presented the Finance Department. On the consultant line item of \$50,000 on page 91, he noted this is intended for investment research to explore options for

improving the city's investment return, referencing a 31% benchmark discussed the prior evening.

Post-Employment Benefits

Finance Director Skrobola noted the post-employment benefits reflect a five-year actuarial study baked into the current projections, with subsequent years expected to see incremental increases of \$500,000 to \$700,000 annually reflecting normal benefit accretion. He also reported that the city expects a fourth consecutive year of nominal investment performance above investment grade—not outstanding, but sufficient to sustain the current funding approach.

Inter-fund Transfers

Finance Director Skrobola briefly noted that the inter-fund transfers reflect one-time savings from bond refinancing and ongoing savings from the drain project, as discussed during the prior evening's session.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

The special budget study session adjourned at 7:32pm

Respectfully submitted,

Carly Lindahl, City Clerk