

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
SEPTEMBER 8, 2025 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:30PM.

- Councilmembers Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol, and Rich
- Councilmembers Absent: None
- Others Present: City Manager Mekjian; Assistant City Manager Mondora; City Clerk Lindahl; Directors Aranowski, Kettler-Schmult, Rushlow, Schnackel and Skrobola; City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by members of the Cultural Arts Commission.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 7-0.

PROCLAMATION HONORING THE 25TH ANNIVERSARY OF THE FARMINGTON HILLS SPECIAL SERVICES DEPARTMENT CULTURAL ARTS DIVISION

The following proclamation was read by Councilmember Boleware and accepted by Rachel Timlin:

**PROCLAMATION
Honoring the 25th Anniversary of the Farmington Hills
Special Services Department Cultural Arts Division
September 2025**

- WHEREAS,** the City of Farmington Hills has one of the nation’s largest municipal cultural arts divisions, which has played a vital role in shaping a vibrant community through awarding-winning programs; and,
- WHEREAS,** the Cultural Arts Division began in 2000, building on decades of community commitment to the arts through the Farmington Arts Council and the Farmington Area Arts Commission; and,
- WHEREAS,** the Cultural Arts Division has offered high-quality programs, including classes, concerts, exhibits, summer camps, youth theatre productions, festivals, the Public Art Program and more, engaging participants of all ages, interests, abilities and backgrounds; and,

- WHEREAS,** signature events such as Art on the Grand and the Free Summer Concert Series have attracted tens of thousands of visitors annually, fostering cultural enrichment and civic pride; and,
- WHEREAS,** the Cultural Arts Division's partnerships with esteemed institutions, including the Detroit Symphony Orchestra and Detroit Institute of Arts, strengthening its impact on the community and region; and,
- WHEREAS,** in venues like The Hawk Theatre and The Hawk Makerspace, the Cultural Arts Division has provided platforms for local artists, performers and creators to connect with the community; and,
- WHEREAS,** the City will celebrate the Division's 25th anniversary at the Farmington Area Art Awards at 6:30 p.m. on Saturday, Oct. 4 at The Hawk, an event that is free and open to all.

NOW, THEREFORE, I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize all former and current staff of the Cultural Arts Division and thank the community members who have participated in the City's arts programs. As we acknowledge the **25th anniversary of the Cultural Arts** Division, I encourage community members to find an arts opportunity to take part in.

Cultural Arts Division Head Rachel Timlin reflected on the division's growth since its founding in 2000 and emphasized that arts and culture are essential services that inspire creativity, foster belonging, and unite communities. She shared stories of residents whose lives were changed by the city's arts programs, from teenagers finding purpose in theater to families choosing to move to Farmington Hills because of its cultural offerings. The city's Cultural Arts Division is the largest and most comprehensive in Michigan, setting an example nationally for what other cities are only beginning to pursue. Division Head Timlin thanked city leaders, commissioners, staff, and volunteers for their dedication to the program.

Nancy Coumoundouros, the first head of the Cultural Arts Division, reflected on its beginnings in 2000, when strong community demand for the arts inspired her to envision creating the best cultural arts division in Michigan. She recalled the early challenges of limited spaces and improvised advertising, and credited the City Council, staff, volunteers, and residents for helping the division thrive. Ms. Coumoundouros praised the leadership of current Division Head Timlin, who built The Hawk into a premier cultural facility that now attracts tens of thousands of people each year, and thanked City Council for continuing to advocate for the power of the arts in civic life.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

There were no announcements/presentations.

CORRESPONDENCE

Councilmember Aldred noted that council members have received numerous emails from residents regarding the future of the Costick Activity Center and Senior Services. The issue remains a high priority,

and a study session is scheduled for September 22 at 3:00pm to discuss funding for the Special Services Department, including the Costick Center. Council is committed to sustained progress and transparent communication regarding this issue.

CONSENT AGENDA

MOTION by Boleware, support by Bridges, to approve the consent agenda items 6 through 16 and as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

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

MOTION CARRIED 7-0.

MOTION by Knol, support by Bridges, to approve the consent agenda item 17 as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

CONSENT AGENDA ITEMS FOR DISCUSSION

There were no consent agenda items for discussion.

COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS

Councilmember Bridges reported that he recently attended the Oakland Community College Board meeting at the Auburn Hills campus, where the OCC Board approved a pre-development agreement for a proposed partnership with Little Caesars to construct an ice arena on OCC's Farmington Hills campus. The project, expected to materialize in approximately 18 months, will strengthen Farmington Hills' position as a regional destination for ice hockey. Councilmember Bridges noted that he addressed the OCC Board in his personal capacity and expressed strong support for the project's potential.

Mayor Rich announced that "Walk the Hawk" is tomorrow at 7:00pm and encouraged residents to attend. She acknowledged numerous emails about the Costick Center's future and invited residents to meet with her at the Costick Center at lunchtime tomorrow and Wednesday (September 9 and 10) to discuss their concerns.

CITY MANAGER UPDATE

There will be a Patriots Day ceremony in remembrance of the 9/11/2001 attacks on September 11, 6:00pm, in downtown Farmington at the Riley Pavilion.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF INTRODUCTION OF AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 5.0, "SITE STANDARDS," TO ADD A NEW SECTION 34-5.20, "DESIGN STANDARDS;" ZONING TEXT AMENDMENT 5, 2024. CMR 9-25-117

Planning and Community Development Director Kettler-Schmult introduced Zoning Text Amendment 5, 2024 Design Standards for first reading and public hearing. The amendment is part of a comprehensive zoning ordinance update intended to implement the Master Plan's vision for future land use by establishing baseline quality and durability standards for non-residential buildings. She noted that two items previously identified in August discussions were added and highlighted in the draft for Council's convenience.

Planning Consultant Tangari (Giffels Webster) summarized the proposed Design Standards. Farmington Hills historically lacked general zoning standards on materials or appearance for non-residential buildings, aside from limited sections (e.g., recently adopted gas station standards, Freeway and Grand River overlay districts). The proposed text amendment establishes purpose and applicability; allowances for existing development; and a framework intended to promote entrepreneurship and improve city appearance while balancing costs with aesthetic needs.

Materials Standards

- Permitted principal materials: brick and stone; fiber-cement siding; decorative CMU (concrete masonry unit) block; timber and dimensional wood; glass; decorative masonry veneers.
- Permitted accent materials: plain/painted CMU block; glass block; polymer/plastic; stucco; metal; EIFS (Exterior Insulation and Finish System); mirrored glass; vinyl.
- Emphasis on durability; easily damaged materials are restricted in high-traffic areas; certain materials are prohibited; waiver/modification provisions are included.

Architectural and Design Elements

- Menu-based architectural scaling standards, to avoid monolithic or featureless façades and monotonous repetition.
- Roof standards to avoid artificially tall buildings; provisions for rooftop terraces with setbacks.
- Fenestration standards to limit blank or opaque façades, with flexibility and potential waivers for specific uses.
- Entrance standards to highlight public entrances, support accessibility/convenience, and encourage provision of amenities.

Public hearing

Mayor Rich opened the public hearing. As there were no speaker cards for this item, Mayor Rich closed the public hearing. Noting that this text amendment had been discussed at a joint meeting with the Planning Commission, Mayor Rich brought the matter back to Council.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 5.0, "Site Standards," to add a new Section 34-5.20, "Design Standards" in order to establish standards regarding building materials, architectural scaling, and roofing, window, and building entrance design requirements for new construction and for certain expansions, additions, and changes in use.

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF A REQUEST TO RECONSIDER CITY COUNCIL'S MOTION TO DENY PLANNED UNIT DEVELOPMENT 2, 2024, INCLUDING SITE PLAN 56-8-2024, MULBERRY PARK AND THE TABERNACLE MULTI-FAMILY HOUSING, LOCATED ON 13 MILE ROAD, WEST OF MIDDLEBELT ROAD. CMR 9-25-118

Introduction

Mayor Rich introduced this agenda item, which is a request to reconsider Council's August 9, 2025 motion to deny Planned Unit Development 2, 2024, including Site Plan 56-8-2024 Mulberry Park and the Tabernacle Multifamily Housing. This request is based on new and additional information provided by the applicant regarding the proposal.

Planning and Community Development Director Kettler-Schmult referenced the packet materials provided by her office, including minutes from prior Planning Commission and Council meetings relative to this application and documents submitted by the applicant.

Mayor Rich noted substantial email correspondence regarding the reconsideration request and asked Councilmember Bruce to read the names of those who submitted comments.

Councilmember Bruce clarified remarks he had made from the last meeting regarding this project. His intent had been to express concern that, without timely and complete information that he had requested for months, any vote would lack a full and accurate basis and risk being a sham. His comments were not directed at the two property owners identified in the agenda materials. He recognized the work of the Chaldean Community Foundation and acknowledged Baptist Manor's decades of affordable, quality housing and personal care for senior citizens.

Commissioner Bruce read names from email/letter submissions regarding this request.

- Those who opposed the request to reconsider were: Aubrey and Janice Lee; Eric Schmidt; Roby Tuner; Valerie Watson; Beverly Mihalko; Charlie and Christy Luna; Guido and Eileen Campagna; Kate Johnson; Lindsey Maytych; Courtney Agrusa (attorney for Lindsey Maytych); Roman Golshten; Roger Matuz; Craig LaPointe; Ray Moran.
- Vicki Barnett had written in support of the request.

Mayor Rich acknowledged receipt of a video submission from Craig LaPointe, and noted additional correspondence received since the list was printed: Ray Moran, opposed. Nancy Jennings, in support.

Applicant presentation

Aaron Schafer, Schafer Development, outlined a three-part presentation: (1) basis for reconsideration and consistency with the Master Plan's Flex Residential guidance (referencing page 52); (2) a comprehensive public benefits package that he believed exceeds that of comparable PUDs approved in the past three years; and (3) responses to health, safety, and welfare objections cited at the August hearing—noting that those objections are addressed by letters from staff/

Mr. Schafer made the following points:

- The request was for Council to reconsider the August 9 motion of denial, and schedule a revised PUD request for a date certain, with a revised submittal featuring:
 - a. Full compliance with the Flex Residential criteria, as described on p. 52 of the Master Plan, including increases to RC-1 densities—specifically, preserving at least one-third of the site and providing 100-foot or greater setbacks to adjacent neighborhoods. These criteria were first raised by a councilmember at the August hearing and had not previously been highlighted by staff, Planning Commission, or consultants.
 - The 63-unit plan reflects 51.3% open space (~18% above Master Plan minimum).
 - Current setbacks along the southern property line adjacent to Holly Hill Farms range from approximately 73 to 84 feet. To achieve a consistent 100-foot buffer, the applicant proposed: (1) removing certain east-west internal sidewalks; and (2) reducing rear-yard setbacks for interior units nearer 13 Mile Road. Council has discretion to approve or waive sidewalks.
 - b. A reduction in overall density tied to a land price reduction agreed to by the owners following the August hearing. Regarding statements that the landowners were poor community partners, the applicant noted a March 2025 violation notice (facade and gutter repairs; minor blight clean-up) and Schafer Developments hired contractors and completed the cited work.
 - c. A multigenerational concept emphasizing new senior housing that aligns with Council priorities. Approximately 62% of units are designed for seniors (Baptist Manor ranch units and ranch duplexes along the south side of Mulberry Park).
- Public benefit overview. The plan supports Orchard Lake Market Study recommendations for walkability and appropriately located higher-density housing along the 13-Mile corridor between Middlebelt and Orchard Lake.
 - 1. Deep Buffering. Commitment to a uniform 100-foot setback along the entire southern boundary adjacent to Holly Hill Farms.
 - 2. Traffic and Access Enhancements: Coordination with Baptist Manor to improve the internal connection to the existing signalized intersection at 13 Mile serving Baptist Manor. Beautification of 13 Mile corridor.
 - 3. Walkability Enhancements: Replacement of the current sidewalk located within one foot of traffic with a landscaped, safer walkway set roughly 40 feet south (internal to the site), landscaped with a public art feature and linked to an interior pedestrian spine and the redesigned 13-Mile connection, and including benches, pollinator gardens, and native plantings.
 - 4. Reduced density: From the original 76 units to 63 units (approximately an 18% reduction), with willingness to reduce further tied to the land price adjustment.
 - 5. Visual Impact: All units along the southern edge would be single-story ranches to transition to the adjacent single-family neighborhood; expanded tree preservation areas and retention of several landmark trees. There is a current deficiency of approximately 49 trees that cannot be

accommodated on-site under existing spacing and layout constraints. Options under consideration include installing larger DBH (diameter at breast height) trees and more mature evergreen screening along the southern property line, or enhance the Baptist Manor Frontage, which currently has two trees.

6. Landscape and Public Art:

- Voluntary installation of a public art feature within the internal pedestrian network leading to the new 13-Mile sidewalk connection.
- A three foot knee wall along 13 Mile to help limit light and noise spill.
- Native landscaping at the main entry.

7. Stormwater management

The project will include an on-site detention basin designed to manage two consecutive 100-year storm events, capturing nearly all runoff from the developed area and reducing flows that currently affect the nine Holly Hill Farms properties to the south. Post-construction, all runoff north of the 100-foot preservation area will be intercepted by engineered infrastructure (swales, road drainage) and routed to the basin and ultimately to the 13 Mile system, leaving only the natural drainage within the 100-foot buffer. Oakland County standards prohibit a project from worsening existing drainage conditions.

8. Multi-generational living opportunity: Missing middle housing. Age-restricted (55+) ranch apartment homes. For sale townhomes. For-sale ranch duplexes. 39 of 63 units (62%) designed for the senior demographic.

- Responses to stated bases for denial (Health, Safety, Welfare)

1. Inadequate southern Setback: The revised plan will provide a uniform 100-foot setback along the southern boundary.
2. Inadequate open space: 51.3% open space, approximately 18% above Master Plan minimum.
3. Traffic Safety: Primary connection to the existing signalized intersection at 13 Mile/Detroit Baptist, per City engineering reviews dated October 8 and November 12; a secondary access is provided to satisfy the City's interpretation of the International Fire Code. Independent review by Fleis & VandenBrink, noting the 63-unit development falls below thresholds that would require a full traffic impact study, though one was voluntarily prepared. No City department or consultant requested additional traffic improvements beyond a deceleration taper on 13 Mile.
4. Increased stormwater runoff: They were complying with Oakland County standards, and stormwater improvements were as described above. Detailed engineering will follow.
5. Reduced property values: The City's Assessing Department confirmed that nearby property values are not reduced by a PUD adjacent to existing neighborhoods. The project is projected to bring over \$25 million in new investment and generate substantially more tax revenue than the current vacant/underutilized RA-1 home sites.

- Responses to Councilmember Bruce's three objections:

1. Marketing feasibility for RA-1 development (Proof of Marketing): Per documents presented this evening, between 2020 and 2023 the properties were broadly marketed for RA-1 single family development, with 82 inquiries, with interest primarily coming from national/regional builders, senior operators, and group home investors seeking higher-density products such as condos, townhomes, and senior living. No offers materialized for RA-1 redevelopment, which Mr. Schafer attributed to restrictive zoning, low-density allowances, high parcel-assembly costs, and the functional obsolescence of existing homes that rely on wells and lack modern features.

Market evidence favors higher-density housing consistent with Flex Residential and that retaining RA-1 zoning would perpetuate stagnation and underutilization.

2. Alleged misuse of the PUD process: Regarding Flex Residential Zoning, page 52 of the Master Plan allows density increases to RC-1 where at least one-third of the site is preserved and 100-foot setbacks to adjacent neighborhoods are provided. Page 238 of the Master Plan states there is no equivalent zoning district for Flex Residential, and future districts should focus on form. On that basis, a PUD is the only appropriate mechanism to evaluate proposals under Flex Residential and calling its use a “misuse” would shift the rules mid-process.
3. Precedent for other vacant properties: The City Attorney stated at the August 11 meeting that approval would not set a precedent, noting the site’s Flex Residential designation and the lack of a direct zoning counterpart; each PUD would be evaluated case-by-case.

Mayor Rich invited the underlying property owners to comment. Representatives from MOBI Investments, Chaldean Community Foundation and Baptist Manor were present.

Sharkey Haddad, Chaldean Community Foundation/Chaldean American Chamber, made comments in support for the development. He emphasized regional needs related to affordability (housing, healthcare, education, childcare). He urged local action to expand affordable housing opportunities in Farmington Hills and referenced recent statewide efforts to increase housing supply. Mr. Haddad believed some remarks by councilmembers were divisive, and submitted a letter for the record regarding political campaign sign placement, requesting that candidates obtain written permission from property owners before placing signs on private property.

Jabron “Jim” Manna, MOBI Investments, summarized his background in public service and real estate. He asserted that the project has complied with the City’s planning framework and noted the Planning Commission’s prior unanimous approval. He further stated that the owners are considering legal remedies in response to prior denials. Mr. Manna directed personal remarks toward Councilmember Bruce, and reiterated the request that candidates secure written property-owner permission before placing campaign signs.

Ryan Goleski, Detroit Baptist Manor, gave a brief history of the 70-year-old Baptist Manor as a nonprofit, faith-based provider of senior housing, and also gave a history of the parcels under consideration this evening. Baptist Manor is not a developer, and they viewed partnering on this proposal as a viable path to add senior units on largely undeveloped, contiguous parcels.

Council discussion

Councilmember Bridges objected to personal remarks by Mr. Haddad and Mr. Manna regarding Councilmember Bruce. He asked that personal remarks be avoided, and focus be maintained on the process before City Council.

Councilmember Knol also emphasized due process, open dialogue, and civility. Her evaluation has focused on planning considerations—primarily setbacks and density, along with stormwater concerns – and not on personal or discriminatory issues. She asked participants to remain professional and respectful as discussion proceeds.

Public Comment

The following people opposed this request for reconsideration:

Dr. Stacy Nuar, Woodbrook Court
Isaac Dunn, W 13 Mile Road
Thomas Bader, Northbrook Street
Angie Smith
Louise Lieberman, Southbrook Street
Adele Letterman, Richmond Hill
Adam Peploski, Richmond Hill
Melanie Peploski, Richmond Hill
Craig LaPointe, Woodbrook (provided a video submission)
Lindsey Matych, Woodbrook
Michelle Nagoda, Richmond Hill
John Nagoda, Richmond Hill
Eric Schmidt, Woodbrook Court
Katherine Leik, Richmond Hill
Wanda J. Whalen, Woodbrook
Amy Broglin-Peterson, Northbrook Street

Issues cited included:

- Concern regarding perceived personal attacks against councilmembers, particularly Councilmember Bruce, made by two of the underlying property owners.
- Concern that a proposal that was denied is now being brought back for reconsideration.
- Increased traffic congestion, with specific concerns regarding nearby schools, as well as the Westgate subdivision access, which will not benefit from the traffic mitigations being offered. Poor level-of-service ratings were noted.
- 63-unit concept remains too dense for the 12.5 acre parcel; 30-35 units would be acceptable.
- Residential property owner to the east was concerned about the proposed retention basin, specifically mosquito issues, noting a severe family health sensitivity, and the absence of a substantial buffer to the east.
- Desire to preserve neighborhood's R-1 single-family character.
- Concerns for adjacent properties (resale value/impacts)
- Over time the subject parcels with existing homes had been allowed to deteriorate and become blighted.
- Objections to exceptions to RA-1 standards (height/density).
- Concerns about tree loss and loss of privacy. Insufficient tree replacement.
- Continued concern about stormwater issues.
- Insufficient setbacks.
- Sought clarity on developer responsiveness and accountability.
- Will the mini parks be open to everyone in the City?
- Concern that there are multiple PUD compliance deficiencies, citing Section 34-3.20, subsections B., C., D., E., and F.
- PUD benefits chiefly accrue to private interests.
- Long-time residents will be the ones most impacted by this development, including by construction disruption (noise/dust).

- There is no material change in this proposal since the previous denial.

Nancy Jennings, Millbrook Road, supported the request to reconsider, and she supported the proposal generally. She highlighted the city's diversity of housing types and the need for additional affordable and senior-friendly options (e.g., one-floor living). She encouraged consideration of benefits to future residents.

Steven Schafer, Schafer Development, described his long-standing ties to the community and apologized for certain earlier remarks made by others. He contrasted the proposed plan with by-right cluster development scenarios that could place homes approximately 35 feet from neighboring rear yards with greater tree removal. He emphasized a desire to "lower the temperature" and asked Council to approve the reconsideration request.

Mayor Rich outlined procedure: only a Councilmember on the prevailing side of the prior vote may move to reconsider. If the motion to reconsider fails, the matter is closed. If it passes, Council resumes deliberations on Councilmember Bruce's August 11, 2025 motion to deny, and may also consider an applicant request to postpone.

City Attorney Joppich explained that Council operates under its adopted rules and Robert's Rules, which allow reconsideration of a motion at the subsequent meeting. The applicant/owner, as an aggrieved party, may request reconsideration pursuant to those rules. Council retains discretion to entertain and act on such a motion, which is why a motion to reconsider is being put on the table this evening.

Councilmember Aldred stated that a substantive change (the 100-foot setback) addressed his prior main concern. Despite reservations about the tenor of the evening, he favored re-opening discussion and would make a motion to do so.

MOTION by Aldred, support by Boleware, that the City Council of Farmington Hills hereby approves a motion to reconsider its decision at the August 11, 2025, meeting to deny Planned Unit Development Plan 2, 2024, including Site Plan 56-8-2024.

Motion discussion:

Councilmember Knol said the 100-foot setback is positive but emphasized density remains her primary concern and is the primary concern of the neighbors. She would be a "no" if the plan returns unchanged, but supports giving the applicant time to reduce density before reconsideration is decided on the merits.

Councilmember Bridges opposed reconsideration, noting the matter has been before Council for approximately 16 months and that Council has been patient and thorough. He stated the proposal is out of character for this RA-1 area and would allow RC-1-type development that is incompatible with neighborhood preservation goals; he would not vote to reconsider.

Councilmember Boleware agreed with Councilmember Knol's remarks. She stated she would vote to allow reconsideration. She noted that the 100-foot setback requirement was raised for the first time at the prior meeting and fairness warranted allowing the applicant time to respond. She framed her

decision within broader housing-supply needs, citing limited available land in Farmington Hills (approximately 98% built-out), ongoing discussions about mixed-use housing opportunities along the 12-Mile corridor, and state, national, and municipal resources focused on the housing shortage. This project would provide housing for new residents at affordable price points. She acknowledged traffic is a known issue on 13 Mile Road, but the applicants had addressed this issue. She supported this request for reconsideration, which would grant time to allow the applicant to reduce density.

Councilmember Aldred stated he supported reconsideration due to a substantive change since the prior meeting—the proposed 100-foot rear setback—which addressed his principal concern on August 11. He emphasized that support for reconsideration does not indicate support for the project.

Mayor Pro Tem Dwyer reiterated his prior support for the development and indicated he would vote to reconsider. He felt this is an excellent development for the community, and that the developer's responses have addressed concerns raised by Council and residents.

Mayor Rich emphasized that tonight's vote was only to reconsider the August 11 motion.

Roll Call Vote:

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

MOTION CARRIED 6-1.

In order to give the applicants time to revise their plans, and staff time to review them, the following motion was offered:

MOTION by Aldred, support by Boleware, that the City Council of Farmington Hills hereby postpones the reconsideration of its decision at the August 11, 2025, meeting to deny Planned Unit Development Plan 2, 2024, including Site Plan 56-8-2024, to the January 12, 2026 City Council meeting.

Roll Call Vote:

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

MOTION CARRIED 5-2.

CONSIDERATION OF APPOINTMENT TO THE INNOVATION, ENERGY AND ENVIRONMENTAL SUSTAINABILITY COMMITTEE.

MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individual to the following committee:

Innovation, Energy, and Environmental Sustainability Committee

	Length of Term:	Term ending:
Dr. Robin Cash	3 years	February 1, 2029

Dr. Cash will fill the regular vacancy left by Elliot Zeltzer.

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF EXTENSION OF AGREEMENT FOR RESURFACING THE FARMINGTON HILLS GOLF CLUB CART PATH TO BSI PAVING IN THE ESTIMATED AMOUNT, NOT TO EXCEED, \$275,000.00. CMR 9-25-119

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for the extension of the agreement with BSI Paving for the resurfacing of the Farmington Hills Golf Course Cart Path in the estimated amount, not to exceed, \$275,000.00.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF JOHN DEERE EQUIPMENT PACKAGE FOR THE PARKS AND GOLF DIVISION TO DEERE & COMPANY IN THE AMOUNT OF \$168,619.12. CMR 9-25-120

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order in the amount of \$168,619.12 for the John Deere Equipment Package, to Deere & Company and to take delivery of the equipment via Revels Turf & Tractor as an authorized dealer.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AN AGREEMENT FOR PAYROLL COORDINATION FUNCTIONS WITH MANOR COSTERISAN, LLC IN AN AMOUNT NOT TO EXCEED \$50,000. CMR 9-25-121

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to enter into an agreement for Payroll Coordination functions with Manor Costerisan, LLC in an amount not to exceed \$50,000.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF ONE 10-YARD AND ONE 5-YARD DUMP TRUCK CHASSIS TO WOLVERINE FREIGHTLINER IN THE AMOUNT OF \$282,264.00. CMR 9-25-122

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Wolverine Freightliner located in Mt. Clemens, Michigan, in the amount of \$282,264.00 for the purchase of one (1) 10-yard dump truck chassis and one (1) 5-yard dump truck chassis.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF FLEET VEHICLES TO LUNGHAMER FORD FOR SEVEN VEHICLES IN THE AMOUNT OF \$341,065, TODD WENZEL BUICK GMC FOR ELEVEN VEHICLES IN THE AMOUNT OF \$535,665 AND BERGER CHEVROLET FOR TWO VEHICLES IN THE AMOUNT OF \$79,768.00. CMR 9-25-123

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

- 1) To Lunghamer Ford for seven (7) vehicles in the amount of \$341,065.
- 2) To Todd Wenzel Buick GMC for eleven (11) vehicles in the amount of \$535,665.
- 3) To Berger Chevrolet for two (2) vehicles in the amount of \$79,768.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF A SEWER CRAWLER, CAMERA AND RELATED ACCESSORIES TO MACQUEEN EQUIPMENT IN THE AMOUNT OF \$109,671.00. CMR 9-25-124

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to MacQueen Equipment, located in Lake Orion, Michigan in the amount of \$109,671.00 for the purchase of a sewer crawler, camera and related accessories.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED ADOPTION OF BYLAWS AND RULES OF PROCEDURE FOR THE INNOVATION, ENERGY, AND ENVIRONMENTAL SUSTAINABILITY COMMISSION. CMR 9-25-125

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby approves the Bylaws and Rules of Procedure for the Innovation, Energy, and Environmental Sustainability Commission.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED ADOPTION OF A POLICY TO WAIVE THE COLLECTION OF PENALTIES FOR FAILURE TO FILE PROPERTY TRANSFER AFFIDAVITS AS ALLOWED BY MCL 211.27B. CMR 9-25-126

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby approves and adopts the waiving of the collection of Property Transfer Affidavit penalties as allowed by MCL 211.27b(5) for all transfers of ownership occurring on or after January 1, 2025.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AN AGREEMENT WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE AND OPERATION OF GATEWAY SIGN, MDOT CONTRACT #25-5460. CMR 9-25-127

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager and City Clerk to sign and enter into agreement No. 24-5460 with

MDOT to address the rights and obligations of the parties agreeing to the maintenance and operation of gateway signs by the City.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MINUTES OF AUGUST 11, 2025.

MOTION by Boleware support by Bridges, that the City Council of Farmington Hills hereby approves the City Council study session minutes of August 11, 2025.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MINUTES OF AUGUST 11, 2025.

MOTION by Knol support by Aldred, that the City Council of Farmington Hills hereby approves the regular session minutes of August 11, 2025.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL SPECIAL MEETING - WORKSHOP MINUTES OF AUGUST 13, 2025.

MOTION by Knol support by Bridges, that the City Council of Farmington Hills hereby approves the special meeting – workshop minutes of August 13, 2025.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Angie Smith thanked City Clerk Lindahl for her work and addressed misinformation circulating via email regarding absentee ballots, which are scheduled to be mailed on September 25. She reported receiving multiple calls from residents confused by claims that ballots had already been sent and noted the emails also solicited donations, which added to public confusion. She urged accuracy in public communications and commended Council for its steady governance.

Tracey Lee, representing Word of Faith Christian Center Church, Southfield asked about the status and potential sale of the Costick Center, indicating her client's interest in purchasing the facility and, if necessary, leasing it back until relocation could occur. City Manager Mekjian directed Ms. Lee to Assistant City Manager Mondora for follow-up.

Patricia Hansen, Farmington, was concerned about the lack of resolution regarding the future of the Costick Center. While most councilmembers indicated they favored building a new senior facility on the front portion of the Costick site, the City Manager recently discussed a senior gym and pool at the Hawk without mention of a kitchen. She asked how programs such as Meals on Wheels, Dine & Discover, and special events would be accommodated if the senior center was moved to The Hawk, and raised questions about senior parking, registration logistics, elevator capacity, and emergency evacuation of multiple people in wheelchairs. She urged Council to set clear parameters and direction for the Costick Center, following the two-and-a-half years of discussion and consultant engagement. Seniors need a dedicated, safe facility and a clear, consistent plan.

Teresa Wyss, Randall Street, addressed issues regarding the adjacent D'Angelo site. Ms. Wyss reported frequent startling impact noises. Today there were 140 M-80 type bangs, including about 60 bangs in 15 minutes. Bangs occurred as early as 6:30 a.m. and as late as 10:00 p.m. She described heavy dust from large soil stockpiles – estimated up to about 30 feet high – blowing onto her property, affecting her husband who has COPD and who has to wear noise-cancelling headphones when he works in the garden. Current D'Angelo activities involve heavy equipment (20-ton excavators; 20–40-yard dump trucks) inconsistent with "light industrial." She referenced a planned screen/wall, questioning its effectiveness. She asked the City to deliver residents' concerns in the upcoming meeting with D'Angelo. She also pointed out that the ordinance requires separation from residential uses of 300-feet or a thoroughfare, which D'Angelo did not have. She asked for relief, noting severe quality-of-life impacts resulting from this use.

Robert Wyss, Farmington Hills, read a statement from his father, also Robert Wyss, Randall Street. Mr. Wyss described his 90-year family tenure on the property, which historically had been a quiet use, and his current need for ear protection due to tailgate slams, pipe drops, backup alarms, and heavy-vehicle horns. He stated that dust events have at times obscured visibility and reiterated health concerns due to his COPD. He asked for enforcement of the City's zoning code, and the restoration of peace and quiet for his property.

Mr. Wyss (son) said his parents' health has declined amid constant noise and dust. Additionally, proximity to operations limits the home's marketability.

City Manager Mekjian said the City was doing everything it could within its power to mitigate this situation. The City and representatives from D'Angelo would be meeting this Friday. The City is working within the zoning ordinance and legal framework to address the issues and provide relief. Council asked for a follow up report after the Friday meeting.

Jeff Matejin, 30249 Shiawasse, reported recurring vehicle-related noise issues in his subdivision, including rapid acceleration of performance cars with modified or absent exhausts, minibikes without exhaust, and loud subwoofer use that can rattle windows. Police must witness violations to act, which makes enforcement very difficult. Mr. Matejin asked for guidance as to what to do next. City Manager Mekjian asked Mr. Matejin to meet with Assistant City Manager Mondora in the hallway.

CITY ATTORNEY REPORT

Written report submitted to Council.

ADJOURNMENT

The regular session of City Council meeting adjourned at 10:34PM.

Respectfully submitted,

Carly Lindahl, City Clerk