

AGENDA
CITY COUNCIL STUDY SESSION
JUNE 8, 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. Consideration of approval to enter into a closed session to discuss collective bargaining negotiations with International Association of Firefighters under Section 8(1)(c) of the Michigan Open Meetings Act. (Note: Council will return to open session immediately following the closed session).
4. [Oakland County Water Resources Building Update](#)
5. Update from Raftelis Financial Consultants, Inc. regarding the City Manager search
6. Discussion on the [City Initiated Mural Policy and Program](#)
7. 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.

INVESTING IN OAKLAND COUNTY'S WATER FUTURE

A New Operations Facility for Essential Public Services

Every day, water moves beneath our feet — through pipes, pumps, and systems most people never see. These hidden networks provide reliable drinking water and wastewater services, protect our homes from flooding, and keep waterways clean across Oakland County. We managed \$21.3 billion in infrastructure assets in Fiscal Year 2025. These systems are essential to protect public health. We are in the planning stages for a new facility to support water, sewer, and drain operations.

IMPORTANCE

Today, six undersized facilities house staff and equipment needed to maintain countywide services. Current challenges include operations spread across multiple buildings, inefficiencies that increase long-term operating costs and we have outgrown our facility, which is now operating beyond its intended capacity. Growth is driven by:

- Construction for aging infrastructure
- New customer communities
- Operation of major infrastructure
- State and federal regulatory requirements

VISION

The new facility will increase efficiency and shared use of equipment and bring teams together to improve coordination and emergency response. Project details include:

- \$46 million planning and engineering
- \$108 million building construction
- \$154 million total project cost
- Property on Oakland County-owned land
- Estimated storage for more than 200 pieces of equipment and operational vehicles and 415 administration and field staff workspaces

FUNDING

This project will be funded by our Drain Equipment Fund, Oakland County-issued bond financing, and through customer community labor reimbursement rates.

The average customer impact will be:

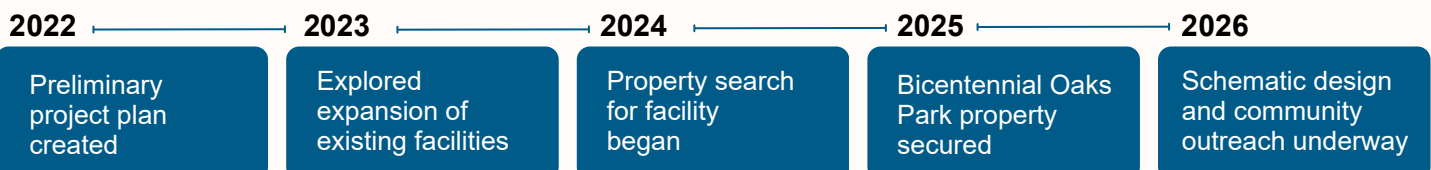
- \$1 per month for water and sewer customers
- 0.8% increase to wholesale communities and drain customers
- Post construction efficiencies should offset the proposed increase over time

SAVINGS

This project will reduce long-term costs while improving service reliability. We estimate \$5 million in annual operation savings through:

- \$1.5 million shared equipment, staffing efficiencies, and cross-training
- \$1.5 million longer equipment life through indoor storage
- \$1 million lower utilities and avoided maintenance on aging buildings
- \$840,000 on-site fueling and water stations

PROJECT TIMELINE



CITY OF FARMINGTON HILLS COST ESTIMATE

| Row Labels | Estimated Increase | 2025 Expenses | Percentage Increase |
|--|---------------------|------------------------|---------------------|
| City of Farmington Hills | \$4,933.03 | \$145,279.60 | 3.40% |
| FND25064 Clarenceville Drain Chapter 4 | \$152.54 | \$2,783.91 | 5.48% |
| FND25070 Courter Drain Chapter 4 | \$12.73 | \$699.16 | 1.82% |
| FND25109 Francis Drain Chapter 4 | \$4.98 | \$538.11 | 0.93% |
| FND25139 Hazel Drain Chapter 4 | \$0.00 | \$386.83 | 0.00% |
| FND25204 Oakland Hills Orchard Drain Chapter 4 | \$128.12 | \$2,399.46 | 5.34% |
| FND25209 Oxford Avenue Drain Chapter 4 | \$0.00 | \$391.65 | 0.00% |
| FND25214 Pearl Street Drain Chapter 4 | \$0.00 | \$195.83 | 0.00% |
| FND25247 Seeley Drain Chapter 4 | \$25.39 | \$1,384.79 | 1.83% |
| FND25292 Townline Drain Chapter 4 | \$12.42 | \$835.06 | 1.49% |
| FND25295 Tulane Drain Chapter 4 | \$8.72 | \$526.95 | 1.66% |
| FND25299 US 16 Drain Chapter 4 | \$11.06 | \$496.03 | 2.23% |
| FND25403 Clarenceville Ext Drain Chapter 4 | \$0.00 | \$375.51 | 0.00% |
| FND82529 Coy Drain | \$180.33 | \$3,157.74 | 5.71% |
| FND82600 Caddell Drain | \$1,742.35 | \$78,606.23 | 2.22% |
| FND82702 Pebble Creek Drain | \$94.63 | \$2,069.39 | 4.57% |
| FND82703 Minnow Pond Drain | \$1,972.51 | \$35,730.78 | 5.52% |
| FND84600 Caddell Drain Construction | \$587.24 | \$14,702.16 | 3.99% |
| CHARGED TO PROPERTY | \$322,426.25 | \$54,506,336.87 | 0.59% |
| FND25064 Clarenceville Drain Chapter 4 | \$9.19 | \$167.63 | 5.48% |
| FND25070 Courter Drain Chapter 4 | \$87.64 | \$4,814.48 | 1.82% |
| FND25109 Francis Drain Chapter 4 | \$20.57 | \$2,221.08 | 0.93% |
| FND25139 Hazel Drain Chapter 4 | \$0.00 | \$4.69 | 0.00% |
| FND25204 Oakland Hills Orchard Drain Chapter 4 | \$6.23 | \$116.71 | 5.34% |
| FND25247 Seeley Drain Chapter 4 | \$31.59 | \$1,722.51 | 1.83% |
| FND25292 Townline Drain Chapter 4 | \$1.78 | \$119.80 | 1.49% |
| FND25295 Tulane Drain Chapter 4 | \$0.06 | \$3.49 | 1.66% |
| FND25299 US 16 Drain Chapter 4 | \$11.59 | \$520.02 | 2.23% |
| FND25403 Clarenceville Ext Drain Chapter 4 | \$0.00 | \$15.33 | 0.00% |
| FND57273 Farmington Hills Water | \$135,580.00 | \$20,620,637.03 | 0.66% |
| FND57471 Farmington Hills Sewer | \$90,760.00 | \$19,976,936.77 | 0.45% |
| FND82410 Evergreen Farmington Sanitary Drain | \$61,185.85 | \$11,048,042.31 | 0.55% |
| FND84410 Evergreen Farmington Sanitary Drain Chapter 20 Construction | \$34,731.75 | \$2,851,015.00 | 1.22% |
| Grand Total | \$327,359.28 | \$54,651,616.48 | 0.60% |



Scan the QR code to visit us online to learn more and share feedback.

oakgov.com/wrcbuilding



Jim Nash



Water Resources Building Update

City of Farmington Hills Study Session
June 8, 2026

Why a New Facility is Needed

Out of space for employees and equipment



Centrally located to share resources and increase efficiency



Improving current facilities is not cost effective



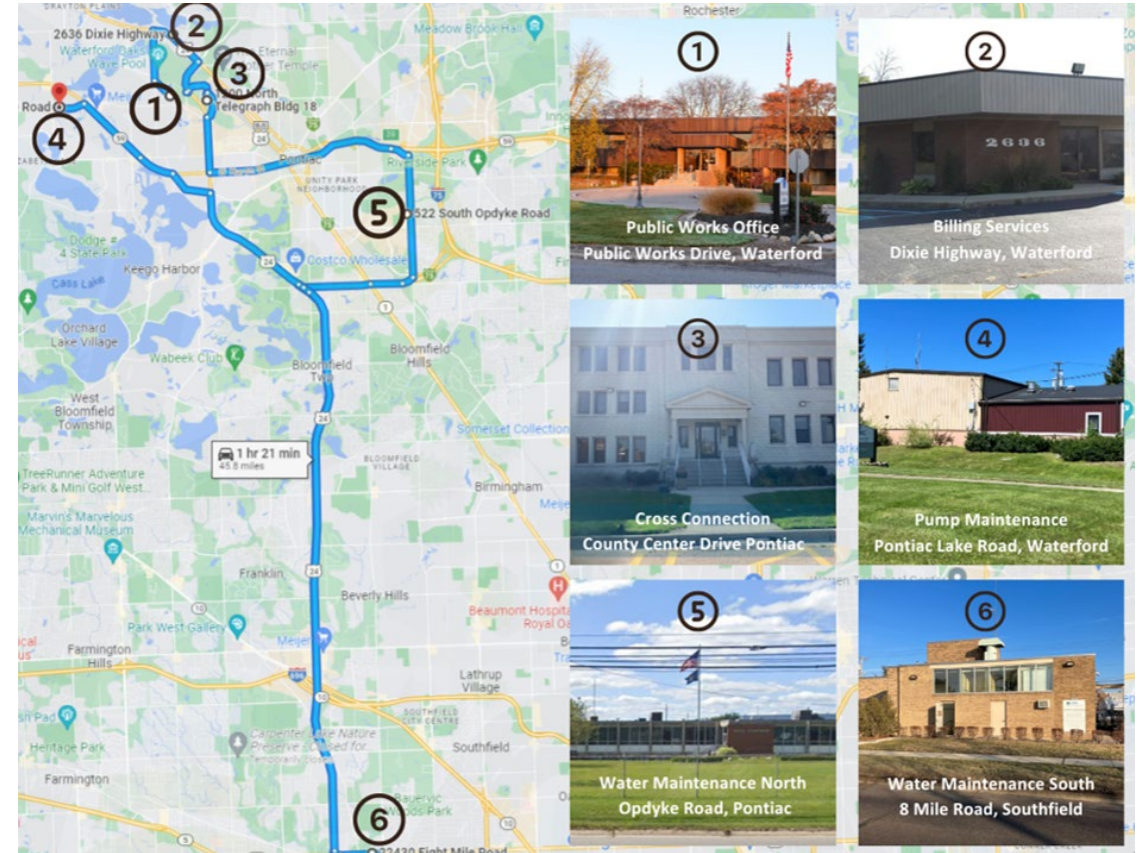
Allows for expanded operations and increased economies of scale



Increase scope of services to address aging infrastructure

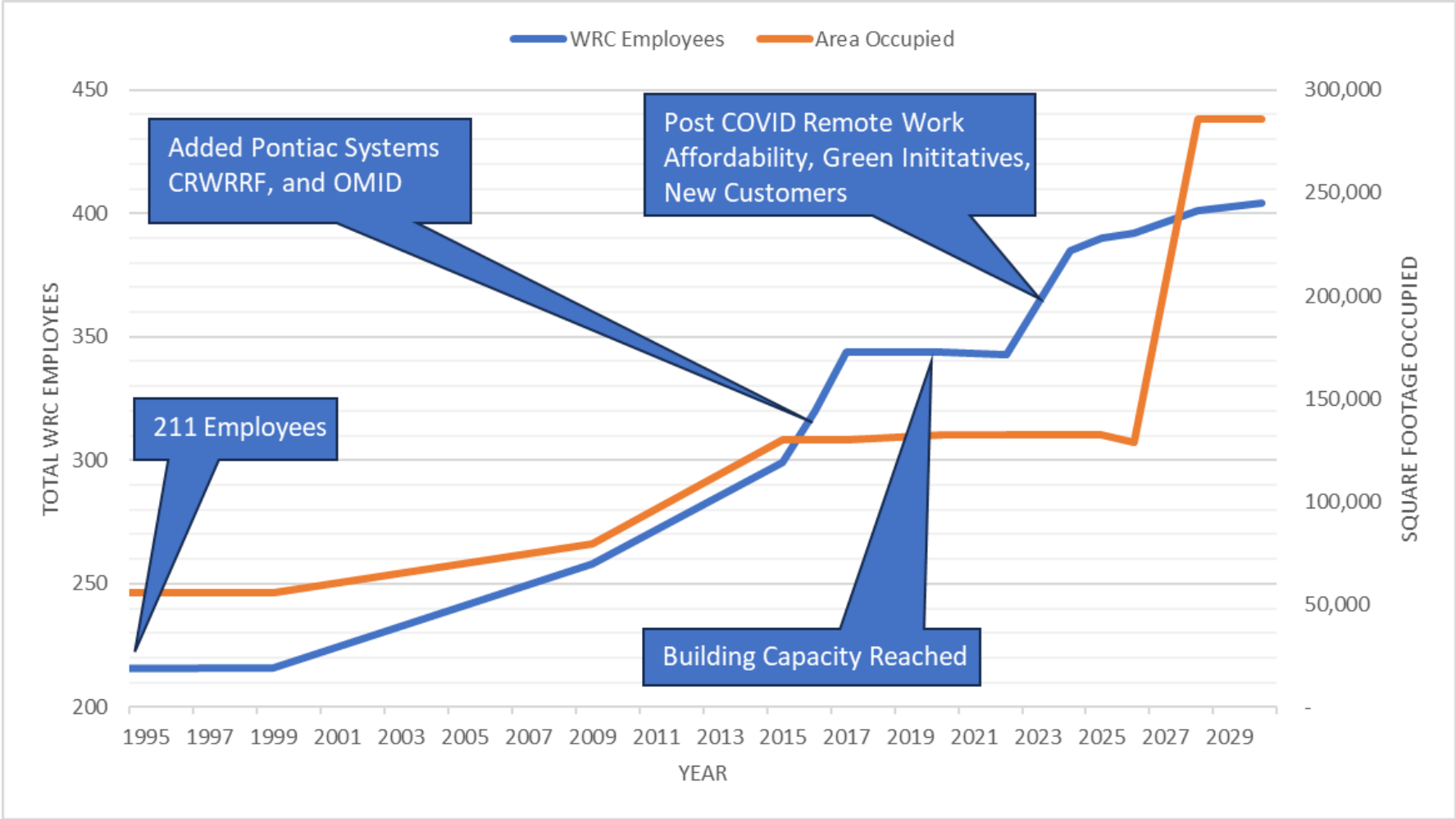
Why a New Facility is Needed

| Facility | Year Built | Area Occupied (square feet) | Number of Employees |
|-------------------------|------------|-----------------------------|---------------------|
| Cross Connection | 1928 | 3,200 | 11 |
| 522 S. Opdyke | 1960s | 32,000 | 46 |
| Dixie Bldg. | 1970s | 8,000 | 33 |
| Public Works Building | 1971 | 41,400 | 176 |
| Pump Maintenance | 1980s | 14,200 | 27 |
| Water Maintenance South | 1990s | 3,700 | 14 |
| TOTAL | | 103,000 | 307 |

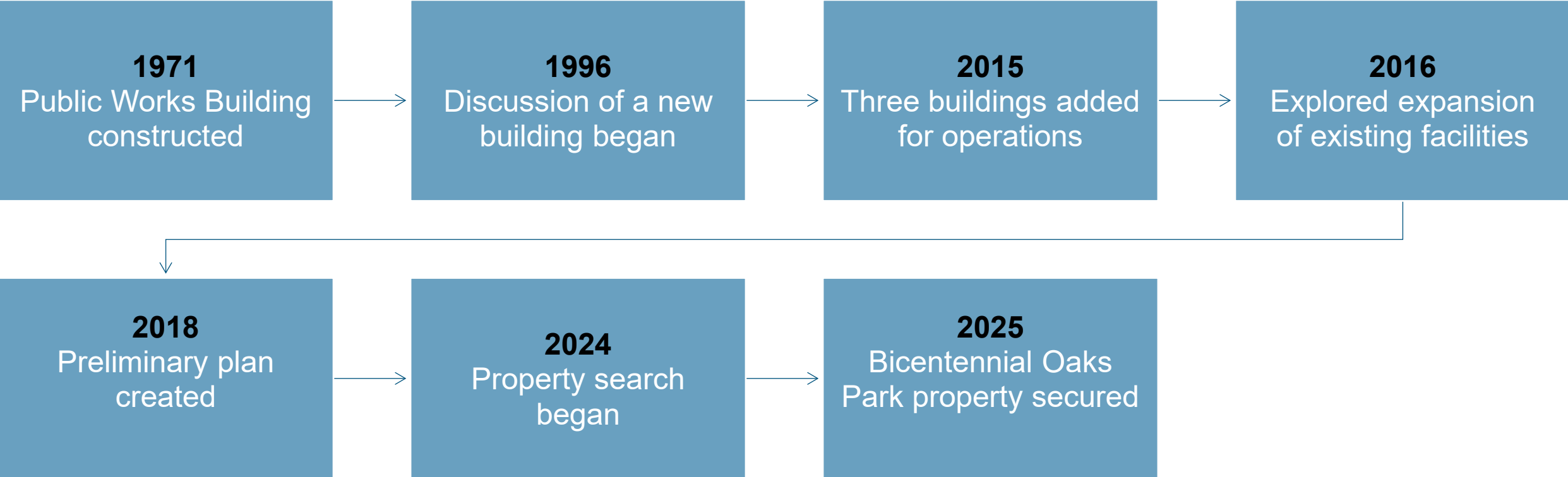


WRC has an additional 63 employees that will remain Clinton River Water Resource Recovery Facility, GWK Retention Basin, and the Walled Lake-Novi Treatment Plant

Why a New Facility is Needed



Background

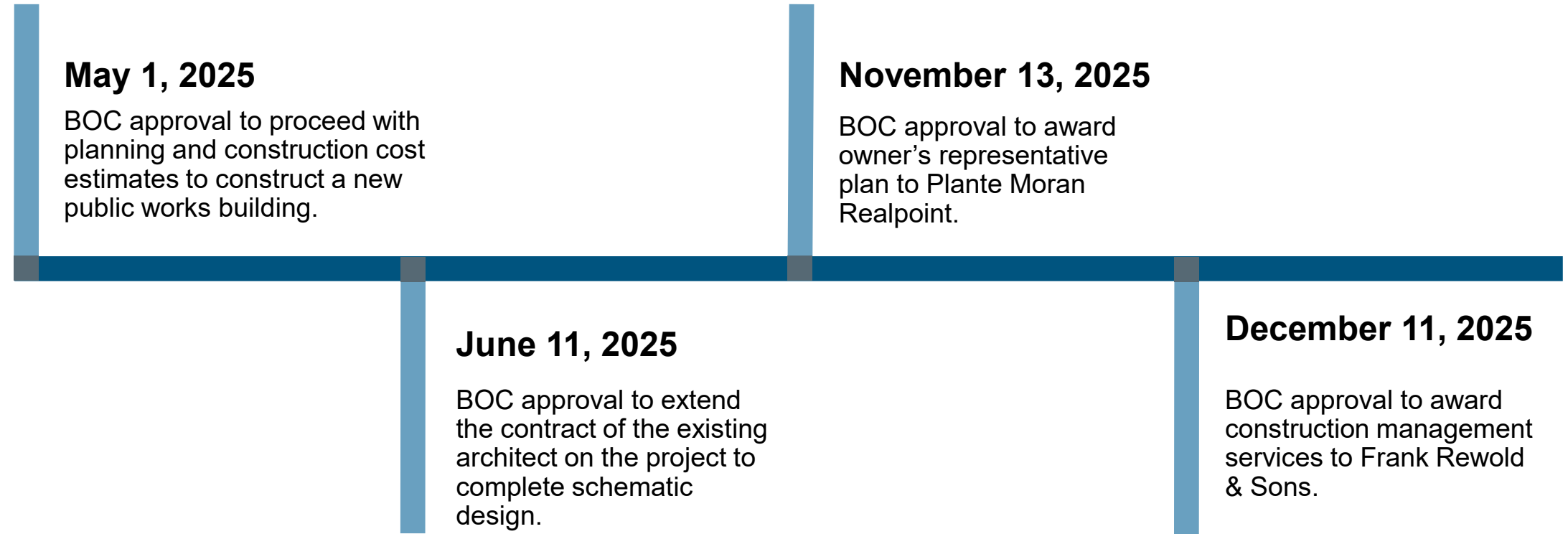


Goals for the New Building



- Centralized operations in one facility
- Ability to serve the community for the next 50 years
- Improve operational efficiencies and functionality
- Showcase best stormwater management practices
- Support Oakland County's sustainability goals – including LEED certification
- Collaborate with Oakland County Parks on site development
- Create work environment that attracts and retains top talent

Previous Board Action



May 1, 2025

BOC approval to proceed with planning and construction cost estimates to construct a new public works building.

November 13, 2025

BOC approval to award owner's representative plan to Plante Moran Realpoint.

June 11, 2025

BOC approval to extend the contract of the existing architect on the project to complete schematic design.

December 11, 2025

BOC approval to award construction management services to Frank Rewold & Sons.



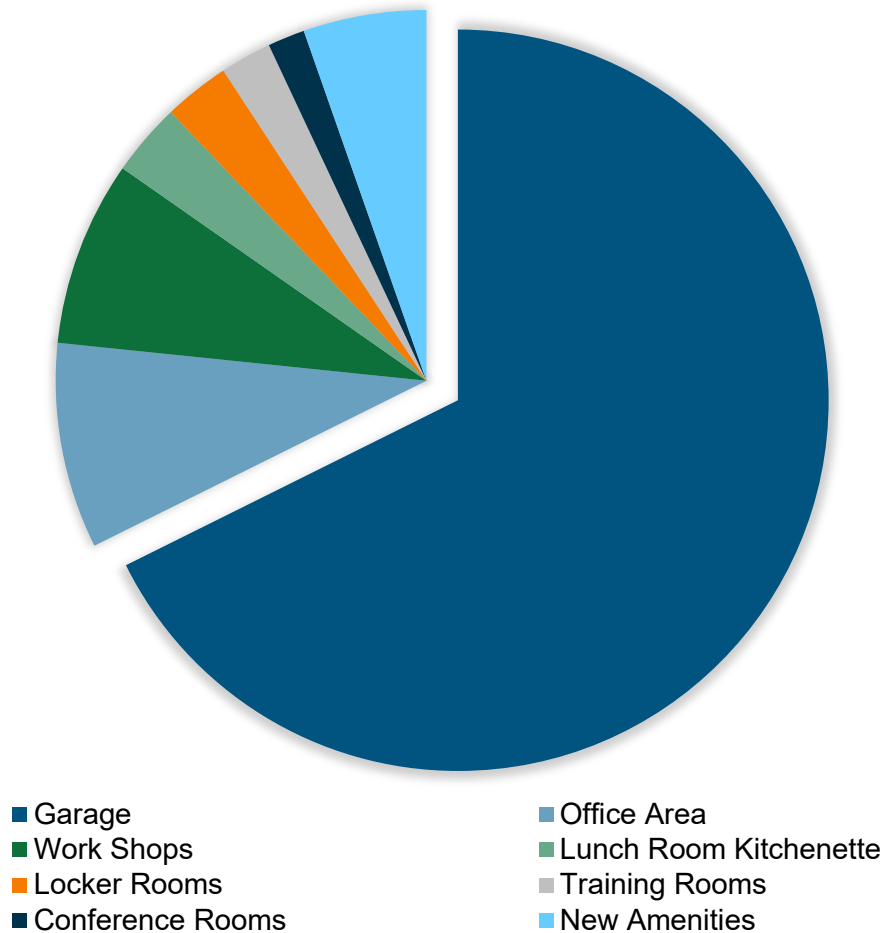
Preferred Design Solution



- Bicentennial Oaks utilizes 38 acres of county-owned land
- Construct 149,000 square foot two-story administrative office and field support facility for 415 employees
- Attached to a 149,000 square foot garage that will house 180 vehicles and 58 pieces of equipment
- Includes a fueling station and water filling to increase efficiency



Right-Sizing for the Future



- Indoor storage for vehicles and equipment
- 14,000 sq ft office added to right-size current operations
- Workshop and locker rooms will be doubled
- New features:
 - Conference rooms
 - Meeting rooms
 - Training rooms
 - Vehicle maintenance area
 - Machine shop

Project Budget

| | |
|---------------------------|----------------------|
| Land Cost | \$0 |
| Professional Services | \$10,600,000 |
| Regulatory | \$500,000 |
| Owner Costs | \$1,800,000 |
| Construction | \$108,500,000 |
| Furniture and Fixtures | \$5,000,000 |
| Owner Equipment | \$2,000,000 |
| Technology | \$6,700,000 |
| Subtotal | \$135,100,000 |
| Contingency | \$14,100,000 |
| Escalation | \$4,800,000 |
| Total Project Cost | \$154,000,000 |



Operational Cost Savings

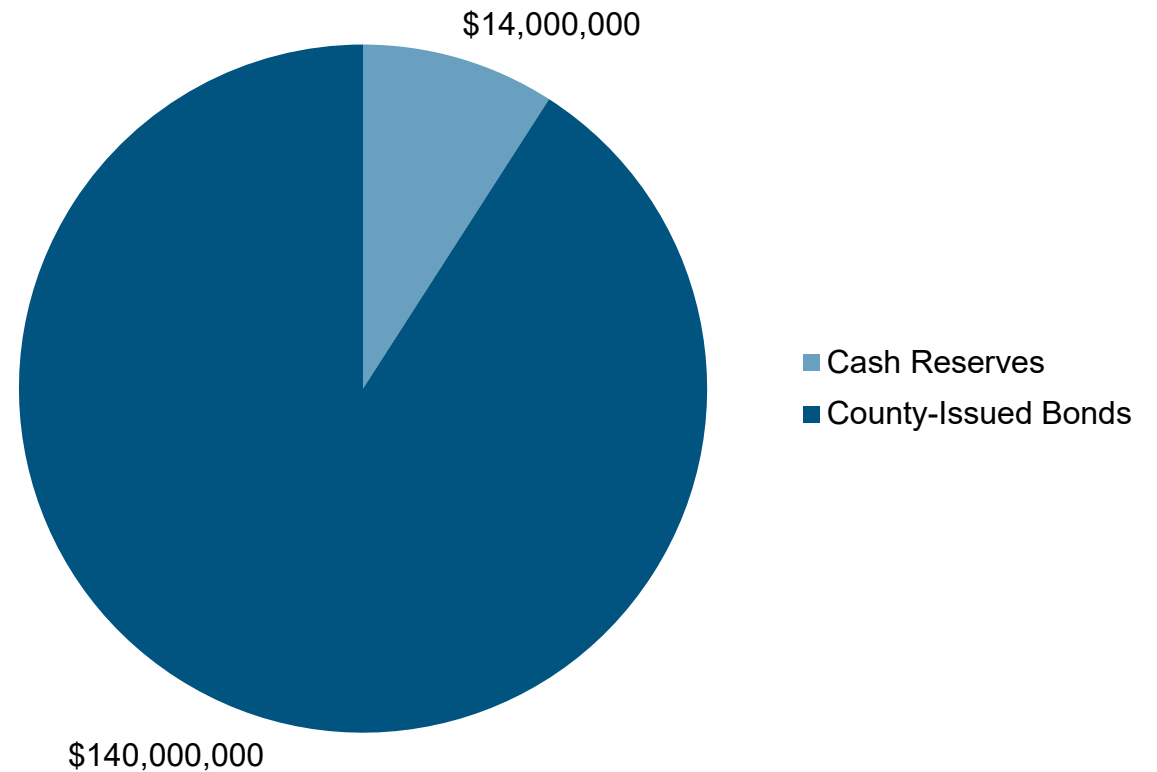
| Indoor Storage | On-Site Fueling & Water | Centralization | Shared Resources |
|---|---|---|---|
| <ul style="list-style-type: none">• Increases equipment and vehicle useful life by three to five years• Reduces the need for new equipment | <ul style="list-style-type: none">• Onsite stations improve travel time• Cheaper fuel vs retail prices | <ul style="list-style-type: none">• Sale of existing buildings \$1.6 million• Lower building operating costs | <ul style="list-style-type: none">• Shared use of equipment and vehicles• Staff cross-training for emergencies |
| \$1.6 million annually | \$840,000 annually | \$1 million annually | \$1.5 million annually |

FIVE YEAR SAVINGS OF \$25,000,000

Funding Sources

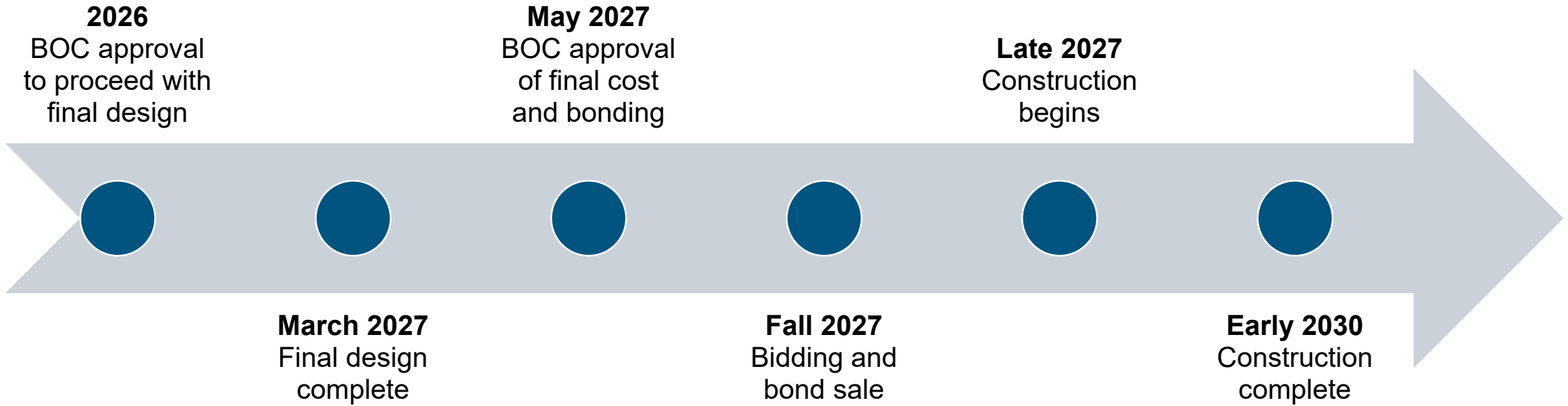
Project Estimate: \$154 million

- \$14 million cash reserves
- \$140 million county-issued bonds
 - 30-year term at 4.22% interest*
 - \$8,300,000 annual bond payment
 - Funded by one-time increase in hourly reimbursement charges
 - Farmington Hills Retail Customers
 - One time increase of \$1/month for the life of the bond



* Interest rate as of March 2026, may change prior to bond sale

Proposed Schedule



Summary

What does the project entail?

New 290,000 square foot building on 38 acres to consolidate six buildings in one central location

How much will it cost?

\$154 million

How will it be paid for?

Cash reserves and county-issued bonds

What is the impact?

Water and sewer customers will pay average of \$1 more per month

What is the schedule?

Design Completion in early 2027
Construction completion in early 2029



Thank You



MEMORANDUM

FROM: Cristia Brockway, Economic Development Director
TO: Farmington Hills City Council
CC: Karen Mondara, Acting City Manager
DATE: June 8, 2026
SUBJECT: City Initiated Mural Policy & Program

This evening's study session is focused on a City Initiated Mural Policy and a new concept regarding mural implementation. The City Initiated Mural Program will be tested along the Grand River Corridor at select locations that are visible to all members of the public.

Murals have become a draw for residents and visitors alike to gathering areas. They encourage community identity, but also economic opportunity for businesses looking to stand out. This program will be initiated by the City under the attached policy guidelines. Below are key sections describing the policy and its framework to address the mural program:

Purpose

- Install murals through city implementation.
- Enhance public spaces and community pride by installing outdoor murals.
- Use public art as a placemaking tool to create character, identity, and visual interest.

Themes

- Local culture, history, nature, community, unity, progress.

Prohibited content

- Nudity/sexual content
- Religious imagery
- Violence or weapons
- Political messaging
- Racist, sexist, or discriminatory content

Where

- The attached policy is designed to be used city-wide.
- First test area will be within the Grand River Corridor because of its funding capability for public improvements, including art.

How

- Walls are selected for potential mural.
- City leases walls from private property owners for \$1 per year for five years.
- After year five, the property owners may:

- Extend the lease and keep the mural
 - Remove the mural
 - Begin a new lease for a new mural.
- Murals become City property once installed.
- Murals are reviewed internally and may require from other relevant boards or commissions.
- The Cultural Arts Commission has been asked to provide select members to assist in mural feedback during the selection process.

Responsibilities

- *City* - inspect, provide maintenance coordination, and cleaning. May remove or refresh murals at any time.
- *Artist*- use durable materials and perform repairs for premature failures/minor touch ups.
- *Property owner* – Must provide access for installation and upkeep, responsible for damage caused by their own negligence/accidents.

Administration & Legal

- City retains mural ownership and reproduction rights.
- City has full discretion in artist and artwork selection.
- Administered by the City Manager’s Office with help from Cultural Arts and other departments.

The Economic Development Director presented this policy and program idea before the Cultural Arts Commission at their April 9, 2026, meeting where members “reacted favorably to the presentation and plan, with many wanting to participate in the planning/selection process.” We are requesting feedback from the City Council on the City Initiated Mural Policy and provide any input related to the mural program.

| | |
|---|--|
| Policy Number: TBD | Subject: City of Farmington Hills Outdoor Mural Program Policy |
| Revised: TBD Issued: | Page: 1 of xx |
| <p>Intent: The City of Farmington Hills seeks to enhance public spaces, foster community pride, and support artists through the creation of vibrant, large-scale outdoor murals. This policy establishes a framework for leasing privately owned blank walls in highly visible locations for the purpose of installing city-commissioned murals.</p> <p>Placemaking is the change agent for improvement, and public art is a unique and powerful tool in the placemaking toolbox. Public art serves as an amenity that draws people in and allows them to connect in meaningful and memorable ways. It adds aesthetic appeal to public spaces and makes navigating those spaces more enjoyable and engaging. Murals can serve as visual landmarks, helping visitors orient themselves within the City, while also enhancing the character of the built environment.</p> <p>Beyond function, public art provides the community with a sense of identity and pride. It transforms seemingly ordinary spaces into cultural experiences, fostering a deeper connection between residents, visitors, and the places they inhabit.</p> | |
| <p>Applies to: City, Private Property Owners, Artists, and other bodies if necessary.</p> | |

I. Objective & Program Overview

To achieve the stated intent of this Policy, the Outdoor Mural Program is a city-initiated public art initiative designed to bring color, creativity, and community identity to highly visible spaces throughout Farmington Hills. Through this program, the City will lease selected blank walls from private property owners for a nominal annual fee (typically \$1.00) , over a period of five years. The City will advertise a call for artists in order to select a professional with proven experience, capability, qualifications, and capacity to create an outdoor mural. Paint and certain other supplies may be paid for or provided by the City through this program.

At the end of the five-year lease, the property owner (referred to as the “landlord”) will have the option to:

- If mutually agreed, extend the lease for an additional period of time and kep the existing mural in place,
- Remove the mural, or
- If mutually agreed, begin a new lease period with a fresh mural, which may involve a new artist.

Artists should be aware that all submitted artwork must be original, created by the applicant, and is subject to change or removal after the five-year term.

All mural proposals will be reviewed internally by City administration with support from the Department of Special Services Cultural Arts Division. Depending on the location, approvals may also be required from relevant councils, boards, or commissions.

The City welcomes a diverse range of artists to apply. While residency in Farmington Hills is not required, preference may be given to artists within the Southeastern Michigan Region.

Because these murals are intended for large-scale outdoor display, selected designs should be visible from the road and capable of creating a sense of place and recognition for the surrounding area.

To celebrate the launch of each mural, the City may host a ribbon-cutting event to welcome the artwork into the community and recognize the artist's contribution and landlord's participation and support.

II. Eligibility Criteria for Wall Locations and Lease

To ensure the success and visual impact of each mural, both the wall location and the proposed artwork (see Section V, below) must meet specific criteria. These standards help maintain consistency, safety, and alignment with the City's vision for public art. By focusing on high-visibility areas and structurally sound surfaces, the program maximizes exposure and community benefit.

A. Wall Location Requirements

- Located within designated high-visibility corridors or commercial districts.
- Structurally sound and free of major obstructions.
- Visible from public rights-of-way.
- Available areas on the property and building for purpose of undertaking the mural project and for storage, if needed, on site.
- Property owner must consent for a five-year lease term (see III, below).

B. Lease Terms

The lease will be designed to be simple, affordable, and mutually beneficial. A nominal fee ensures accessibility for property owners, while formalizing the City's (and its artist's) right to install and maintain the mural. Clear terms around access, maintenance, storage, and liability protect all parties and support the long-term sustainability of the artwork. This framework encourages participation while minimizing risk and responsibility for property owners.

1. Standard Lease Structure

- Five (5) year lease term.
- Lease fee of \$1 annually, totaling \$5 over five years.
- At lease end, the property owner may:
 - If mutually agreed, extend the lease for an additional period of time and keep the existing mural in place,

- Remove the mural, or
- If mutually agreed, begin a new lease period with a fresh mural, which may involve a new artist.
-
- Include provisions that address the legal and risk considerations set forth in Section [redacted] of this Policy and any other provisions that may be required by the City Council or City Attorney.

2. Access & Maintenance

- City and contractors will have reasonable access for installation and upkeep.
- Property owners are not responsible for mural maintenance.
- The City may remove, or refresh murals as needed.
- Identification of all areas on the subject property and building that will be needed for purpose of completing the mural project and for storage, if needed, on site

3. Liability & Insurance

- The City will carry general liability insurance.
- Property owners will be indemnified against mural-related claims.

III. Application Process

The application process is structured to be transparent and available for artists of varying experience levels. By providing detailed wall information upfront, artists can make informed decisions about their submissions. Each step—from application to wall reservation—is designed to streamline coordination between the City, property owners, and artists, ensuring a smooth and collaborative experience.

Step 1: Wall Inventory Review (For Artists)

Artists may review a list of available walls, including:

- Location description
- Wall dimensions
- Photo
- City contact: City Manager's Office

Step 2: Artist Application

Artists submit:

- Selected wall
- Concept/theme
- Preliminary rendering and color palette list
- Up to ten examples of past work

- Identification of all areas on the subject property and building that will be needed for purpose of completing the mural project and for storage, if needed, on site.
- Schedule for completion of the mural and the maximum time period for final completion.
- Proposed amount to be paid for completion of the project, including itemization of costs.
- Materials and information to demonstrate, satisfy, or otherwise address all of the selection criteria set forth in Sections IV.B and IV.C of this Policy.

Step 3: Site Review, Funding, & Agreements

- Site visit (if needed).
- Evaluation of funding availability or limitations for the proposal.
- Wall Use Agreement signed by the City and property owner, and, if necessary, the artist.
- Artwork Agreement signed by the City and artist.

Step 4: Wall Reservation & Completion of Mural

- Selected wall is removed from the available list.
- Artist(s) undertakes and completes the mural.

IV. Artist and Artwork Criteria and Selection Process

To ensure the success and visual impact of each mural, both the artist and the proposed artwork must meet specific criteria as they are critical components of the program's success. These standards help maintain consistency, safety, and alignment with the City's vision for public art. Similarly, the content guidelines ensure that murals reflect the inclusive, uplifting, and welcoming spirit of Farmington Hills. The selection process also emphasizes artistic quality, relevance to community values, and the ability to execute large-scale work. By involving City staff, and potentially councils, boards and commissions, the review process ensures that selected murals align with the City's goals and resonate with the public.

A. Call for Artists

- Promoted through City channels and regional networks.
- Open to all; regional artists preferred.

B. Artist Selection Criteria

- General experience as an artist
- Collaboration and communication skills.
- Experience with large scale indoor and outdoor murals and other public art.
- Experience working with outdoor art mediums.
- Examples of past indoor and outdoor work.

- Demonstrated ability or specialization in working with the outdoor materials/mediums that will be required for the proposed mural and the type of surface texture and environmental conditions involved with the wall and location, such that the completed mural will be sustainable, successful, and remain in place and vibrant for at least 5-years.
- Capacity, experience, and capability to complete the project within the required timeline and budget.

C. Artwork Selection Criteria & Guidelines

These criteria and guidelines provide a creative framework that balances artistic freedom with community standards. By encouraging themes that are uplifting and inclusive, the City fosters a positive visual environment. Technical and accessibility considerations ensure that murals are durable, safe, and viewable by all residents and visitors, reinforcing the program’s commitment to positive wellbeing.

- Artistic quality and originality.
- Relevance to community and program themes.
- Feasibility.
-
- Must be fun, inspirational, thought-provoking, or whimsical.
- Must be original and created by the submitting artist.
- Must be visible and engaging from the street or sidewalk, and ADA-compliant in location and scale.
- Must use and involve outdoor materials/mediums that will be sustainable, weather resistant, successful, and remain in place and vibrant for at least 5-years considering the proposed mural and the type of surface texture, sun and moisture exposure, and other environmental conditions involved with the wall and location.
- Preferred Themes
 - Local culture and uplifting historical events.
 - Universal concepts such as nature, community, unity, and progress.
 - Aesthetic appeal balanced with accessibility.
 - Consistent with intent and purpose of this Policy.
- Prohibited content includes:
 - Nudity or sexually suggestive content
 - Religious symbols or representations
 - Violence, weapons, or despair/suffering
 - Political messaging or controversial topics
 - Racist, sexist, discriminatory, or non-inclusive imagery

D. Review Process

- Reviewed by City staff.
- May require council, board and/or commission recommendations or approvals.

E. Design Development

- Final rendering and color palette list are required.
- All materials and equipment needed and to be used by the artist for the project (e.g., power washer, primer, scissor lift) are to be identified. Elaborate designs are welcome, but artists should remain mindful of budget constraints.

F. Artist Compensation and Agreement

- Artists will be paid for their work upon completion of the project.
 - *An itemized invoice will be required before payment is processed.*
- Budgets and compensation may vary based on location, scope, availability of funding, and other factors.
- Budgets and compensation will be based on the artist's proposal and determined at the time of selection.
- The artist and City will need to sign an agreement regarding completion of the mural project.

V. Maintenance & Responsibilities

Clear delineation of responsibilities ensures that murals remain vibrant and well-maintained throughout their lifespan. The City manages custody, while artists and property owners have defined, limited roles. This shared approach supports the longevity of the artwork and maintains the integrity of the program without placing undue burden on any one party.

A. City Responsibilities

- Routine inspections and coordination of repairs.
- Right to remove or refresh murals as needed.
- Maintains cleanliness of artwork from natural, outdoor debris.

B. Artist Responsibilities

- Use of durable materials.
- Return to repair premature wear due to material failure.
- Provide minor touch-ups upon request from City.

C. Property Owner Responsibilities

- No responsibility for routine maintenance of mural.
- Must allow access for City staff and artist, as needed.
- Responsible for repair costs if damage is caused by negligence or accidental actions.

VI. Community Engagement

Community engagement is a linchpin of the mural program. While not required for every project, opportunities for public input and celebration enhance community ownership and pride. Events

and educational activities deepen the connection between residents and the artwork, transforming murals into shared cultural experiences.

Community Input

- The City *may* seek community input through meetings, surveys, or outreach.

Celebration & Recognition

- The City may have a ribbon-cutting or other event to celebrate and publicize murals.
- The City may promote its murals through City media channels.

Educational Opportunities

- Artist talks, workshops, or school visits may be coordinated when possible.

VII. Legal & Risk Considerations

Legal clarity is essential for a successful public art initiative. The Artwork Agreement and Wall Use Agreement provisions protect all parties involved. These measures ensure transparency, reduce liability, and support a respectful, professional relationship between stakeholders.

A. Insurance

- City provides general liability coverage.
- Artists may be required to carry insurance or sign a waiver.
- Property owners are indemnified by the artist, while on the property creating the mural.

B. Copyright & Reproduction

- Artists retain a limited copyright.
- City owns the mural and receives non-exclusive rights to reproduce, promote, document, and remove the mural.

C. Disclosures

- The Policy and any City actions and decisions under it do not and shall not be construed or interpreted to in any way establish a traditional or designated public forum for speech of any kind for the public, landlord, or artist.
- The City's decisions regarding the selection of artists and artwork under this Policy and Program are not subject to any free speech rights the artist or landlord may have.
- In choosing and awarding a mural project to an artist, the City is engaging in a contract with the artist for a specific work of art, and the artist and artwork chosen are entirely in the City's discretion and the artwork produced becomes the City's property upon commencement of the artist's work.
- Although the City may enter into a lease with landlords for a period of time and although the City may enter into a contract with artists to produce artwork, the City shall owe no duty or obligation to the landlord or artist to retain the artwork for any period of time and

shall have the exclusive right to remove the artwork at any time, in its sole discretion, for any reason or no reason at all.

VIII. Program Administration

Effective administration is key to the program's long-term success. Oversight by the City Manager's Office, in collaboration with other City departments, ensures that the program is well-coordinated and responsive. Annual reporting and periodic evaluations allow the City to adapt and improve the program based on real-world experience and community feedback.

A. Oversight

- Managed by the City Manager's Office, in collaboration with other City Departments
- Coordination with Cultural Arts Division and other departments.

B. Interdepartmental Support

- May include Planning, Building, Legal, and Public Works.

C. Annual Reporting

- The City may prepare an annual report for City Council.

D. Program Evaluation

- Policies and procedures may be updated based on program performance and community feedback.
- The City will periodically evaluate the program's effectiveness and may update policies, procedures, or guidelines to reflect lessons learned and evolving community needs.

IX. General

A. Conclusion, Policy Review, and Updates

The Outdoor Mural Program represents a bold step toward enriching the cultural and visual landscape of Farmington Hills. By transforming blank walls into vibrant expressions of creativity and community identity, the City fosters a sense of place, pride, and connection. Through thoughtful planning, inclusive participation, and ongoing stewardship, this policy lays the foundation for a dynamic public art initiative that will inspire residents and visitors for years to come.

To ensure the Outdoor Mural Program remains responsive and effective, the City will periodically assess its performance and relevance. Any necessary updates to this policy will be made in alignment with community feedback, operational insights, and evolving best practices. Revisions will be coordinated by the City Manager's Office and shared with all stakeholders to maintain transparency and continuity.

B. Contact Information

For questions about the Outdoor Mural Program, to request a meeting, or to discuss potential wall locations or artist opportunities, please contact:

City of Farmington Hills – [INSERT]
Department
[Insert Contact Name]
[Insert Title]

Phone: [Insert Phone Number]
Email: [Insert Email Address]
Website: [Insert City or Program URL]

City staff are available to assist property owners, artists, and community members throughout the application and mural development process.

X. Definitions

A. Definitions (General)

Artist

An individual or team submitting a mural design proposal for consideration under the Outdoor Mural Program. Artists may be local or regional and must provide original work.

Cultural Arts Division

The City department/division or designated team responsible for supporting the review, coordination, and promotion of public art projects, including murals.

City

Refers to the City of Farmington Hills, including its departments, staff, and representatives involved in administering the Outdoor Mural Program.

Community Engagement

Activities designed to involve residents and stakeholders in the mural process, such as public input sessions, ribbon-cuttings, or educational events.

Landlord / Property Owner

The legal owner of a private property with a blank wall leased by the City for mural installation. The landlord must consent to a five-year lease term.

Tenant

The lessee of the exterior wall which is owned by a private property owner.

Lease Agreement / Wall Use Agreement

A formal contract between the City, the property owner, and, if necessary, the artist outlining the terms of mural installation, maintenance, liability, and duration.

Placemaking

A community development approach that uses public spaces and amenities—such as murals—to foster social interaction, identity, and vibrancy.

Program Administrator

The City department (e.g., City Manager's Office) responsible for overseeing the implementation, evaluation, and updates of the Outdoor Mural Program.

Ribbon-Cutting

A ceremonial event hosted by the City to celebrate the completion and unveiling of a new mural.

ADA-Compliant

Refers to mural placement and design that meets the standards of the Americans with Disabilities Act, ensuring accessibility for all individuals.

B. Definitions (Artistic Themes & Content)**Fun**

Art that evokes joy, playfulness, or amusement. Often characterized by bright colors, dynamic shapes, or lighthearted subject matter that appeal to a wide audience.

Inspirational

Art that uplifts, motivates, or encourages viewers. It may include themes of resilience, hope, achievement, or community strength.

Whimsical

Art that is imaginative, quirky, or fantastical in nature. Whimsical works often feature unexpected elements, surreal imagery, or playful exaggeration.

Thought-Provoking

Art that stimulates reflection, curiosity, or conversation. These works may explore abstract ideas, cultural narratives, or emotional depth without being controversial or divisive.

Local Culture

Visual representations that reflect the unique identity, traditions, history, or people of Farmington Hills or the surrounding Michigan region. This may include references to local landmarks, events, or community values.

Nature

Art that incorporates elements of the natural world, such as landscapes, flora, fauna, seasons, or environmental themes. It may celebrate biodiversity or promote ecological awareness.

Unity

Themes that emphasize togetherness, inclusivity, and shared human experience. Unity-focused art may depict collaboration, diversity, or symbols of connection.

Progress

Art that symbolizes growth, innovation, or forward movement. This may include representations of technology, education, sustainability, or social advancement.

C. Content Restrictions (Defined)**Nudity**

Depictions of the human body that expose genitalia, breasts, or buttocks. All forms of nudity are prohibited, regardless of artistic intent.

Religious Imagery

Symbols, figures, or scenes associated with specific religious or spiritual practices. This includes crosses, deities, sacred texts, or places of worship.

Violence

Visuals that depict physical harm, weapons, blood, or aggressive behavior. This includes both realistic and stylized portrayals.

Political Content

Imagery that promotes, criticizes, or references political parties, candidates, ideologies, or current political issues. This includes slogans, campaign symbols, or partisan messages.

Discriminatory Visuals

Any imagery that promotes or implies racism, sexism, homophobia, xenophobia, ableism, or other forms of prejudice or exclusion. This includes offensive symbols, stereotypes, or language.

This policy was approved by [xxx] on _____ 2026.

City Mural Program

Economic Development Department Director, Cristia Brockway

Brief History

- City attempted to peruse a mural program in the past, but separating art from signage was a challenge.

How is this program different?

- The City will be initiating the program and funding the murals.
- Arts Commission representatives will help select concept mural options.



Demand for Art

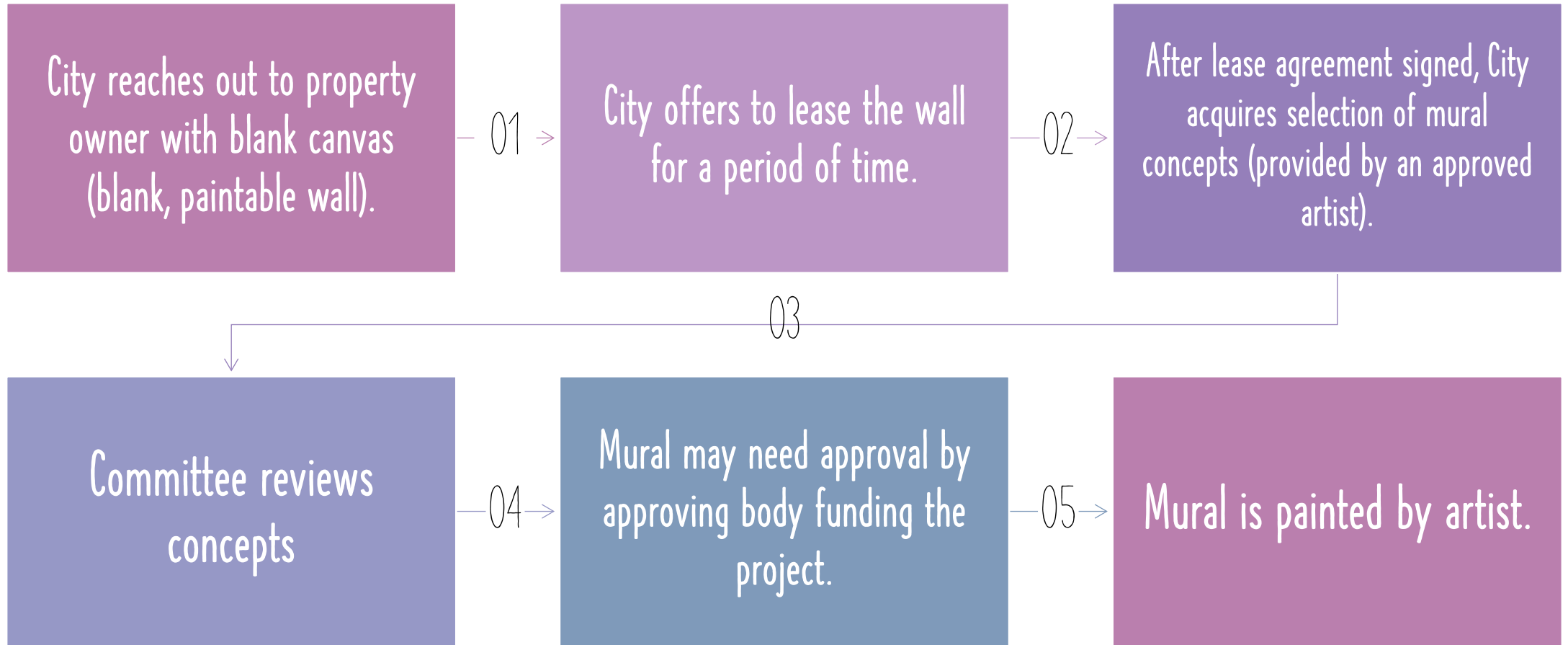
- The City is looking to self-invest while business investment grows.
- Test site for murals: Grand River Corridor between Orchard Lake Road and Inkster Road.
 - Ripe area for redevelopment.
 - City is conducting a streetscape plan to initiate.
 - Including landscaping elements.
 - Interactive placemaking spaces.
 - Area with identity.
 - Murals will be initiated here.

Test Area - Grand River Corridor

- Walls have been pre-selected within the Grand River Corridor between Orchard Lake Road and Inkster Road along 8 Mile.
- This will be the pilot project location due to access in funding and revitalization initiatives.



City Mural Program





Today's Ask

Does City Council have any feedback related to the policy or program? Next step: schedule policy for adoption by City Council.

AGENDA
CITY COUNCIL MEETING
JUNE 8, 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. Recognition of the City's We Are America Student Poster Design Contest
3. Recognition of the Girl Scouts of Southeastern Michigan's Gold Award Young Woman of Distinction
4. Proclamation recognizing June 19, 2026 as [Juneteenth](#)
5. Proclamation recognizing June 2026 as [LGBTQIA+ Pride Month](#)

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

6. Presentation of the [Farmington Area Arts Commission 2025 Annual Report](#)

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 12-38)

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:

7. Public hearing and consideration of adoption of the Fiscal Year 2026/2027 Budget and 2026 City Property Tax Millage Rates. [CMR 6-26-79](#)

NEW BUSINESS:

8. Consideration of adoption of a resolution establishing water supply rates for fiscal year 2026/2027. [CMR 6-26-80](#)
9. Consideration of adoption of a resolution establishing sewer rates for fiscal year 2026/2027. [CMR 6-26-81](#)
10. Consideration of adoption of a [resolution](#) regarding a Charter Amendment for Parks and Recreation Millage.
11. Consideration of approval of [appointments](#) to various Boards and Commissions.

CONSENT AGENDA:

12. Recommended approval of a Special Event Permit and Firework Display application for the [Farmington Area Juneteenth Celebration Firework Display](#) to be held on June 18, 2026.
13. Recommended approval of a Special Event Permit for the [First African Methodist Episcopal Church of Farmington Hills 8th Annual Farmington Area Juneteenth Celebration](#) to be held on June 20, 2026.
14. Recommended approval of a Special Event Permit for the [Motor City Harley-Davidson Hot Rods and Harley Bike Night Rockfest](#) to be held on June 19, 2026.
15. Recommended approval of a Special Event Permit for the [Ward Church of Farmington Hills Festival of India](#) to be held on July 11, 2026.
16. Recommended approval of a Special Event Permit for the [Farmington Community Library Summer Reading Finale](#) to be held on July 27, 2026.
17. Recommended adoption of a [resolution](#) authorizing the execution of the Legal Services Agreement for the 3M and Dupont Public Drinking Water Settlements.
18. Recommended approval of a cost participation agreement between the Road Commission for Oakland County and the City of Farmington Hills to fund the resurfacing of 12 Mile Road from Orchard Lake Road to Autumn Ridge. [CMR 6-26-82](#)
19. Recommended approval of a cost participation agreement between the Road Commission for Oakland County and the City of Farmington Hills to fund the resurfacing of 12 Mile Road from Novi Road to Farmington Road. [CMR 6-26-83](#)
20. Recommended approval of vacation of water main easements, located at 27400 Twelve Mile Road. [CMR 6-26-84](#)

21. Recommended approval of setting the [City Council Annual Goals Session meeting date](#) of October 10, 2026.
22. Recommended approval of an Interlocal Agreement for Advanced Life Support Emergency Medical Services between the City of Farmington Hills and the City of Farmington. [CMR 6-26-85](#)
23. Recommended adoption of a resolution for reimbursement of eligible expenses related to the Oakland County West Nile Fund Program. [CMR 6-26-86](#)
24. Recommended approval of the First Addendum to Planned Unit Development Agreement for Villas at Pebble Creek. [CMR 6-26-87](#)
25. Recommended adoption of a resolution to vacate the Agreement for Storm Water Retention and Discharge Restriction System, located at 24701 Hallwood Court. [CMR 6-26-88](#)
26. Recommended approval of award of bid for the Department of Public Works, Section 'A', roof replacement to Lutz Roofing Company, Inc. in the amount of \$120,445.00 and to Garland/DBS, Inc. in the amount of \$245,803.15 for a total of \$366,248.15. [CMR 6-26-89](#)
27. Recommended approval of award of bid for the 2026 Liquid Calcium Chloride for Dust Control and Winter Maintenance to Liquid Calcium Chloride Sales, Inc. in the amount not-to-exceed \$244,200 per year with one or more administration approved extensions. [CMR 6-26-90](#)
28. Recommended approval of annual bid waivers and awards for fiscal year 2026/2027. [CMR 6-26-91](#)
29. Recommended approval of award of the Department of Public Works generator replacement and portable generator upgrades to Corby Energy Services in an amount not to exceed \$766,991. [CMR 6-26-92](#)
30. Recommended approval of award of bid for Heavy Duty Truck Parts to Metro Airport Trucks in an estimated annual amount of \$35,000, with option to renew. [CMR 6-26-93](#)
31. Recommended approval of purchase of fire hose to Conway Shield in the amount of \$35,062. [CMR 6-26-94](#)
32. Recommended approval of award of fitness equipment purchase and maintenance agreement to Direct Fitness Solutions LLC in the estimated contract amount of \$50,000 for the first year, with four optional one-year renewal terms estimated at \$25,000 annually. [CMR 6-26-95](#)
33. Recommended approval of extension of award for the Farmington Hills Ice Arena sound system upgrade to Third Coast Tech, LLC in the amount of \$75,915.73. [CMR 6-26-96](#)
34. Recommended approval of extension of contract for Public Relations Support to The Allen Lewis Agency through December 31, 2026, and increase the contract amount by an additional \$35,000, for a revised amount not to exceed \$59,999.99. [CMR 6-26-97](#)

35. Recommended approval of City Council [study session minutes](#) of May 11, 2026.
36. Recommended approval of City Council [regular session minutes](#) of May 11, 2026.
37. Recommended approval of City Council [special study session minutes](#) of May 13, 2026.
38. Recommended approval of City Council [special study session minutes](#) of June 1, 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
Juneteenth Celebration
June 19, 2026**

- WHEREAS,** the City of Farmington Hills formally acknowledges Juneteenth as a holiday marking the end of slavery in the United States; and,
- WHEREAS,** the City of Farmington Hills commemorates the word of emancipation finally reaching a group of enslaved Africans in Galveston, Texas on June 19, 1865, more than two and a half years after President Abraham Lincoln issued the Emancipation Proclamation, stating that “all persons held as slaves” within the rebellious states “are, and henceforth shall be free;” and,
- WHEREAS,** following his statement, June 19, also known as Juneteenth, became the emancipation date of those long suffering for freedom; and,
- WHEREAS,** since then, as the oldest known celebration commemorating the end of slavery in America, the tradition of celebrating Juneteenth has remained strong, well into the 21st century, recognizing the triumph of the human spirit over the cruelty of slavery and honoring the strength, endurance and faith of African American ancestors; and,
- WHEREAS,** on June 17, 2021, President Joseph R. Biden, Jr. signed into law Senate Bill 475 making Juneteenth a federal holiday; and,
- WHEREAS,** Juneteenth is a day of reflection, renewal and pride, as families and community members gather to celebrate the African American experience, and to measure and appreciate the great progress and significant contributions made by African Americans in our society; and,
- WHEREAS,** worldwide celebrations of Juneteenth are designed to acknowledge and honor history while looking toward the future with a renewed commitment to building coalitions, offering support and working toward peace and liberty for all; and,
- WHEREAS,** the City of Farmington Hills Special Services Department Cultural Arts Division is hosting a free concert at 7 p.m. on June 19 at The Hawk Theatre, featuring a performance by the Metro Detroit-based artist Da'Ja for the community to come together in celebration of Juneteenth.

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 19, 2026, as **Juneteenth** in Farmington Hills. We encourage all community members to attend the City’s free Juneteenth celebration concert and urge the community to celebrate African American history and culture, while continuing to promote liberty for all and a strong sense of inclusion and belonging in Farmington Hills year-round.

A handwritten signature in black ink, reading "Theresa Rich".

Theresa Rich, Mayor



**PROCLAMATION
LGBTQIA+ Pride Month
June 2026**

- WHEREAS,** the struggle for dignity and equality lesbian, gay, bisexual, transgender, queer or questioning, intersex and asexual, aromantic or agender (LGBTQIA+) individuals is reflected in the dedication of advocates and allies who strive for a more inclusive society; and,
- WHEREAS,** June is declared as **LGBTQIA+ Pride Month** to commemorate the June 1969 Stonewall Uprising in Manhattan targeting LGBTQIA+ patrons and other marginalized individuals in violation of their civil rights, leading to the Gay Rights Movement; and,
- WHEREAS,** LGBTQIA+ Americans, including our neighbors, coworkers, friends and family members, face discrimination simply for being who they are and there is still work to do to extend the promise of our country to every person; and,
- WHEREAS,** the landmark Supreme Court decision of 2015 guaranteeing marriage equality in all 50 States was a historic victory for LGBTQIA+ Americans, which affirmed that everyone deserves to be treated as equals; and,
- WHEREAS,** in 2015, the City of Farmington Hills enacted a Human Rights Ordinance stating the City's intent that no person be denied equal protection of the laws, nor shall any person be denied the enjoyment of his or her civil or political rights or be discriminated against because of actual or perceived race, color, religion, national origin, sex, age, height, weight, condition of pregnancy, marital status, physical or mental limitation, source of income, family status, sexual orientation or gender identity; and,
- WHEREAS,** the City's Special Services Department Cultural Arts Division hosts inclusive community events each year, in celebration of LGBTQIA+ community members and their contributions to the arts to encourage acceptance in the community; and,
- WHEREAS,** resources exist in Farmington Hills to support LGBTQIA+ community members, including Alphabet Soup at the Farmington Community Library, a group for LGBTQIA+ teens and allies, that is focused on creating a safe space for young individuals at the library.

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 2026 as **LGBTQIA+ Pride Month** in Farmington Hills and encourage our community to eliminate prejudice wherever it exists and to celebrate our great diversity by taking part in community events throughout June that focus on and celebrate our LGBTQIA+ neighbors.

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

Theresa Rich, Mayor

FARMINGTON AREA ARTS COMMISSION 2025 ANNUAL REPORT

Greetings to Council,

My name is Lindsay Janoch. I am the chair of the Farmington Area Arts Commission. Thank you for the opportunity to come before you this evening to share the Commission's 2025 Annual Report.

The Farmington Area Arts Commission (FAAC) is charged with the authority and responsibility of supporting the cities of Farmington and Farmington Hills in efforts to ensure the arts and cultural heritage are integral components of daily life in our communities. FAAC is committed to arts advocacy by serving as a conduit between local government and arts organizations, artists, educators, and the community at large.



As of 2025, the FAAC shall also be responsible for reviewing and approving public art under and in accordance with Section 34-5.20 of the Farmington Hills City Zoning Ordinance.

2025/26 FAAC Commissioners

Lindsay Janoch (FH), *Chair*
Lesa Ferencz (FH), *Co-Chair*
Nora Mason (FH), *Secretary*
Jeff Dutka (FH)
Claire Perko (F)
Celeste McDermott (FH)
Ted Hadfield (FH)
Don Fritz (FH)
Bree Schwartz (F Alternate)

Craig Nowak (FH Alternate)
Cheryl Blau (F)
Sean Deason (FH)
Cindy Carleton (FH)

Liaisons

Councilmember Jackie Boleware, City of Farmington Hills
Councilmember Johnna Balk, City of Farmington
Rachel Timlin, Cultural Arts Supervisor/Liaison, City of Farmington Hills

2025 Arts Commission Meetings

In 2025, the Arts Commission held eight (8) regular meetings, with one (1) canceled. No meetings were scheduled in July, August, or December.

2025 Programs and Initiatives

The Commission stayed active throughout the year and continued supporting programs that brought artists, residents, and community partners together in meaningful ways.

The Commission supported the Farmington Hills Artist-in-Residence program and worked alongside FH Cultural Arts staff to help strengthen artist engagement and community participation. The Commission also assisted with

planning and recognition efforts for the Farmington Area Arts Awards, celebrating individuals and organizations that continue to shape the local arts scene in both Farmington and Farmington Hills.

In the City of Farmington, the Arts Commission collaborated with the City of Farmington in their 2-year rotating City Hall Public Art program. Commissioners assisted with the “Call for Art”, selection process, and installation. This wonderful exhibit will be viewable from 2025 to 2027.

Some projects were highly visible. Others happened quietly behind the scenes. The most significant of those to report is FAAC’s new role within the Farmington Hills Zoning Code amendment creating a new “Public Art Requirement” for qualifying developments. [Section 34-5.20]

The FAAC now serves in two important capacities:

- as a policy advisor on arts and cultural matters affecting the community, and
- as a review body responsible for compliance with the City’s Public Art provisions.

This new designation reflects the depth of experience and perspective within our Commission, and members remain committed to helping guide the selection, installation, and long-term care of public art that feels vibrant, welcoming, and true to the community’s vision.

2026 Arts Commission Goals, Objectives, and Initiatives

- Continue to offer the combined experience and expertise of our group while we advocate for, safeguard and advance the arts in both cities.
- Recognize the individuals, groups and businesses who make outstanding contributions to the local arts scene through the annual Arts Awards.
- Support the work of the Cultural Arts Department through connecting, volunteering, and promoting.

Thank you for your time this evening and for your demonstrated commitment to the arts and culture of our community.





CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 06/08/2026

DEPT: Finance

RE: Public Hearing on the City's Annual FY 2026-27 Budget; after the Public Hearing, Approve a Resolution Adopting the FY 2026-27 Budget and 2026 City Property Tax Millage Rates

ADMINISTRATIVE SUMMARY

- The City Manager's Proposed FY 2026-27 Budget was transmitted to the City Council on April 22, 2026.
- The Proposed FY 2026-27 Budget includes the addition of key personnel, including:
 - Eight (8) new Firefighter positions in FY 2026-27, and four (4) more in FY 2028-29;
 - One (1) new Police Officer as a School Resource Officer, with half of the cost being covered by Farmington Public Schools;
 - One (1) new Executive Manager of Civilian Operations for the Police Department, to provide civilian Executive management for the Administrative Bureau, covering Communications and Records operations, while further developing civilian staff and enhancing succession planning with the Department. This will also allow the current uniformed Lieutenant supervisory position to be reassigned to manage the new Internal Affairs function, which would be in charge of departmental accreditation, professional standards/policy development, and internal investigations;
 - One (1) new Dispatcher for the Police Department, to properly staff the support shift from 11pm to 11am;
 - One (1) new Mechanic II for the Public Services Department, to handle the current workload associated with proper management of the fleet.
- The City Council conducted Budget Review Study Sessions on May 4, 2026, and May 5, 2026, following which adjustments discussed by Council during the study sessions were incorporated into the budget proposal, principally the addition of \$250,000 of



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- Parks Playground Equipment in the Parks Millage Fund for FY 2025-26 (the unexpended portion, as of June 30, 2026, will be rolled over into FY 2026-27).
- According to Section 6.05 of the City Charter, the City Council *must* adopt the budget through a resolution “not later than its first meeting in June”.
- The Public Hearing has been noticed in the City’s Newspaper of Record.

RECOMMENDATION

- It is recommended that the City Council first conduct the Public Hearing on the Annual FY 2026-27 City Budget. It is further recommended that after the Public Hearing the City Council considers approval of the attached Resolution Adopting the FY 2026-27 City Budget and 2026 City Property Tax Millage Rates.

MOTION FOR CONSIDERATION:

Required motion to Adopt Budget: I move to approve the Budget Resolution 2026-27 Adopting the FY 2026-27 City Budget and 2026 City Property Tax Millage Rates, as presented.

###

| | |
|----------------------|--|
| Prepared by: | Thomas C. Skrobola, Finance Director/Treasurer |
| Department Approval: | Thomas C. Skrobola, Finance Director/Treasurer |
| Executive Approval: | Karen Mondora, Acting City Manager |

BUDGET RESOLUTION FY 26-27

WHEREAS, the appropriate City Officers have submitted to the City Manager an itemized estimate of expenditures for FY 2025-26 for the respective departments and/or activities under his/her direction; and,

WHEREAS, the City Manager has prepared a complete itemized budget proposal for FY 2026-27 including the General Fund, Special Revenue Funds, Debt Service Funds, Capital Projects Funds and the Component Units, and has submitted the same to the City Council pursuant to Article VI of the City Charter; and,

WHEREAS, a Public Hearing was held on the combined budgets for FY 2026-27 on June 8, 2026 and the property tax millage rate to be levied to support the FY 2026-27 budget; and,

WHEREAS, an appropriate public notice was published on May 26, 2026, notifying citizens of the Public Hearing on the proposed FY 2025-26 Budget and the proposed property tax levy to support these budgets and the City Council's intention to adopt the budgets and establish the property tax rates on June 8, 2026 after the Public Hearing; and,

WHEREAS, all necessary proceedings have been taken by the City of Farmington Hills, Oakland County, Michigan, for the adoption of its Budget for the FY 2026-27;

THEREFORE, be it resolved by the City Council as follows:

1) That the City Council for the City of Farmington Hills hereby adopts the General Fund Budget for FY 2026-27 in the aggregate amount of \$90,058,875 for expenditures and transfers-out funded by \$85,879,562 in revenues and transfers-in.

2) That the City Council for the City of Farmington Hills hereby appropriates the sum of \$90,058,875 in expenditures and transfers-out for FY 2026-27 for General Fund purposes on a departmental and activity total basis as follows:

| | |
|--|----------------------------|
| <u>Expenditures + Transfers Out</u> | |
| Boards & Commissions | \$3,838,038 |
| General Government | \$17,856,745 |
| Public Safety | \$33,480,934 |
| Planning & Community Development | \$2,232,387 |
| Public Services | \$9,758,437 |
| Special Services | \$15,320,413 |
| <u>Operating Transfers Out</u> | <u>\$7,571,920</u> |
| <u>Total Expenditures + Transfers-out</u> | <u>\$90,058,874</u> |

3) That the City of Farmington Hills shall levy 5.2172 mills ad valorem tax on the Taxable Value of all Real and Personal Property subject to taxation in the City of Farmington Hills for the FY 2026-27 for general operating purposes.

4) That the City of Farmington Hills shall levy 0.5804 mills ad valorem tax on the Taxable Value of all Real and Personal Property subject to taxation in the City of Farmington Hills for the FY 2026-27 for general debt service requirements (all 0.5804 mills are from within the City Charter Limit) and to adopt the 2026/2027 Debt Service Fund Budgets schedule as attached below.

5) That the City of Farmington Hills shall levy 2.392 mills ad valorem tax on the Taxable Value of all Real and Personal Property subject to taxation in the City of Farmington Hills for the FY 2026-27 for Capital Improvements of which 0.44810 mills will be dedicated to Parks Development as approved by the electorate in August 2018 and to adopt the 2026-27 Capital Improvement Fund Budget and Parks & Recreation Capital Development Funds Budget as attached below.

6) That the City of Farmington Hills shall levy 3.1068 mills ad valorem (as approved by the electorate in November 2015 and November 2021) on the taxable value of all real and personal property subject to taxation in the City of Farmington Hills for the FY 2026-27 for the purposes of public safety.

7) That the City of Farmington Hills shall levy 0.6678 mills ad valorem tax on the Taxable Value of all Real and Personal Property subject to taxation in the City of Farmington Hills for the FY 2026-27 for refuse removal and disposal.

BUDGET RESOLUTION FY 26-27

8) That the City of Farmington Hills shall levy 0.01020 mills ad valorem tax on the Taxable Value of all Real and Personal Property subject to taxation in the City of Farmington Hills for the FY 2026-27 for economic development and public information.

9) That the City of Farmington Hills shall levy 4.5579 mills ad valorem tax on the Taxable Value of all Real and Personal Property subject to taxation in the City of Farmington Hills for the FY 2026-27 for the City's local match to Major Road grant funded projects as well as preventative maintenance treatments on both Major and Local Roads.

10) That the City of Farmington Hills shall levy a total of 16.5323 mills ad valorem on the taxable value of all real and personal property subject to taxation in the City of Farmington Hills for FY 2026-27.

11) That the City of Farmington Hills estimates General Fund Revenues and transfers-in for the FY 2026-27 to total \$85,879,562 as follows:

| <u>Revenues</u> | |
|-------------------------------------|----------------------------|
| Property Taxes | \$43,360,494 |
| Business Licenses & Permits | \$25,931 |
| Other Licenses & Permits | \$1,903,564 |
| Grants | \$960,945 |
| State Shared Revenue | \$10,228,900 |
| Fees | \$9,304,666 |
| Sales | \$606,389 |
| Fines & Forfeitures | \$2,029,202 |
| Interest Earnings | \$2,795,794 |
| Recreation User Charges | \$10,644,439 |
| Other Revenue | \$2,625,773 |
| Operating Transfers In | \$1,393,466 |
| Total Revenue + Transfers-in | <u>\$85,879,562</u> |

BUDGET RESOLUTION FY 26-27
SPECIAL REVENUE FUNDS

12) That the City of Farmington Hills adopts the Special Revenue Funds Budgets for the FY 2026-27 as follows:

| | Total Infrastructure Funds | Total Recreation Funds | Total Public Safety Funds | Total Grant Funds | Total Special Revenue Funds |
|--|----------------------------------|------------------------------|------------------------------------|-------------------------|--------------------------------------|
| FUND BALANCE AT JULY 1, 2026 | \$14,435,423 | \$136,769 | \$6,554,094 | \$0 | \$21,126,286 |
| REVENUES | | | | | |
| Property Taxes | 21,928,404 | 2,155,761 | 14,947,068 | 0 | \$39,031,233 |
| Intergovernmental | 20,512,456 | 340,695 | 200,513 | 1,084,014 | \$22,137,678 |
| Interest Income | 1,118,191 | 93,585 | 105,851 | 1,050 | \$1,318,677 |
| Miscellaneous | 0 | 212,692 | 0 | 72,005 | \$284,697 |
| Total Revenues | 43,559,051 | 2,802,733 | 15,253,432 | 1,157,068 | 62,772,285 |
| EXPENDITURES | | | | | |
| Highways & Streets | 49,360,229 | 0 | 0 | 0 | \$49,360,229 |
| Public Safety | 0 | 0 | 15,709,140 | 0 | \$15,709,140 |
| Appointed Council | 0 | 0 | 0 | 625,098 | \$625,098 |
| Contractual Services | 0 | 0 | 0 | 90,450 | \$90,450 |
| Debt Service - Principal | 595,000 | 0 | 0 | 0 | \$595,000 |
| Debt Service - Interest | 61,338 | 0 | 0 | 0 | \$61,338 |
| Land, Capital Improvements & Other | 92,100 | 1,561,665 | 806,490 | 441,520 | \$2,901,775 |
| Total Expenditures | 50,108,667 | 1,561,665 | 16,515,630 | 1,157,068 | 69,343,030 |
| Revenues over/(under) Expenditures | (6,549,615) | 1,241,068 | (1,262,198) | 0 | (\$6,570,745) |
| OTHER FINANCING SOURCES AND USES | | | | | |
| Transfers In | 34,000,000 | 68,951 | 0 | 0 | \$34,068,951 |
| Transfers Out | (34,000,000) | (1,384,007) | 0 | 0 | (\$35,384,007) |
| Total | 0 | (1,315,056) | 0 | 0 | (1,315,056) |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | (6,549,615) | (73,988) | (1,262,198) | 0 | (7,885,801) |
| FUND BALANCE AT JUNE 30, 2027 | \$7,885,808 | \$62,781 | \$5,291,895 | (\$0) | \$13,240,484 |
| Percentage Change in Fund Balance | -45.37% | -54.10% | -19.26% | 125.24% | -37.33% |

BUDGET RESOLUTION FY 26-27
SPECIAL REVENUE FUNDS - INFRASTRUCTURE FUNDS

| | Municipal Street Fund #204 | Major Roads Fund #202 | Local Roads Fund #203 | Total Infrastructure Funds |
|--|----------------------------------|-----------------------------|-----------------------------|----------------------------------|
| FUND BALANCE AT JULY 1, 2026 | \$4,798,254 | \$9,382,669 | \$254,500 | \$14,435,423 |
| REVENUES | | | | |
| Property Taxes | 21,928,404 | 0 | 0 | 21,928,404 |
| Intergovernmental | 231,533 | 16,182,711 | 4,098,212 | 20,512,456 |
| Interest Income | 22,511 | 627,821 | 467,859 | 1,118,191 |
| Special Assessments | 0 | 0 | 0 | 0 |
| Miscellaneous | 0 | 0 | 0 | 0 |
| Total Revenues | 22,182,448 | 16,810,532 | 4,566,071 | 43,559,051 |
| EXPENDITURES | | | | |
| Highways & Streets | 0 | 18,547,155 | 30,813,074 | 49,360,229 |
| Debt Service - Principal | 0 | 0 | 595,000 | 595,000 |
| Debt Service - Interest | 0 | 0 | 61,338 | 61,338 |
| Other | 0 | 70,000 | 22,100 | 92,100 |
| Total Expenditures | 0 | 18,617,155 | 31,491,512 | 50,108,667 |
| Revenues over/(under) Expenditures | 22,182,448 | (1,806,622) | (26,925,440) | (6,549,615) |
| OTHER FINANCING SOURCES AND USES | | | | |
| Bond Proceeds | 0 | 0 | 0 | 0 |
| Transfers In | 0 | 6,900,000 | 27,100,000 | 34,000,000 |
| Transfers Out | (23,250,000) | (10,750,000) | 0 | (34,000,000) |
| | (23,250,000) | (3,850,000) | 27,100,000 | 0 |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | (1,067,552) | (5,656,622) | 174,560 | (6,549,615) |
| FUND BALANCE AT JUNE 30, 2027 | \$3,730,702 | \$3,726,046 | \$429,060 | \$7,885,808 |
| Percentage Change in Fund Balance | -22.25% | -60.29% | 68.59% | -45.37% |

BUDGET RESOLUTION FY 26-27
SPECIAL REVENUE FUNDS - RECREATION FUNDS

| | Nutrition Fund #281 | Parks & Recreation Millage Fund #208 | Total Recreation Funds |
|--|------------------------|---|------------------------------|
| FUND BALANCE AT JULY 1, 2026 | \$0 | \$136,769 | \$136,769 |
| REVENUES | | | |
| Property Taxes | 0 | 2,155,761 | 2,155,761 |
| Intergovernmental | 286,722 | 53,973 | 340,695 |
| Interest Income | 5,000 | 88,585 | 93,585 |
| Miscellaneous | 152,692 | 60,000 | 212,692 |
| Total Revenues | 444,414 | 2,358,319 | 2,802,733 |
| EXPENDITURES | | | |
| Land Acquisition, Capital Improvements and Other | 513,365 | 1,048,300 | 1,561,665 |
| Total Expenditures | 513,365 | 1,048,300 | 1,561,665 |
| Revenues over/(under) Expenditures | (68,951) | 1,310,019 | 1,241,068 |
| OTHER FINANCING SOURCES AND USES | | | |
| Transfers In | 68,951 | 0 | 68,951 |
| Transfers Out | 0 | (1,384,007) | (1,384,007) |
| Total | 68,951 | (1,384,007) | (1,315,056) |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | 0 | (73,988) | (73,988) |
| FUND BALANCE AT JUNE 30, 2027 | \$0 | \$62,781 | \$62,781 |
| Percentage Change in Fund Balance | | -54.10% | -54.10% |

BUDGET RESOLUTION FY 26-27
SPECIAL REVENUE FUNDS - PUBLIC SAFETY FUNDS

| | Public Safety Fund #205 | Federal Forfeiture Fund #262 | State Forfeiture Fund #214 | Total Public Safety Funds |
|--|-------------------------------|------------------------------------|----------------------------------|------------------------------------|
| FUND BALANCE AT JULY 1, 2026 | 5,087,803 | \$1,065,247 | \$401,044 | \$6,554,094 |
| REVENUES | | | | |
| Property Taxes | 14,947,068 | 0 | 0 | 14,947,068 |
| Intergovernmental | 200,513 | 0 | 0 | 200,513 |
| Interest Income | 63,780 | 37,071 | 5,000 | 105,851 |
| Miscellaneous | 0 | 0 | 0 | 0 |
| Total Revenues | 15,211,361 | 37,071 | 5,000 | 15,253,432 |
| EXPENDITURES | | | | |
| Public Safety | 15,499,985 | 154,025 | 55,130 | 15,709,140 |
| Land Acquisition, Capital Improvements and Other | 806,490 | 0 | 0 | 806,490 |
| Total Expenditures | 16,306,475 | 154,025 | 55,130 | 16,515,630 |
| Revenues over/(under) Expenditures | (1,095,114) | (116,954) | (50,130) | (1,262,198) |
| OTHER FINANCING SOURCES AND USES | | | | |
| Transfers In | 0 | 0 | 0 | 0 |
| Transfers Out | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | (1,095,114) | (116,954) | (50,130) | (1,262,198) |
| FUND BALANCE AT JUNE 30, 2027 | \$3,992,689 | \$948,293 | \$350,914 | \$5,291,895 |
| Percentage Change in Fund Balance | -21.52% | -10.98% | -12.50% | -19.26% |

BUDGET RESOLUTION FY 26-27
SPECIAL REVENUE FUNDS - GRANT FUNDS

| | C.D.B.G. Fund #275 | M.I.D.C. Fund #260 | Total Grant Funds |
|---|-----------------------|-----------------------|-------------------------|
| FUND BALANCE AT JULY 1, 2026 | \$0 | \$0 | \$0 |
| REVENUES | | | |
| Property Taxes | 0 | 0 | 0 |
| Intergovernmental | 391,470 | 692,544 | 1,084,014 |
| Interest Income | 50 | 1,000 | 1,050 |
| Miscellaneous | 50,000 | 22,005 | 72,005 |
| Total Revenues | 441,520 | 715,548 | 1,157,068 |
| EXPENDITURES | | | |
| Appointed Council | 0 | 625,098 | 625,098 |
| Contractual Services | 0 | 90,450 | 90,450 |
| Land Acquisition, Capital Improvements and Other | 441,520 | 0 | 441,520 |
| Total Expenditures | 441,520 | 715,548 | 1,157,068 |
| Revenues over/(under) Expenditures | 0 | 0 | 0 |
| Excess Revenues and Other Financing Sources over/(under) | | | |
| Expenditures and Other Uses | 0 | 0 | 0 |
| FUND BALANCE AT JUNE 30, 2027 | \$0 | \$0 | \$0 |
| Percentage Change in Fund Balance | 0.00% | 0.00% | 0.00% |

BUDGET RESOLUTION FY 26-27
DEBT SERVICE FUND

13) That the City of Farmington Hills adopts the 2026-27 Debt Service Fund Budgets as follows:

| | General Debt Service Fund #301 | Total Debt Service Funds |
|--|---|-----------------------------------|
| FUND BALANCE AT JULY 1, 2026 | <u>\$49,706</u> | <u>\$49,706</u> |
| REVENUES | | |
| Interest Income | 200 | 200 |
| Special Assessments | 0 | 0 |
| Intergovernmental Revenues | 50,000 | 50,000 |
| Total Revenues | <u>50,200</u> | <u>50,200</u> |
| EXPENDITURES | | |
| Bond Principal Payments | 2,495,750 | 2,495,750 |
| Interest and Fiscal Charges | 1,572,419 | 1,572,419 |
| Refunds | 0 | 0 |
| Miscellaneous | 2,500 | 2,500 |
| Total Expenditures | <u>4,070,669</u> | <u>4,070,669</u> |
| Revenues over/(under) Expenditures | (4,020,469) | (4,020,469) |
| OTHER FINANCING SOURCES AND USES | | |
| Transfers In | | |
| -General Fund | 4,017,969 | 4,017,969 |
| -CIP Fund | 0 | 0 |
| Total Transfers In | <u>4,017,969</u> | <u>4,017,969</u> |
| Total Other Financing Sources and Uses | <u>4,017,969</u> | <u>4,017,969</u> |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | (2,500) | (2,500) |
| FUND BALANCE AT JUNE 30, 2027 | <u>\$47,206</u> | <u>\$47,206</u> |
| Percentage Change in Fund Balance | -5.03% | -5.03% |

BUDGET RESOLUTION FY 26-27
CAPITAL PROJECTS FUNDS

14) That the City of Farmington Hills adopts the 2026-27 Capital Projects Funds Budgets as follows:

| | Capital Improvement Fund #404 | Community Center Renovations Fund #406 | Total Capital Project Funds |
|---|-------------------------------------|---|--|
| FUND BALANCE AT JULY 1, 2026 | \$3,874,777 | \$107,983 | \$3,982,760 |
| REVENUES | | | |
| Grants | 100,000 | 0 | 100,000 |
| Interest Income | 250,000 | 30,000 | 280,000 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues | 350,000 | 30,000 | 380,000 |
| EXPENDITURES | | | |
| Public Facilities | 1,675,000 | 70,000 | 1,745,000 |
| Drainage | 0 | 0 | 0 |
| Sidewalks | 562,000 | 0 | 562,000 |
| Equipment | 4,433,936 | 0 | 4,433,936 |
| Administration & Miscellaneous | 500 | 300 | 800 |
| Total Expenditures | 6,671,436 | 70,300 | 6,741,736 |
| Revenues over/(under) Expenditures | (6,321,436) | (40,300) | (6,361,736) |
| OTHER FINANCING SOURCES AND USES | | | |
| Transfer from General Fund | 3,485,000 | 0 | 3,485,000 |
| Transfer to Bond Fund | 0 | 0 | 0 |
| Proceeds from Bond Sale | 1,785,000 | 0 | 1,785,000 |
| Transfer from Local Road Fund | 0 | 0 | 0 |
| Total Other Financing Sources and Uses | 5,270,000 | 0 | 5,270,000 |
| Revenues and Other Financing Sources Over/(Under) Expenditures and Other Uses | (1,051,436) | (40,300) | (1,091,736) |
| FUND BALANCE AT JUNE 30, 2027 | \$2,823,342 | \$67,683 | \$2,891,024 |
| Percentage Change in Fund Balance | -27.14% | -37.32% | -27.41% |

BUDGET RESOLUTION FY 26-27
COMPONENT UNIT FUNDS

15) That the City of Farmington Hills adopts the 2026-27 Component Unit Funds Budgets as follows:

| | Corridor Improvement Authority Fund #245 | Brownfield Redevelopment Authority Fund #243 | Total Component Units |
|--|---|---|-----------------------------|
| FUND BALANCE AT JULY 1, 2026 | \$1,544,307 | \$3,172,391 | \$4,716,698 |
| REVENUES | | | |
| Property Taxes | 437,785 | 1,266,363 | 1,704,148 |
| Intergovernmental | 0 | 0 | 0 |
| Interest Income | 1,357 | 18,011 | 19,369 |
| Total Revenues | 439,142 | 1,284,374 | 1,723,517 |
| EXPENDITURES | | | |
| Audit Fees | 100 | 400 | 500 |
| Marketing | 0 | 0 | 0 |
| Business Improvement Grant | 390,000 | 0 | 390,000 |
| Miscellaneous/Others | 0 | 25,000 | 25,000 |
| Consultants | 0 | 200,000 | 200,000 |
| Reimbursement to Developers | 0 | 805,082 | 805,082 |
| Total Expenditures | 390,100 | 1,030,482 | 1,420,582 |
| Revenues over/(under) Expenditures | 49,042 | 253,892 | 302,935 |
| OTHER FINANCING SOURCES AND USES | | | |
| Transfer to General Fund | 0 | (9,000) | (9,000) |
| Total Transfers Out | 0 | (9,000) | (9,000) |
| Total Other Financing Sources and Uses | 0 | (9,000) | (9,000) |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | 49,042 | 244,892 | 293,935 |
| FUND BALANCE AT JUNE 30, 2027 | \$1,593,349 | \$3,417,283 | \$5,010,632 |

16) That the City Council hereby authorizes the City Manager to make budgetary transfers within the appropriation centers established through the budget and that all transfers between appropriation centers may be made only by further action by the City Council, pursuant to the provisions of the Michigan Uniform Accounting and Budgeting Act.

17) That the FY 2026-27 Budgets of the General Fund, Special Revenue Funds and Capital Projects Funds shall be automatically amended on July 1, 2026 to re-appropriate fund balances for certain outstanding encumbrances and/or available capital project budget balances at June 30, 2026, as authorized by the City Manager.

18) That the City Council hereby authorizes the City Manager to assign General Fund – fund balance for future City budget amendment appropriations, which may be made only by further action by the City Council, pursuant to the provisions of the Michigan Uniform Accounting and Budgeting Act.

BUDGET RESOLUTION FY 25-26 AMENDMENT
GENERAL FUND

19) That the FY 2025-26 departmental and activity budget amounts for the General Fund be amended to the following estimated revenues and projected actual expenditures as reflected in the budget document submitted for FY 2026-27, as may be updated by the Finance Director:

| Revenues | |
|---|----------------------|
| Property Taxes | \$42,207,301 |
| Business Licenses & Permits | \$21,855 |
| Other Licenses & Permits | \$1,814,192 |
| Grants | \$618,849 |
| State Shared Revenue | \$10,434,233 |
| Fees | \$9,070,209 |
| Sales | \$504,205 |
| Fines & Forfeitures | \$2,091,072 |
| Interest Earnings | \$3,097,105 |
| Recreation User Charges | \$10,202,210 |
| Other Revenue | \$2,581,968 |
| Operating Transfers In | \$1,316,850 |
| Total Revenue + Transfers-in | \$83,960,048 |
| | |
| Expenditures | |
| Boards & Commissions | \$3,712,553 |
| General Government | \$17,038,061 |
| Public Safety | \$30,502,024 |
| Planning & Community Development | \$2,181,697 |
| Public Services | \$9,294,765 |
| Special Services | \$15,407,265 |
| Operating Transfers Out | \$7,332,833 |
| Total Expenditures + Transfers-out | \$85,469,198 |
| | |
| Net Revenues/(Expenditures) | (\$1,509,150) |

BUDGET RESOLUTION FY 25-26 AMENDMENT
SPECIAL REVENUE FUNDS

20) That the FY 2025-26 Special Revenue Funds Budgets be amended to the following estimated revenues and projected actual expenditures as reflected in the budget document submitted for FY 2026-27, as may be updated by the Finance Director:

| | Total Infrastructure Funds | Total Recreation Funds | Total Public Safety Funds | Total Grant Funds | Total Special Revenue Funds |
|--|----------------------------------|------------------------------|------------------------------------|-------------------------|--------------------------------------|
| FUND BALANCE AT JULY 1, 2025 | \$35,569,079 | \$612,295 | \$6,833,224 | \$0 | \$43,014,599 |
| REVENUES | | | | | |
| Property Taxes | 22,142,189 | 2,177,066 | 14,555,869 | 0 | \$38,875,124 |
| Intergovernmental | 12,322,893 | 340,695 | 237,610 | 1,028,279 | \$13,929,477 |
| Interest Income | 1,239,278 | 93,585 | 105,851 | 2,050 | \$1,440,764 |
| Miscellaneous | 250 | 212,692 | 31,574 | 137,034 | \$381,550 |
| Total Revenues | 35,704,610 | 2,824,038 | 14,930,905 | 1,167,363 | 54,626,915 |
| EXPENDITURES | | | | | |
| Highways & Streets | 55,199,942 | 0 | 0 | 0 | \$55,199,942 |
| Public Safety | 0 | 0 | 14,403,545 | 0 | \$14,403,545 |
| Appointed Council | 0 | 0 | 0 | 604,251 | \$604,251 |
| Contractual Services | 0 | 0 | 0 | 89,225 | \$89,225 |
| Debt Service - Principal | 755,000 | 0 | 0 | 0 | \$755,000 |
| Debt Service - Interest | 90,388 | 0 | 0 | 0 | \$90,388 |
| Land Acquisition, Capital Improvements and Other | 91,100 | 2,060,665 | 806,490 | 473,887 | \$3,432,142 |
| Total Expenditures | 56,136,430 | 2,060,665 | 15,210,035 | 1,167,363 | 74,574,493 |
| Revenues over/(under) Expenditures | (20,431,820) | 763,373 | (279,130) | (0) | (\$19,947,578) |
| OTHER FINANCING SOURCES AND USES | | | | | |
| Transfers In | 30,500,000 | 68,951 | 0 | 0 | \$30,568,951 |
| Transfers Out | (30,500,000) | (1,307,850) | 0 | 0 | (\$31,807,850) |
| Total | 0 | (1,238,899) | 0 | 0 | (1,238,899) |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | (20,431,820) | (475,526) | (279,130) | (0) | (21,186,477) |
| FUND BALANCE AT JUNE 30, 2026 | \$15,137,258 | \$136,769 | \$6,554,093 | \$0 | \$21,828,121 |
| Percentage Change in Fund Balance | -57.44% | -77.66% | -4.08% | -34.50% | -49.25% |

BUDGET RESOLUTION FY 25-26 AMENDMENT
SPECIAL REVENUE FUNDS - INFRASTRUCTURE FUNDS

| | Street Fund #204 | Roads Fund #202 | Roads Fund #203 | Infrastructure Funds |
|--|---------------------|---------------------|---------------------|-------------------------|
| FUND BALANCE AT JULY 1, 2025 | \$4,861,257 | \$18,861,544 | \$11,846,278 | \$35,569,079 |
| REVENUES | | | | |
| Property Taxes | 22,142,189 | 0 | 0 | 22,142,189 |
| Intergovernmental | 224,789 | 9,681,588 | 2,416,516 | 12,322,893 |
| Interest Income | 21,855 | 697,579 | 519,843 | 1,239,278 |
| Special Assessments | 0 | 0 | 0 | 0 |
| Miscellaneous | 0 | 250 | 0 | 250 |
| Total Revenues | 22,388,833 | 10,379,418 | 2,936,359 | 35,704,610 |
| EXPENDITURES | | | | |
| Highways & Streets | 0 | 17,489,293 | 37,710,649 | 55,199,942 |
| Debt Service - Principal | 0 | 0 | 755,000 | 755,000 |
| Debt Service - Interest | 0 | 0 | 90,388 | 90,388 |
| Other | 0 | 69,000 | 22,100 | 91,100 |
| Total Expenditures | 0 | 17,558,293 | 38,578,137 | 56,136,430 |
| Revenues over/(under) Expenditures | 22,388,833 | (7,178,875) | (35,641,778) | (20,431,820) |
| OTHER FINANCING SOURCES AND USES | | | | |
| Bond Proceeds | 0 | 0 | 0 | 0 |
| Transfers In | 0 | 6,450,000 | 24,050,000 | 30,500,000 |
| Transfers Out | (21,750,000) | (8,750,000) | 0 | (30,500,000) |
| | (21,750,000) | (2,300,000) | 24,050,000 | 0 |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | 638,833 | (9,478,875) | (11,591,778) | (20,431,820) |
| FUND BALANCE AT JUNE 30, 2026 | \$5,500,090 | \$9,382,669 | \$254,500 | \$15,137,259 |
| Percentage Change in Fund Balance | 13.14% | -50.26% | -97.85% | -57.44% |

BUDGET RESOLUTION FY 25-26 AMENDMENT
SPECIAL REVENUE FUNDS - RECREATION FUNDS

| | Nutrition Fund #281 | Parks & Recreation Millage Fund #208 | Total Recreation Funds |
|--|------------------------|---|------------------------------|
| FUND BALANCE AT JULY 1, 2025 | \$0 | \$612,295 | \$612,295 |
| REVENUES | | | |
| Property Taxes | 0 | 2,177,066 | 2,177,066 |
| Intergovernmental | 286,722 | 53,973 | 340,695 |
| Interest Income | 5,000 | 88,585 | 93,585 |
| Miscellaneous | 152,692 | 60,000 | 212,692 |
| Total Revenues | 444,414 | 2,379,624 | 2,824,038 |
| EXPENDITURES | | | |
| Land Acquisition, Capital Improvements and Other | 513,365 | 1,547,300 | 2,060,665 |
| Total Expenditures | 513,365 | 1,547,300 | 2,060,665 |
| Revenues over/(under) Expenditures | (68,951) | 832,324 | 763,373 |
| OTHER FINANCING SOURCES AND USES | | | |
| Transfers In | 68,951 | 0 | 68,951 |
| Transfers Out | 0 | (1,307,850) | (1,307,850) |
| Total | 68,951 | (1,307,850) | (1,238,899) |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | 0 | (475,526) | (475,526) |
| FUND BALANCE AT JUNE 30, 2026 | \$0 | \$136,769 | \$136,769 |
| Percentage Change in Fund Balance | | -77.66% | -77.66% |

BUDGET RESOLUTION FY 25-26 AMENDMENT
SPECIAL REVENUE FUNDS - PUBLIC SAFETY FUNDS

| | Public Safety Fund #205 | Federal Forfeiture Fund #262 | State Forfeiture Fund #214 | Total Public Safety Funds |
|--|-------------------------------|------------------------------------|----------------------------------|------------------------------------|
| FUND BALANCE AT JULY 1, 2025 | 5,282,081 | \$1,145,103 | \$406,040 | \$6,833,224 |
| REVENUES | | | | |
| Property Taxes | 14,555,869 | 0 | 0 | 14,555,869 |
| Intergovernmental | 200,513 | 37,097 | 0 | 237,610 |
| Interest Income | 63,780 | 37,071 | 5,000 | 105,851 |
| Miscellaneous | 0 | 0 | 31,574 | 31,574 |
| Total Revenues | 14,820,162 | 74,168 | 36,574 | 14,930,905 |
| EXPENDITURES | | | | |
| Public Safety | 14,207,950 | 154,025 | 41,570 | 14,403,545 |
| Land Acquisition, Capital Improvements and Other | 806,490 | 0 | 0 | 806,490 |
| Total Expenditures | 15,014,440 | 154,025 | 41,570 | 15,210,035 |
| Revenues over/(under) Expenditures | (194,278) | (79,857) | (4,996) | (279,130) |
| OTHER FINANCING SOURCES AND USES | | | | |
| Transfers In | 0 | 0 | 0 | 0 |
| Transfers Out | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | (194,278) | (79,857) | (4,996) | (279,130) |
| FUND BALANCE AT JUNE 30, 2026 | \$5,087,803 | \$1,065,247 | \$401,044 | \$6,554,094 |
| Percentage Change in Fund Balance | -3.68% | -6.97% | -1.23% | -4.08% |

BUDGET RESOLUTION FY 25-26 AMENDMENT
SPECIAL REVENUE FUNDS - GRANT FUNDS

| | C.D.B.G. Fund #275 | M.I.D.C. Fund #260 | Total Grant Funds |
|--|-----------------------|-----------------------|----------------------------------|
| FUND BALANCE AT JULY 1, 2025 | \$0 | \$0 | \$0 |
| REVENUES | | | |
| Property Taxes | 0 | 0 | 0 |
| Intergovernmental | 358,837 | 669,442 | 1,028,279 |
| Interest Income | 50 | 2,000 | 2,050 |
| Miscellaneous | 115,000 | 22,034 | 137,034 |
| Total Revenues | 473,887 | 693,476 | 1,167,363 |
| EXPENDITURES | | | |
| Appointed Council | 0 | 604,251 | 604,251 |
| Contractual Services | 0 | 89,225 | 89,225 |
| Land Acquisition, Capital Improvements and Other | 473,887 | 0 | 473,887 |
| Total Expenditures | 473,887 | 693,476 | 1,167,363 |
| Revenues over/(under) Expenditures | 0 | (0) | (0) |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | 0 | (0) | (0) |
| FUND BALANCE AT JUNE 30, 2026 | \$0 | \$0 | \$0 |

Percentage Change in Fund Balance

BUDGET RESOLUTION FY 25-26 AMENDMENT
DEBT SERVICE FUNDS

21) That the FY 2025-26 Debt Service Funds Budgets be amended to the following estimated revenues and projected actual expenditures as reflected in the budget document submitted for FY 2026-27, as may be updated by the Finance Director:

| | General Debt Service Fund #301 | Total Debt Service Funds |
|--|---|-----------------------------------|
| FUND BALANCE AT JULY 1, 2025 | <u>\$708,852</u> | <u>\$708,852</u> |
| REVENUES | | |
| Interest Income | 200 | 200 |
| Special Assessments | 0 | 0 |
| Intergovernmental Revenues | 50,000 | 50,000 |
| Total Revenues | <u>50,200</u> | <u>50,200</u> |
| EXPENDITURES | | |
| Bond Principal Payments | 2,165,000 | 2,165,000 |
| Interest and Fiscal Charges | 1,189,398 | 1,189,398 |
| Refunds | 0 | 0 |
| Miscellaneous | 2,500 | 2,500 |
| Total Expenditures | <u>3,356,898</u> | <u>3,356,898</u> |
| Revenues over/(under) Expenditures | (3,306,698) | (3,306,698) |
| OTHER FINANCING SOURCES AND USES | | |
| Transfers In | | |
| -General Fund | 2,647,553 | 2,647,553 |
| -CIP Fund | 0 | 0 |
| -Local Road Fund | 0 | 0 |
| -General Debt Fund | 0 | 0 |
| -Park Millage Fund | 0 | 0 |
| Total Transfers In | <u>2,647,553</u> | <u>2,647,553</u> |
| Total Other Financing Sources and Uses | <u>2,647,553</u> | <u>2,647,553</u> |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | <u>(659,145)</u> | <u>(659,145)</u> |
| FUND BALANCE AT JUNE 30, 2026 | <u><u>\$49,706</u></u> | <u><u>\$49,706</u></u> |
| Percentage Change in Fund Balance | -92.99% | -92.99% |

BUDGET RESOLUTION FY 25-26 AMENDMENT
CAPITAL PROJECT FUNDS

22) That the FY 2025-26 Capital Project Funds Budgets be amended to the following estimated revenues and projected actual expenditures as reflected in the budget document submitted for FY 2026-27, as may be updated by the Finance Director:

| | Capital Improvement Fund #404 | Community Center Renovations Fund #406 | Total Capital Project Funds |
|---|-------------------------------------|---|--|
| FUND BALANCE AT JULY 1, 2025 | \$13,560,239 | \$178,283 | \$13,738,522 |
| REVENUES | | | |
| Grants | 2,570,933 | 0 | 2,570,933 |
| Interest Income | 500,000 | 30,000 | 530,000 |
| Miscellaneous | 0 | 0 | 0 |
| Total Revenues | 3,070,933 | 30,000 | 3,100,933 |
| EXPENDITURES | | | |
| Public Facilities | 8,639,612 | 816,329 | 9,455,941 |
| Drainage | 6,659,993 | 0 | 6,659,993 |
| Sidewalks | 628,525 | 0 | 628,525 |
| Equipment | 7,243,264 | 0 | 7,243,264 |
| Administration & Miscellaneous | 0 | 300 | 300 |
| Total Expenditures | 23,171,395 | 816,629 | 23,988,024 |
| Revenues over/(under) Expenditures | (20,100,462) | (786,629) | (20,887,091) |
| OTHER FINANCING SOURCES AND USES | | | |
| Transfer from General Fund | 3,900,000 | 716,329 | 4,616,329 |
| Transfer to Bond Fund | 0 | 0 | 0 |
| Proceeds from Bond Sale | 6,515,000 | 0 | 6,515,000 |
| Transfer from Local Road Fund | 0 | 0 | 0 |
| Total Other Financing Sources and Uses | 10,415,000 | 716,329 | 11,131,329 |
| Revenues and Other Financing Sources Over/(Under) Expenditures and Other Uses | (9,685,462) | (70,300) | (9,755,762) |
| FUND BALANCE AT JUNE 30, 2026 | \$3,874,777 | \$107,983 | \$3,982,760 |
| Percentage Change in Fund Balance | -71.43% | -39.43% | -71.01% |

BUDGET RESOLUTION FY 25-26 AMENDMENT
COMPONENT UNIT FUNDS

23) That the FY 2025-26 Component Unit Funds Budgets be amended to the following estimated revenues and projected actual expenditures as reflected in the budget document submitted for FY 2026-27, as may be updated by the Finance Director:

| | Corridor Improvement Authority Fund #245 | Brownfield Redevelopment Authority Fund #243 | Total Component Units |
|--|---|---|-----------------------------|
| FUND BALANCE AT JULY 1, 2025 | \$1,256,862 | \$2,967,837 | \$4,224,699 |
| REVENUES | | | |
| Property Taxes | 382,201 | 1,214,422 | 1,596,623 |
| Intergovernmental | 0 | 0 | 0 |
| Interest Income | 1,344 | 17,658 | 19,002 |
| Total Revenues | 383,545 | 1,232,080 | 1,615,625 |
| EXPENDITURES | | | |
| Audit Fees | 100 | 400 | 500 |
| Marketing | 0 | 0 | 0 |
| Business Improvement Grant | 96,000 | 0 | 96,000 |
| Miscellaneous/Others | 0 | 25,000 | 25,000 |
| Consultants | 0 | 0 | 0 |
| Reimbursement to Developers | 0 | 993,126 | 993,126 |
| Total Expenditures | 96,100 | 1,018,526 | 1,114,626 |
| Revenues over/(under) Expenditures | 287,445 | 213,553 | 500,999 |
| OTHER FINANCING SOURCES AND USES | | | |
| Transfer to General Fund | 0 | (9,000) | (9,000) |
| Total Transfers Out | 0 | (9,000) | (9,000) |
| Total Other Financing Sources and Uses | 0 | (9,000) | (9,000) |
| Excess Revenues and Other Financing Sources over/(under) Expenditures and Other Uses | 287,445 | 204,553 | 491,999 |
| FUND BALANCE AT JUNE 30, 2026 | \$1,544,307 | \$3,172,391 | \$4,716,698 |

***CITY OF FARMINGTON HILLS, MI
FY 2026/27
PROPOSED ANNUAL BUDGET***



Taxable Values

- The FY 2026-27 City-Wide Taxable Value is increasing by 3.40% compared to FY 2025-26, which is the net of a 3.15% increase in real property taxable value and a 3.04% decrease in personal property taxable value.
- The increase in Real Property taxable value is the result of a 3.46% increase in Residential values, a 1.99% increase in Commercial values, and a 3.99% increase in Industrial values.
- Personal Property accounts for 4.96% of the tax base in FY 2026-27, slightly lower than FY 2025-26, when it was 5.0% of the tax base.

Millage Rates

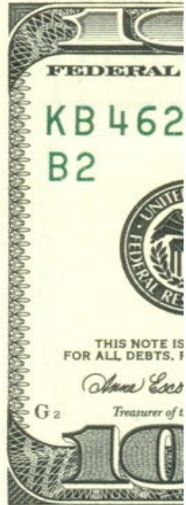
- The City will be impacted by a Headlee Rollback in FY 2025-26, including the renewed Public Safety Millage (approved 11/4/2025):

| Source | Purpose | Date of Election | Date of Expiration | Last Tax Year | Proposed Tax Rate FY 2024/25 | Proposed Tax Rate FY 2025/26 | Proposed Tax Rate FY 2026/27 |
|-----------------------|---------------------------------|------------------|--------------------|---------------|------------------------------|------------------------------|------------------------------|
| Charter PA 298 PA 359 | Operations | | | | 5.2723 | 5.2512 | 5.2172 |
| | Capital | | | | 1.9645 | 1.9566 | 1.9439 |
| | Debt Service | | | | 0.5866 | 0.5842 | 0.5804 |
| | Total Charter Operating Millage | | | | 7.8235 | 7.7920 | 7.7415 |
| | Refuse Removal | | | | 0.6453 | 0.6657 | 0.6678 |
| | Advertising | | | | 0.0110 | 0.0106 | 0.0102 |
| Voted | Road Millage | 11/8/2024 | 6/30/2035 | 2034 | 1.8569 | 1.9920 | 1.9790 |
| Voted | Road Millage | 11/6/2018 | Perpetual | | 2.6063 | 2.5958 | 2.5789 |
| Voted | Parks | 8/17/2018 | 6/30/2029 | 2028 | 0.4530 | 0.4511 | 0.4481 |
| Voted | Public Safety | 11/4/2021 | 6/30/2032 | 2031 | 1.6575 | 1.6508 | 1.6400 |
| Voted | Public Safety | 11/4/2025 | 6/30/2036 | 2035 | 1.3706 | 1.3651 | 1.4668 |
| | Total Voted Millage | | | | 7.9443 | 8.0548 | 8.1128 |
| | TOTAL TAX RATE | | | | 16.4241 | 16.5231 | 16.5323 |

YOUR 2025 TAX DOLLAR

Based on Principal Residence (Homestead) Rate

| School District | County/Other | Education * | City |
|-----------------|--------------|-------------|--------|
| Farmington | 14.03% | 44.11% | 41.83% |
| Walled Lake | 15.35% | 39.27% | 45.38% |
| Clarenceville | 15.27% | 39.28% | 45.45% |



County/Other
14.03%

Education
44.11%

City
41.83%

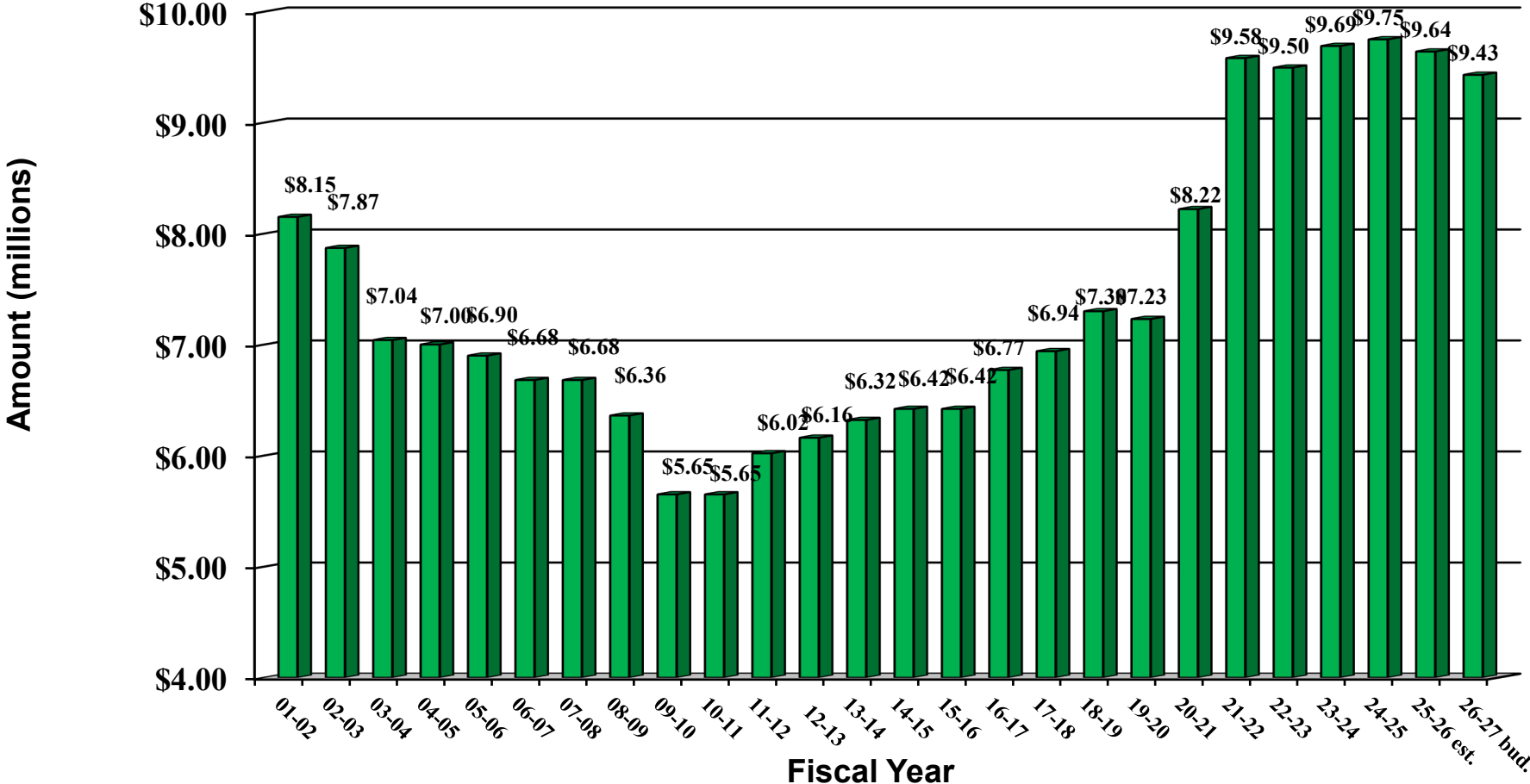
Based on Principal Residence (Homestead) Rate

* Local Schools (including State support) + Oakland Intermediate Schools + Community College

General Fund Revenue

- The FY 2026-27 General Fund Revenue Budget is increasing \$1.9 million or 2.3% compared to the FY 2025-26 projected actual:
 - Property Taxes + \$1.1 million
 - Recreation User Fees + \$0.4 million

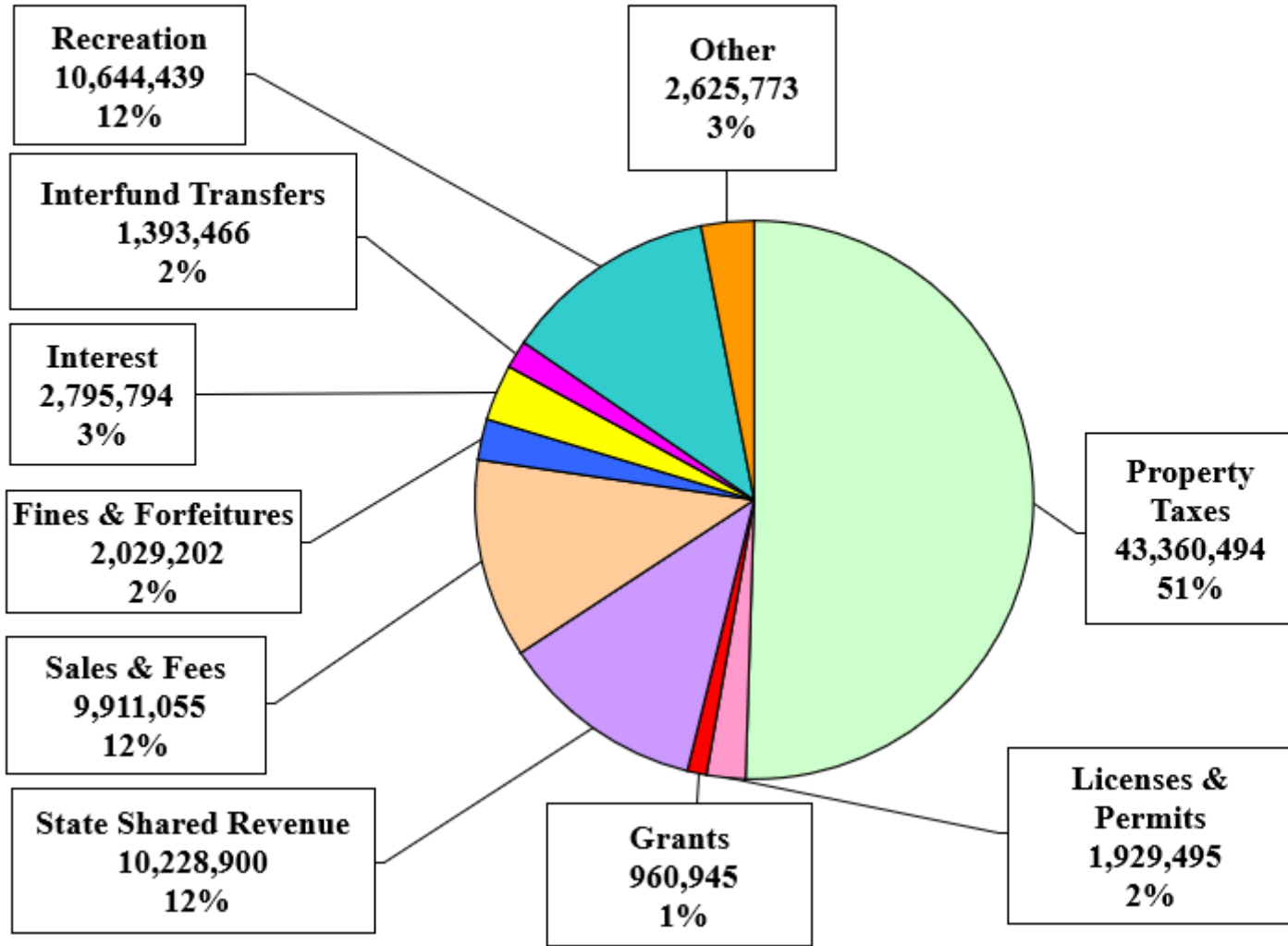
State Shared Revenue



General Fund Revenues

Budgeted: \$ 85,879,562

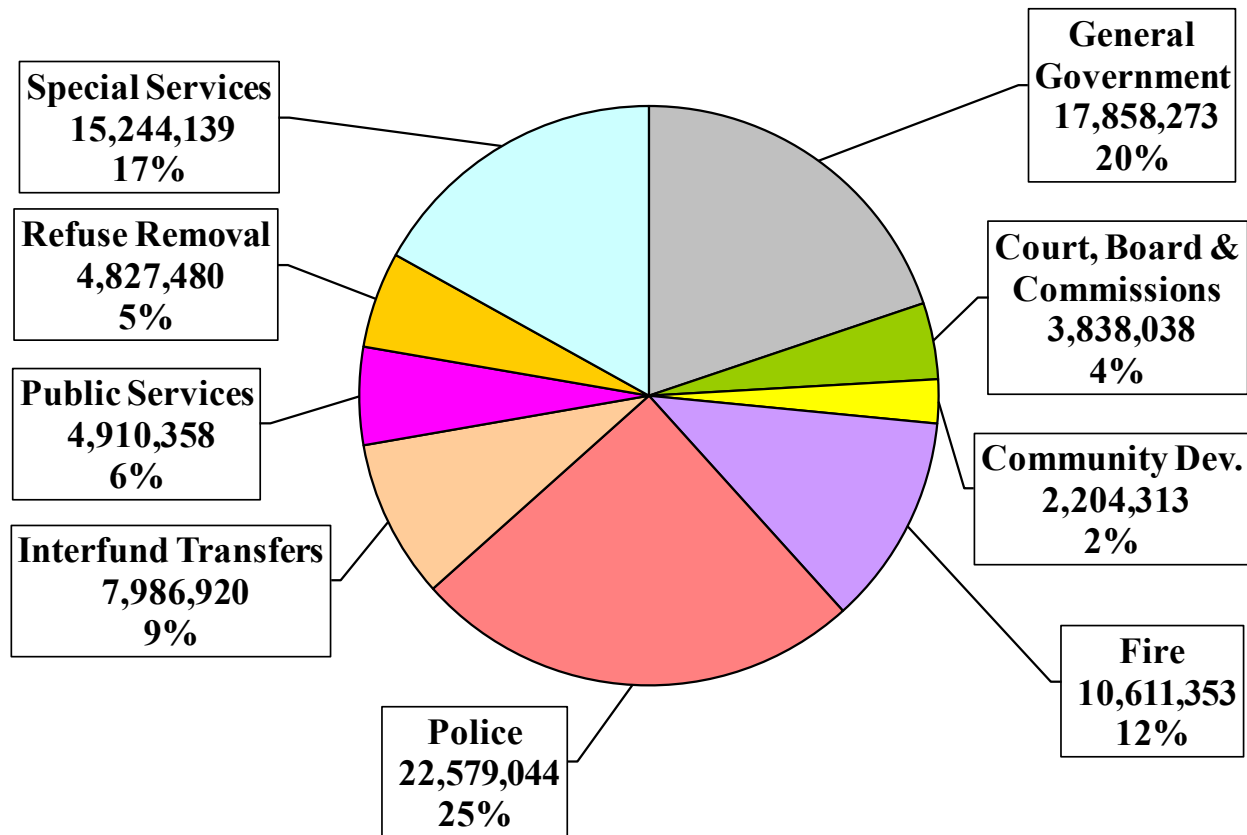
Total General Fund Revenue and Transfers In



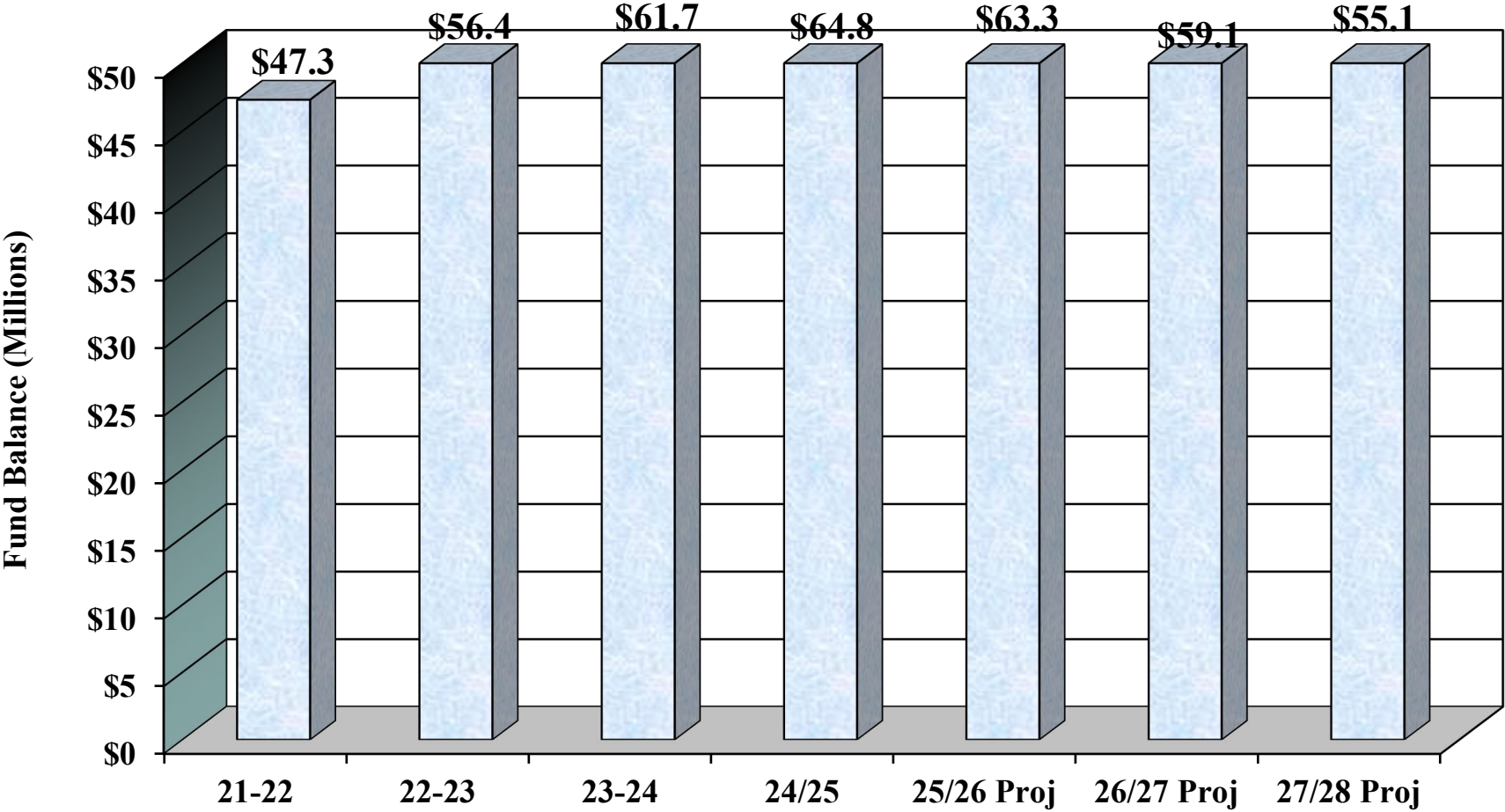
General Fund Expenditures

Budgeted: \$ 90,059,920

Total General Fund Expenditures and Transfers Out



General Fund Total Fund Balance



City-Wide Capital Expenditures

| | |
|---|----------------------------|
| Local Roads | \$13,720,000 |
| Major Roads | 19,875,000 |
| Drainage & Bridges | 6,610,000 |
| Sidewalks | 562,000 |
| Equipment - Fire Vehicles | 1,185,000 |
| Equipment - Police Capital | 373,936 |
| Equipment - DPW Vehicles | 1,725,000 |
| Equipment - Technology | 1,150,000 |
| Public Facilities | 1,675,000 |
| Special Services (Comm. Ctr. + Park Equip.) | 1,039,000 |
| Total | <u><u>\$47,914,936</u></u> |

Questions?



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 6/08/2026

DEPT: PUBLIC SERVICES

RE: Farmington Hills Water Supply System FY 2026/2027 Rates

ADMINISTRATIVE SUMMARY

- In January 2026, the City hired Plante Moran to perform a water and sewer rate study on our current charge methodology. City staff along with Plante Moran presented recommendations to City Council at the May 11 and June 1 study meetings to review and discuss the proposed changes compared to the current rate structure.
- The recommendation included the elimination of the minimum water bill with a commodity usage charge and establishment of a Ready-To-Serve (RTS) charge plus a commodity usage charge.
- The water rate proposed for fiscal year 2026/2027 reflects the changes discussed and if approved, would be effective July 1, 2026.
- The water charges will now include the following two components:

Ready-To-Serve (RTS) Charge = Equal to \$9.67 per quarter for residential customers with meter sizes less than or equal to 1". For customers with meter sizes larger than 1", the RTS charge will be calculated based upon the established Meter Equivalency Unit (MEU) assignment factor.

Commodity Usage Charge = \$6.48 per 100 cubic feet (Ccf) of metered water used.

- Upon City Council approval, all customers will be notified of the rate change on their subsequent quarterly bill received after July 1, 2026. City staff will work with the Communications Department on preparation of materials to share with the residents regarding the revisions to the rate structure.
- Representatives from the Oakland County Water Resources Commissioner's Office (OCWRC) and Plante Moran will be available at the City Council meeting to answer questions.

RECOMMENDATION

IT IS THEREFORE RECOMMENDED that in accordance with Article 8, Division 4, Sec. 33-283, Use measured by meter; rates for city use; payment of connection costs, of the City Code, City Council adopt the attached Resolution establishing water supply rates for fiscal year 2026/2027.

SUPPORT DOCUMENTATION

In January 2026, Plante Moran was hired to perform a water and sewer rate study on our current charge methodology. One of the main goals of this study was to evaluate the City's current rate structure, which uses a minimum water and sewer bill plus commodity usage charge, and make a recommendation for a new clear and concise methodology that balances financial needs with customer affordability. Plante Moran created a new rate model which eliminates the minimum water bill and establishes a ready to serve (RTS) charge and a commodity usage charge. The RTS is a fixed charge based upon the property's water meter size that accounts for a portion of the fixed costs of operating and maintaining the City's water supply system while the commodity usage charge is based upon the property's metered water usage. Prior to the submission of a formal recommendation, Plante Moran met with the City's Public Services and Finance staff, and the Oakland County Water Resources Commissioners Office to review the various components and documentation. This recommended change to the charge methodology was reviewed with City Council at the May 11 and June 1 study sessions.

In addition to the change in the charge methodology, the annual revenue requirements were also reviewed and discussed with City Council. The overall revenue requirements are needed to operate and maintain the water system and are made up of several components, which include the following:

- A. **Great Lakes Water Authority (GLWA):** This portion of the rate is the cost GLWA charges its wholesale customers to purchase water.
- B. **Administrative, Operations & Maintenance:** These costs result from the expenses to operate the system including water system maintenance, pump maintenance, systems control, customer services, equipment rental and administration.
- C. **Reserves:** This portion of the rate includes the required investments in the replacement and rehabilitation of portions of the existing water system, as identified in the City's Capital Improvement Plan and OCWRC major maintenance program. These improvements are necessary to improve and maintain our aging water system, protect and preserve public health, ensure continued fire-fighting capability, system pressure, and provide reliable service to our customers. Projects include the Michigan Department of Environment, Great Lakes and Energy (EGLE) mandated Cross-Connection Elimination Program as well as the annual valve maintenance and repair program as necessary to inspect, test and maintain valves on a regular basis (every five years). The City's Capital Improvement Plan is also completed out of this fund which includes high-priority projects that address fire flow, redundancy (looping of the system) and high break areas on the existing water supply system.
- D. **Debt Service:** This covers the City's debt service payment for construction of the water storage tower.
- E. **Miscellaneous Revenue and Interest Income:** Accumulated interest income and miscellaneous revenue are generated from inspection charges, penalties and interest paid.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

If this increase is approved by City Council, quarterly water bills will be prorated so that water use prior to July 1, 2026 will be billed at the current FY 2025/2026 rate. Water use after July 1, 2026 will be billed at the new FY 2026/2027 rate.

Impact on Residential Customers

A residential customer who uses approximately 25 Ccf (100 cubic feet) of water per quarter, will be billed at total of \$171.67. This includes the \$9.67 per quarter RTS charge plus the \$162.00 commodity charge (\$6.48 per CcF x 25 Ccf). This is approximately a 21% increase as compared to the same usage using the FY 2025/2026 water rates of \$5.64 per CcF plus the quarterly meter maintenance charge, which equates to a total bill of \$144.45.

###

Prepared by: Tammy Gushard, P.E., Senior Engineer
Reviewed by: Jacob Rushlow, P.E., Public Services Director
Approved by: Karen Mondora, P.E., Acting City Manager

**CITY OF FARMINGTON HILLS
AMENDED WATER SUPPLY RATES**

RESOLUTION

WHEREAS, the Oakland County Water Resources Commissioner (WRC) has performed a review of the finances for the City of Farmington Hills water supply system including the cost to purchase water from the Great Lakes Water Authority, the cost for WRC to operate and maintain the water supply system, and reserve funds including a capital improvement reserve, an emergency maintenance reserve, and a major maintenance reserve; and

WHEREAS, the Oakland County Water Resources Commissioner has recommended that water supply rates be established for the next fiscal year effective July 1, 2026; and

WHEREAS, the water consumption charge has increased \$0.84 from \$5.64 per 100 cubic feet (Ccf) to \$6.48 per Ccf; and

WHEREAS, the ready-to-serve charge has been established at \$9.67 per Meter Equivalency Unit (MEU) assignment factor that will be applied quarterly in accordance with the MEU table below:

| Meter Size | MEU |
|-------------------|------------|
| 5/8" | 1.0 |
| 3/4" | 1.0 |
| 1" | 1.0 |
| 1 1/2" | 2.0 |
| 2" | 3.2 |
| 3" | 6.0 |
| 4" | 10.0 |
| 6" | 20.0 |
| 8" | 32.0 |

Meter Equivalency Unit (MEU) Table

NOW, THEREFORE, BE IT RESOLVED that the rates of \$6.48 per Ccf for water consumption plus a quarterly ready-to-serve charge based on the MEU table. This quarterly charge, which is applicable to all users, will be established at \$9.67 per MEU. These rates and charges for the City of Farmington Hills Water Supply System be established effective July 1, 2026, for all users of the City of Farmington Hills Water Supply System.

YEAS: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Council of the City of Farmington Hills, Oakland County, Michigan at a regular meeting duly called and held on the 8th day of June 2026, the original of which resolution is on file in my office, and that notice of said meeting was given, the meeting was held and the minutes filed in accordance with the Open Meetings Act, Act No. 267, Public Acts of Michigan, 1976, as amended.

Clerk



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 6/08/2026

DEPT: PUBLIC SERVICES

RE: Farmington Hills Sewage Disposal System FY 2026/2027 Rates

ADMINISTRATIVE SUMMARY

- In January 2026, the City hired Plante Moran to perform a water and sewer rate study on our current charge methodology. City staff along with Plante Moran presented recommendations to City Council at the May 11 and June 1 study meetings to review and discuss the proposed changes compared to the current rate structure.
- The recommendation included the elimination of the minimum sewer bill with a commodity usage charge and establishment of a Ready-To-Serve (RTS) charge plus a commodity usage charge.
- The sewer rate proposed for fiscal year 2026/2027 reflects the changes discussed and if approved, would be effective July 1, 2026.
- The sewer charges will now include the following two components:

Ready-To-Serve (RTS) Charge = Equal to \$6.63 per quarter for residential customers with meter sizes less than or equal to 1". For customers with meter sizes larger than 1", the RTS charge will be calculated based upon the established Meter Equivalency Unit (MEU) assignment factor.

Commodity Usage Charge = \$6.71 per 100 cubic feet (Ccf) of metered water used.

- Upon City Council approval, all customers will be notified of the rate change on their subsequent quarterly bill received after July 1, 2026. City staff will work with the Communications Department on preparation of materials to share with the residents regarding the revisions to the rate structure.
- Representatives from the Oakland County Water Resources Commissioner's Office (OCWRC) and Plante Moran will be available at the City Council meeting to answer questions.

RECOMMENDATION

It is therefore recommended that in accordance with Article 8, Division 3, Section 33-265, Use charge system for sewer service, of the City Code, the attached Resolution be adopted by City Council to establish sewer rates for fiscal year 2026/2027.

SUPPORT DOCUMENTATION

In January 2026, Plante Moran was hired to perform a water and sewer rate study on our current charge methodology. One of the main goals of this study was to evaluate the City's current rate structure, which uses a minimum water and sewer bill plus commodity usage charge, and make a recommendation for a new clear and concise methodology that balances financial needs with customer affordability. Plante Moran created a new rate model which eliminates the minimum sewer bill and establishes a ready to serve (RTS) charge and a commodity usage charge. The RTS is a fixed charge based upon the property's water meter size that accounts for a portion of the fixed costs of operating and maintaining the City's sanitary sewage disposal system while the commodity usage charge is based upon the property's metered water usage. Prior to the submission of a formal recommendation, Plante Moran met with the City's Public Services and Finance staff, and the Oakland County Water Resources Commissioners Office to review the various components and documentation. The staff is satisfied that the recommendation represents appropriate and equitable rates. This recommended change to the charge methodology was reviewed with City Council at the May 11 and June 1 study sessions.

In addition to the change in the charge methodology, the annual revenue requirements were also reviewed and discussed with City Council. The overall revenue requirements are needed to operate and maintain the sewer system and are made up of several components, which include the following:

- A. ***Evergreen-Farmington:*** This portion of the rate covers the cost of operating the Evergreen-Farmington Sanitary Drain Drainage District (EFSD) and the costs incurred to transport and treat wastewater at the Great Lakes Water Authority (GLWA) Water Resource Recovery Facility (WRRF).
- B. ***Administrative, Operation & Maintenance:*** This portion of the rate is the cost associated with the operation and maintenance of the Farmington Hills sanitary sewer system.
- C. ***Miscellaneous Revenue and Interest Income:*** Accumulated interest income and miscellaneous revenue are generated from inspection charges, penalties and interest paid.
- D. ***Reserves:*** This portion of the rate component includes costs for emergency situations as well as the funding of upcoming capital and major maintenance needs of the system. These projects are necessary to improve and maintain our aging sewer infrastructure, protect and preserve public health, meet state and federal regulatory requirements, and provide reliable service to our residents. Programs funded by the reserves include ongoing video condition assessment of sanitary sewers and structures, cleaning of sewers, planned, unforeseen and emergency repairs and replacement of our aging infrastructure.
- E. ***Debt Service:*** This covers the City's debt service payment to fund the Middlebelt Transport and Storage Tunnel project (which began in FY 2014/2015) and the EFSD Corrective Action Plan's (CAP) 8 Mile Capacity Project (which began in FY 2022/2023).



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

All customers will be notified of the rate change on their subsequent quarterly bill received after July 1. City staff will work with the Communications Department on preparation of materials to share with the residents regarding the revisions to the rate structure.

Impact on Residential Customers

A residential customer who uses approximately 25 Ccf (100 cubic feet) of water per quarter, will be billed at total of \$174.38. This includes the \$6.63 per quarter RTS charge plus the \$167.75 commodity charge (\$6.71 per CcF x 25 Ccf). This is approximately a 13% increase as compared to the same usage using FY 2025/2026 sewer rates of \$6.16 per CcF, which equates to a total bill of \$154.00.

Impact on Flat Rate Quarterly Sewer Charge

The flat rate quarterly sewer charge assigned to residential customers who are not connected to public water main, will be \$160.96, which is based upon an estimated residential usage of 23 Ccf per quarter, plus the RTS charge, based on three years of residential usage data.

###

Prepared by: Tammy Gushard, P.E., Assistant Director, Public Services
Reviewed by: Jacob Rushlow, P.E., Public Services Director
Approved by: Karen Mondora, P.E., Acting City Manager

**CITY OF FARMINGTON HILLS
AMENDED SEWAGE DISPOSAL RATES
RESOLUTION**

WHEREAS, the County of Oakland, through its Oakland County Water Resources Commissioner, under the Michigan Constitution of 1963, Article 7, § 28, and the Urban Cooperation Act of 1967, on September 27, 2018, entered into contract with the City of Farmington Hills for the construction, operation, and maintenance of the Farmington Sewage Disposal System; and

WHEREAS, the City shall provide, by proper ordinance or resolution for the sewage disposal rate to be charged to all premises within the City connected to the Farmington Sewage Disposal System; and

WHEREAS, the City of Farmington Hills was notified by the Oakland County Water Resources Commissioner, that sewage disposal charges for the Evergreen-Farmington Sanitary Drain Drainage District would increase effective for use on and after July 1, 2026 and the Gross Pollutant Surcharge and the Industrial Waste Control (IWC) charges approved the Great Lakes Water Authority (GLWA) would also go into effect on July 1, 2026; and

WHEREAS, the Oakland County Water Resources Commissioner (WRC) has performed a review of the finances for the Farmington Hills Sewage Disposal System including the cost for disposal to the Great Lakes Water Authority, the charges for operation and maintenance of the Evergreen – Farmington Sewage Disposal System, the cost for WRC to operate and maintain the City’s sewage disposal system, and reserve funds including an emergency reserve, capital improvement reserve, and a major maintenance reserve; and

WHEREAS, the Oakland County Water Resources Commissioner, as operating agency for the City, recommended that sewage disposal rates be established effective July 1, 2026; and

WHEREAS, the sewage disposal charge has increased \$0.55 from \$6.16 per 100 cubic feet (Ccf) to \$6.71 per Ccf; and

WHEREAS, the ready-to-serve charge has been established at \$6.63 per Meter Equivalency Unit (MEU) assignment factor, which will be applied quarterly in accordance with the MEU table below:

| Meter Size | MEU |
|-------------------|------------|
| 5/8" | 1.0 |
| ¾" | 1.0 |
| 1" | 1.0 |
| 1 ½" | 2.0 |
| 2' | 3.2 |

| | |
|----|------|
| 3" | 6.0 |
| 4" | 10.0 |
| 6" | 20.0 |
| 8" | 32.0 |

Meter Equivalent Unit (MEU) Table

WHEREAS, the flat rate quarterly charge has been established at \$160.96 for 1.0 Residential Equivalency Unit (REU), for sewer users that does not have a water meter, based upon an assigned use of 23.0 Ccf and 1 MEU; and

NOW, THEREFORE, BE IT RESOLVED that the rates of \$6.71 per Ccf for sewage disposal, \$6.63 per Meter Equivalent Unit (MEU) assignment factor that will be applied quarterly in accordance with the MEU table, and \$160.96 for the 1.0 Residential Equivalency Unit (REU) flat rate quarterly charge for the Farmington Hills Sewage Disposal System be established effective July 1, 2026 for all users of the Farmington Hills Sewage Disposal System and the Great Lakes Water Authority (GLWA) gross Pollutant Surcharge and the IWC charges be established in accordance with the following until further notification from GLWA on the net charges:

1. **Pollutant Surcharge**

A Pollutant Surcharge shall be levied against industrial and commercial customers contributing sewage to the system with concentrations of pollutants exceeding the levels described as follows:

| POLLUTANT SURCHARGE RATE, PER EXCESS POUND | EFFECTIVE JULY 1, 2026 \$/LB |
|---|------------------------------------|
| Biochemical Oxygen Demand (BOD) - for concentrations > 275 mg/l | \$ 0.427 |
| Total Suspended Solids (TSS) - for concentrations > 350 mg/l | 0.572 |
| Phosphorus (PHOS) - for concentrations > 12 mg/l | 8.249 |
| Fats, Oils and Grease (FOG) - for concentrations > 100 mg/l | 0.137 |

It is assumed that normal domestic customers do not contribute sewage with concentrations of pollutants exceeding the above levels, therefore, the Pollutant Surcharge will not apply to domestic customers. Further, restaurants shall be exempt from Pollutant Surcharge per Federal Court Order, "Second Interim Order," dated July 10, 1981.

2. **Industrial Waste Control**

Based on the size of the water meter, actual or assigned, each non-residential user of the system shall pay a monthly Non-residential Surcharge in accordance with the following schedule:

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

**RESOLUTION REGARDING CHARTER AMENDMENT
FOR PARKS AND RECREATION MILLAGE**

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held in the City Council Chambers on _____, 2026, at 7:30 o'clock p.m., with those present and absent being:

PRESENT: _____

ABSENT: _____

the following preamble and resolution were offered by Councilperson _____ and supported by Councilperson _____:

WHEREAS, pursuant to Act No. 279 of the Public Acts of Michigan of 1909, the Home Rule Cities Act (HRCA), as amended, and pursuant to Section 7.02.A and 10.06 of the City Charter, provisions of the City Charter may be amended for the purposes stated herein by a Charter amendment proposal that has been approved by a majority vote of the electors of the City voting at a regular election or special election called for said purpose; and

WHEREAS, pursuant to City Charter Section 7.02.A, a Charter amendment that includes an increase of the tax rate may be made for a specially designated purpose, providing that the specially designated purpose shall be included in a ballot question stating the nature of such purpose and the amount of ad valorem tax to be raised to fund such purpose; and

WHEREAS, pursuant to the HRCA, a City Charter amendment may be proposed by the Council on a three-fifths vote of its seated members; and

WHEREAS, the voters previously approved a Charter Amendment on August 7, 2018, amending the City Charter Tax Rate Limits to continue to provide a special tax rate in the amount of 0.4781 mills for the special purposes of parks and recreation facilities and program projects, which special tax rate is currently set to expire on June 30, 2029; and

WHEREAS, such Charter Amendment is incorporated as Section 7.02a of the City Charter; and

WHEREAS, considering the City's current and forecasted fiscal circumstances, the determined need for a new activities center to replace the Costick Activities Center, and in an effort to continue to provide the current level of parks and recreation facilities and program services, the City Council has determined

that it is necessary and appropriate to submit a proposal to the voters to amend Section 7.02a of the City Charter to discontinue the current tax provided therein and replace it with a new additional tax rate of 1.0 mills for a period of ten years for the special purposes of constructing, improving, operating, and managing parks and recreation facilities and programs, at the regular election to be held on November 3, 2026.

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

- 1) The following proposition shall be submitted to the electors of the City at the regular election to be held in the City on November 3, 2026:

CHARTER AMENDMENT
PARKS AND RECREATION FACILITIES AND PROGRAMS

Shall Section 7.02a of the Farmington Hills City Charter be amended to discontinue the existing .4481 millage and replace it with a new special tax rate used only for purposes of constructing, improving, operating, and managing parks and recreation facilities and programs by authorizing the City to levy a millage in the amount of 1.0 mills (being approximately \$1.00 per \$1,000 of taxable value on all taxable property in the City) for ten years, starting with the July 2027, levy and resulting in the authorization to collect an estimated \$5,050,000 in the first year if approved and levied for such purposes?

[] YES

[] NO

- 2) Upon adoption of the proposed amendment, Section 7.02a “Special Tax Rate for Parks and Recreation Facilities and Program Projects” of the City Charter would be amended to read as follows:

Section 7.02a. Special Tax Rate for Parks and Recreation Facilities and Program Projects.

In addition to the Charter Tax Limit stated in Section 7.02 and the Special Tax Rates stated in Sections 7.02c, 7.02d, 7.02e, and 7.02f, starting with the July, 2027 levy, the City may levy an annual ad valorem tax not exceeding .10% (1.0 mills) of the state equalized value of all real and personal property subject to taxation in the City. The levy shall be used only for purposes of constructing, improving, operating, and managing parks and recreation facilities and programs within the City. This section shall be effective for a period of ten (10) years commencing July 1st, 2027, and expiring on June 30th, 2037.



INTEROFFICE CORRESPONDENCE

DATE: June 8, 2026
TO: City Council
FROM: Theresa Rich, Mayor
SUBJECT: Recommendation for appointment.

I would like to recommend the following appointments at the June 8, 2026 City Council meeting.

Commission on Children, Youth & Families

| | | |
|---------------------|------------------------|---------------------|
| | Length of Term: | Term ending: |
| Monique Green Jones | 3 years | February 1, 2029 |

Monique Green Jones will fill the regular vacancy left by Roderick Wallace. Attached, please find Monique's resume attached.

Parks & Recreation Commission

| | | |
|-----------|------------------------|---------------------|
| | Length of Term: | Term ending: |
| Lori Daro | 3 years | February 1, 2029 |

Lori Daro will fill the regular vacancy left by Wendy Michael. Attached, please find Lori's resume attached.

Commission on Community Health

| | | |
|-------------|------------------------|---------------------|
| | Length of Term: | Term ending: |
| Abby Morris | 3 years | February 1, 2029 |

Abby Morris will fill the regular vacancy left by Charles Starkman who is now the Council representative. Attached, please find Abby's resume attached.

From: postmaster@muniweb.com
To: [DistributionList-CityManagerOffice](#)
Subject: The Form "Boards and Commissions Questionnaire" was submitted
Date: Thursday, May 7, 2026 10:19:23 PM

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

Your Name

Monique Green Jones

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

Commission on Community Health, per phone call with Mayor changing to CYF

Brief Resume

For more than two decades, I have called Farmington Hills home. In that time, I have used my Masters in Public Health (Go Blue:)) to deliver culturally relevant health education and interventions to improve health literacy and outcomes for numerous metro Detroit's communities. I got married, raised two children (Beechview, East and Farmington ('23 and '27)), volunteered for Super Saturdays, and am now serving on the FAAPN board. Changing lives through education is my passion! Whether engaged student-centered, equity-driven pedagogy as Teaching Faculty at Wayne State University or tutoring a student on a Saturday morning, being part of educational systems that impact communities, and the futures of the people that call them home brings me joy. I would be honored to share my subject matter expertise with fellow commission members to identify novel and effective ways to deliver health education messaging that impacts quality of life for the wonderful city my family calls home.

References

Debbie Thams, [REDACTED]; Thomas Hull, [REDACTED]; Danielle Ware, [REDACTED]

Danielle King

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

From: postmaster@muniweb.com <postmaster@muniweb.com>
Sent: Sunday, February 22, 2026 8:11 PM
To: DistributionList-CityManagerOffice <cmo@fhgov.com>
Subject: The Form 'Boards and Commissions Questionnaire' was submitted

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

Your Name

Lori Daro

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

Brief Resume

I have been a resident of Farmington Hills for 50 years and a taxpayer for 40 years. My background is business and consulting. I am currently retired. I graduated from Farmington Junior High and Farmington High School. My three sons graduated from Harrison. This community is extremely important to me. I am very active at the Costick Center, walk regularly at Heritage Park and Woodland Hills, try to golf at the Farmington Hills Golf Club and have gone to the Hawk for Comedy shows and concerts. Currently a senior is not on the Parks and Rec commission. It is important to keep these individuals in mind when making decisions for Parks & Rec not just young people. There has also not been quorum for many Parks and Rec Commission meetings. My goal would be to inspire individuals on the commission to take a greater interest in all the things Parks & Rec has to offer our community. Another goal would be to get the commission more engaged and active. We need to get them excited about making the jewels in our community even better and accessible for people of all ages and abilities. I have been sitting in on all of the commission on aging meetings for the past year so I have experience with an active commission. Thank you for your consideration! Lori Daro

References

Charlie Starkman, [REDACTED] Michael Bridges, [REDACTED]
[REDACTED] Marsha Koet, [REDACTED] Anna Durham, [REDACTED]
[REDACTED], Dan Fantore, [REDACTED]

From: postmaster@muniweb.com
To: [DistributionList-CityManagerOffice](#)
Subject: The Form "Boards and Commissions Questionnaire" was submitted
Date: Wednesday, May 27, 2026 9:44:59 PM

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

Your Name

Abby Morris

Your Address

[REDACTED]

Your Phone Number

[REDACTED]

Your Email

[REDACTED]

Multiple choice

Commission on Community Health

Brief Resume

Abby Morris: I have been a resident of Farmington Hills for five years, and my son attends the Farmington Public Schools. I have a BA in Biology, and am a part-time student in EMU's Master of Public Administration Program. I have worked in public service for close to 20 years, and have background in solid waste and sustainability project and program management. In my current role as Solid Waste Specialist for Washtenaw County, I am a program lead for our household hazardous waste program. We help residents safely and responsibly dispose of toxic materials when they no longer need them at home such as pesticides, paints, batteries, acids, bases, motor oil and used gasoline. This service makes it easy for residents to remove products from their homes. In my role, I assist to improve our community outreach and communication, and often help to develop new programs and projects. I coordinate Washtenaw's Waste Reduction Sponsorship program which is a mini-grant program for advancing solid waste goals in the County. I also coordinate a food scrap composting pilot which gives access to residents to compost food scraps at designated drop-off sites. I currently hold a HAZWOPER-40 Certification, and am an Industrial Stormwater Certified Operator. Prior to joining Washtenaw County, I worked for a small Federal Agency in California, the Presidio Trust, which preserves and manages the Presidio of San Francisco. I worked in the Presidio for over 10 years, also in solid waste and sustainability roles. I currently serve as Secretary to the Michigan Organics Council. I am excited to contribute to my community!

References

Angela Wright: [REDACTED]



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: June 8, 2026

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for the Farmington Area Juneteenth Celebration Firework Display to be held Thursday, June 18, 2026

ADMINISTRATIVE SUMMARY

- The City received a Special Event application from Rev. Dr. Patricia Coleman-Burns, representing First African Methodist Episcopal Church of Farmington Hills, and a Fireworks display application from Gen-X Pyrotechnics to hold the Farmington Area Juneteenth Celebration Fireworks on Thursday, June 18, 2026, at Nardin Park Church located at 29887 W. Eleven Mile Road.
- The Michigan Fireworks Safety Act requires the requestor to submit a state application and obtain approval from the local legislative body.
- Gen-X Pyrotechnics has submitted the following information as requested by the Fire Department: completed application, aerial photo/site plan, Federal Explosives license and insurance certificate and the Fire Department's Display Fireworks Request form.
- The number of proposed attendees is 300 -500 people.
- The required indemnification agreement was 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 Police Department as well as compliance with any conditions imposed by the Police Department, along with the following:
 - Egress shall be maintained throughout the building
 - Fires lanes shall not be blocked or restricted
 - Event shall comply with NFPA 1123, Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF), and minimum Fire Prevention Code requirements.
 - The minimum display site radius is being increased from 70' per inch to 100' per inch of mortars used during the display for an additional safety factor.
 - GEN X PYROTECHNICS shall be responsible for general cleanup after the



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

display. Any unfired shells shall be properly packaged and disposed of according to the ATF. Nardin Park United Methodist Church has agreed to any remaining clean up necessary

- GEN X PYROTECHNICS shall contact the Fire Marshal to discuss weather conditions one week prior to the event.
- The City of Farmington Hills reserves the right to cancel its recommendation of approval if it is determined that weather conditions or site conditions are not favorable for this event to occur.
- The Fire Department may elect to cost-recover if an Engine is needed to standby during the event. The cost for standby will be \$350.00 payable to the City of Farmington Hills prior to the event.
- Proponent must contact Fire Prevention to schedule an inspection of the building and grounds prior to beginning the event.
- Event shall comply with minimum Fire Prevention Code requirements.

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit and Firework Display permit for the Farmington Area Juneteenth Celebration Fireworks Display on Thursday, June 18, 2026, at Nardin Park Church located at 29887 W. Eleven Mile Road, subject to the terms and conditions outlined in the City Clerk report dated June 8, 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)

Rev. Dr. Patricia Coleman-Burns, First African Methodist Episcopal Church of Farmington Hills (F.A.M.E.Church of FH)

APPLICANT'S RESIDENTIAL ADDRESS:

30992 Country Ridge Circle Farmington Hills MI 48331
CITY ST ZIP

APPLICANT'S PHONE: Office: [REDACTED] Cell: [REDACTED]

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:

29887 W. Eleven Mile Road, Farmington Hills, MI 48336

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:

8th Annual Farmington Area Juneteenth Celebration. Permit being sought for Thursday, June 18, 2026, Fireworks, Sunset- 9:18 PM Dusk 9:53 PM

DATE OF THE EVENT: Thursday, June 18, 2026 TIME OF YOUR EVENT: Between Sunset- 9:18 PM Dusk 9:53 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: 300-500

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:** See Gen X PyroTechnics

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: Tents are personal, not commercial.

10x14 tents

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.

See previous needs. Church will provide AV and electrical access. ALL electrical needs like bounce house provided by generators that meet state and local requirements.

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? _____

Rev. Dr. Patricia Coleman - Sec
Applicant's Signature

DATE: May 22, 2026

Rev. Dr. Patricia Coleman-Burns
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)
- N/A Names/Addresses of Corporation
- N/A Neighborhood Signatures (block parties closing a road)
- N/A Carnivals Only (State of MI Certificate)

2026 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY

DATE PERMIT(S) EXPIRE:

| | | |
|------------------------|---|------------------------|
| Authority: 2011 PA 256 | The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board. | DATE PERMIT(S) EXPIRE: |
|------------------------|---|------------------------|

TYPE OF PERMIT(S) (Select all applicable boxes)

Agricultural or Wildlife Fireworks
 Articles Pyrotechnic
 Display Fireworks
 Public Display
 Private Display
 Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

| | | |
|---|--|--|
| NAME OF APPLICANT Farmington Area Juneteenth | ADDRESS OF APPLICANT 29887 W Eleven Mile Rd, Farmington Hills, MI 48336 | AGE OF APPLICANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO |
|---|--|--|

| | |
|--|--|
| NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER | ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER |
|--|--|

| | | |
|---|--|------------------|
| IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT) | ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT) | TELEPHONE NUMBER |
|---|--|------------------|

| | | |
|--|--|---|
| NAME OF PYROTECHNIC OPERATOR Gen-X Pyrotechnics | ADDRESS OF PYROTECHNIC OPERATOR 2906 Pine Needle Dr, White Lake, MI 48383 | AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO |
|--|--|---|

| | | |
|-----------------------------|----------------------|---------------------------------------|
| NO. YEARS EXPERIENCE 25+ | NO. DISPLAYS 400+ | WHERE Various location in Michigan |
|-----------------------------|----------------------|---------------------------------------|

| | | |
|-----------------------------------|--------------------------------------|--|
| NAME OF ASSISTANT See Attached | ADDRESS OF ASSISTANT See Attached | AGE OF ASSISTANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO |
|-----------------------------------|--------------------------------------|--|

| | | |
|---|--|--|
| NAME OF OTHER ASSISTANT See Attached | ADDRESS OF OTHER ASSISTANT See Attached | AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO |
|---|--|--|

EXACT LOCATION OF PROPOSED DISPLAY
 Harden Park Field behind the Church

| | |
|-------------------------------------|--|
| DATE OF PROPOSED DISPLAY 6-18-26 | TIME OF PROPOSED DISPLAY Dusk, Roughly 10pm |
|-------------------------------------|--|

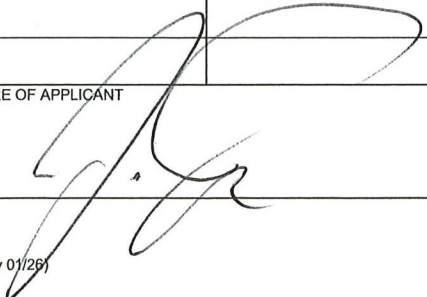
MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT

ATF approved storage magazine

| | |
|---|--|
| AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT) See Attached | NAME OF BONDING CORPORATION OR INSURANCE COMPANY See Attached |
|---|--|

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY
 See Attached

| NUMBER OF FIREWORKS | KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed) |
|---------------------|---|
| 20+ | Special Effect Display Cakes |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| | |
|---|------------------|
| SIGNATURE OF APPLICANT  | DATE 5-7-2026 |
|---|------------------|

Harden Park



Exhibit A

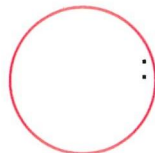
Distance- 100 ft diameter (NFPA regulation)



Key



: Placement of display



: Perimeter of 200 ft will be held around display



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: June 8, 2026

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for the 8th Annual Farmington Area Juneteenth Celebration to be held Saturday, June 20, 2026

ADMINISTRATIVE SUMMARY

- The City received an application from Rev. Dr. Patricia Coleman-Burns, representing First African Methodist Episcopal Church of Farmington Hills, for a Special Event Permit to hold the 8th Annual Farmington Area Juneteenth Celebration on Saturday, June 20, 2026, from 10:00am to 4:00pm at Mercy High School located at 29300 W. Eleven Mile Road.
- This will be an outdoor event which will include pop-up tents, vendors, food trucks, and bounce house.
- The number of proposed attendees is 200 -300 people.
- The required indemnification agreement was 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 Police Department as well as compliance with any conditions imposed by the Police Department, along with the following:
 - Proponent shall contact the Fire Department to schedule food truck(s) inspection
 - 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 and shall be at least 20' away
 - Food trucks shall operate according to NFPA and Fire Prevention Code standards, and specifically:
 - Ensure that fuel tanks are filled to the capacity needed for uninterrupted operation for the duration of the event.
 - All connections/piping shall be checked for leaks prior to operating.
 - Any cooking system which produces grease laden vapors shall be protected by listed fire extinguishing equipment.



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

- Fire extinguishers shall be installed and maintained according to NFPA 10.
- Bounce house shall be properly anchored according to manufacturers' recommendation to prevent movement during unexpected winds
- All applicable permits shall be applied for through the Building Department
- Proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
- Event shall comply with minimum Fire Prevention Code requirements
- Proponent shall apply for an electrical permit for Fairs/Festival safety inspection from the City's electrical inspector OR provide a letter of certification on company letterhead from whoever is supplying the generator stating that the generator has been inspected by their maintenance people and that the GFI plugs have been tested and are fully functioning
- Driveways/access points are expected to remain open with minimal impact to the public right-of-way

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for First African Methodist Episcopal Church of Farmington Hills to hold the 8th Annual Farmington Area Juneteenth Celebration on Saturday, June 20, 2026, from 10:00am to 4:00pm at Mercy High School located at 29300 W. Eleven Mile Road, subject to the terms and conditions outlined in the City Clerk report dated June 8, 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)

____ Rev. Dr. Patricia Coleman-Burns, First African Methodist Episcopal Church of Farmington Hills (F.A.M.E.Church of FH);

____ 30992 Country Ridge Circle Farmington Hills MI 48331

CITY ST ZIP

APPLICANT'S RESIDENTIAL ADDRESS:

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: _Mercy HS _29300 W. 11 Mile Road _Farmington Hills_____

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:

____ Annual Juneteenth Celebration, vendors, food trucks, bounce house, FH PD & Fire Dept (invited) __Festival

DATE OF THE EVENT: _June 20, 2026_____ TIME OF YOUR EVENT: __ 10 am - 4 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: __200-300_____

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)? X 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: Personal tents, not commercial _____

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.

 Mercy HS will provide AV and electrical access. ALL other electrical needs like bounce house, food trucks have generators. Food trucks have state license as well as state and local approved generators.

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: May 22, 2026 Rev. Dr. Patricia Coleman-Burns
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)
~~N/A~~ Names/Addresses of Corporation
~~N/A~~ Neighborhood Signatures (block parties closing a road)
~~N/A~~ Carnivals Only (State of MI Certificate)



Middlebelt Rd

Vendors

Tents

Fire Truck

Fire Truck

W 11 Mile Rd



Mercy High School





CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: June 8, 2026

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for the Motor City Harley-Davidson Hot Rods and Harley Bike Night Rockfest to be held on June 19, 2026

ADMINISTRATIVE SUMMARY

- The City received an application from Dana Cunningham, Event Coordinator for Motor City Harley-Davidson, for a Special Event Permit to hold the Motor City Harley-Davidson Hot Rods and Harley Bike Night Rockfest on June 19, 2026 from 5:00pm-9:00pm.
- The event is open to the public and will include an outdoor stage, lighting, tents, food trucks and merchandise vendors. A site map is included with this report.
- The required indemnification agreement has been received by the City.
- The application has 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 is anticipating approximately 200 participants
 - Noise ordinance was discussed for the outdoor concert with speakers and public address system
 - The location will accommodate all event parking, and there will be no obstruction preventing emergency vehicles from accessing the premises if needed
 - 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
 - Egress from the facility shall not be blocked or restricted
 - Fire lanes shall not be blocked or restricted
 - 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 panels
 - Certificate of Flame Resistance for the tent(s) must be provided 10 days prior to the date of the event
 - Cooking/open flame devices shall not be used under tents and shall be at least 20'
 - away.
 - Food trucks shall operate according to NFPA and Fire Prevention Code standards, and specifically:
 - Ensure that fuel tanks are filled to the capacity needed for uninterrupted operation for the duration of the event.
 - All connections/piping shall be checked for leaks prior to operating.
 - Any cooking system which produces grease laden vapors shall be protected by listed fire extinguishing equipment.
 - Fire extinguishers shall be installed and maintained according to NFPA 10.
 - All applicable permits shall be applied for through the Building Department



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

- Proponent must contact Fire Prevention to schedule an inspection prior to the event
- Event will either require an electrical permit for Fairs/and Festival safety inspection from the city's electrical inspector or provide a letter of certification on company letterhead from whomever is supplying the generator. Letter must state that the generator has been inspected and GFI plugs tested and are fully functioning.

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for the Motor City Harley-Davidson Hot Rods and Harley Bike Night Rockfest on June 19, 2026 from 5:00pm-9:00pm, subject to the terms and conditions outlined in the City Clerk report dated June 8, 2026.

Respectfully submitted,

Carly Lindahl, City Clerk

Hot Rods +
Harley - Bike Night
Rock Fest

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)

Motor City 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 outdoor concert event

DATE OF THE EVENT: 6/19/26 TIME OF YOUR EVENT: 5pm - 9pm

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: 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: Stage & lighting + tent

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: 10x20 tent Motor - City Harley-Davidson

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.

Speakers, 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? _____

Dana Cunningham
Applicant's Signature

DATE: 5/23/26

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:

- 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
- N/A Neighborhood Signatures (block parties closing a road)
- N/A Carnivals Only (State of MI Certificate)



Stage for Band

Vendor Row Vendor Row

Food Truck

Bike Parking

Car Parking





CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: June 8, 2026

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for Ward Church Farmington Hills Festival of India event to be held on July 11, 2026.

ADMINISTRATIVE SUMMARY

- The City received an application from Colleen Johnson, representing Ward Church Farmington Hills, for a Special Event Permit to hold the Festival of India event on July 11, 2026, at Ward Church located at 27996 Halsted Rd., from 11:00am to 5:00pm.
- This will be an outdoor event which will include tents, stage, music, performances, food, vendors, lawn games, bounce house and volleyball tournament.
- The maximum number of proposed attendees is 400 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:
 - Event banner shall not be located in the Halsted right-of-way, to avoid sight distance concerns
 - There will be no parking within 20' of any tent
 - Tents must meet the NFPA 701 Standard and Flame Resistance label affixed to panels/canopy
 - 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 and shall be at least 20' away
 - Certificate of Flame Resistance for the tent(s) must be provided 10 days prior to the date of the event
 - Bounce house shall be properly anchored according to manufacturer's recommendation to prevent movement during unexpected winds
 - All applicable permits shall be applied for through the Building Department
 - Proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
 - Event shall comply with minimum Fire Prevention Code requirements



CITY CLERK'S REPORT TO MAYOR AND COUNCIL

- Generators:
 - a. Shall comply with all Building Department requirements.
 - b. Shall be located in a manner to not expose attendees to carbon monoxide.
 - c. Shall be fully fueled prior to event; not refueling if generator is hot.
 - d. Fuel cans shall not be stored on-site.
- Open to the public and all parking will be on the property
- There will be approximately fifteen (15) 10x10 tents and one (1) 40x100 tent on the property
- The event is expecting 400 participants
- Food trucks, music and lawn games will be available and noise ordinance was discussed
- No assistance from the Police Department has been requested
- Emergency vehicles will have no issues entering onto the property if needed
- Event will either require an electrical permit for Fairs/and Festival safety inspection from the city's electrical inspector or provide a letter of certification on company letterhead from whomever is supplying the generator. Letter must state that the generator has been inspected and GFI plugs tested and are fully functioning.

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for Ward Church Farmington Hills to hold the Festival of India on July 11, 2026 at Ward Church located at 27996 Halsted Rd., from 11am to 5pm, subject to the terms and conditions outlined in the City Clerk report dated June 8, 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)

Colleen Johnson

APPLICANT'S RESIDENTIAL ADDRESS:

[REDACTED]

CITY ST ZIP

APPLICANT'S PHONE: Office: [REDACTED] Cell: [REDACTED]

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:

The event is called Festival of India. Description of event: Festival of India will take place on Saturday, July 11, 2026, from 11am to 5:00pm. The event is a vibrant celebration of Indian culture featuring a variety of games, including volleyball tournaments running from 11am to 2:30pm. There will be arts and crafts, music and performances, and culinary flavors that will delight all who attend throughout the event. Lunch, featuring Indian food, will be served from 12pm to 3pm. We will conclude

DATE OF THE EVENT: 7/11/26 TIME OF YOUR EVENT: 11am-5pm

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: 400

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: 15-20 - 10x10 pop up tents, 1 - 40x100 tent, temporary stage - 16' x 20' x 24'

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT: 15-20 - 10x10 pop up tents - we own 5 and will rent the remainder, 1 - 40X100 tent, renting from American Rental Inc. 4901 W. Grand River, Lansing, MI 48906

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.

2 generators - 1 for the bounce house and 1 for the sound equipment

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: 5/6/26
Applicant's Signature: 
Printed Name of Applicant: Colleen Johnson

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

2026 Festival of India Layout

Key:

X = Registration/Information,
First Aid and prayer tents
(10x10ft)

▲ = Porta pottys

● = Food and vendors

◆ = Childrens tents (10x10ft)
for crafts

Field A: Volleyball

Bounce House

Evening concert
and message
(Stage and chairs)

Women's sports/race lanes

Ward Church
Farmington Hills

X X X

Event Parking

3x6 ft.
banner

Halsted Rd

ation

Bank - ATM

Way





CITY CLERK'S REPORT TO MAYOR AND COUNCIL

DATE: June 8, 2026

DEPT: City Clerk

RE: Consideration of approval of a Special Event Permit for the Farmington Community Library Summer Reading Finale Event to be held on July 27, 2026

ADMINISTRATIVE SUMMARY

- The City received an application from Kristel Sexton, representing the Farmington Community Library, for a Special Event Permit to hold the Summer Reading Finale Event on July 27, 2026, at the Farmington Community Library located at 32737 W. 12 Mile Road, from 6:30pm to 8:30pm.
- This will be an outdoor event which will include a food truck, inflatables, a petting farm from MSU Tollgate and fire truck.
- The maximum number of proposed attendees is 500 people.
- The required insurance and/or indemnification agreement was received by the City; however, the certificate will expire prior to the event. The application has been notified and will provide an updated form prior to the event.
- 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 driveway closure shall be clearly delineated with drums or cones to ensure motorists understand the access point is closed
 - There will be parking on the property
 - The applicant is expecting approximately 500 participants
 - There will be two (2) 10x10 tents on site as well as a food truck
 - Inflatables from Oakland County Parks
 - The applicant has not asked for assistance from the Police Department and no issue with emergency vehicle access
 - No parking within 20' of any tent
 - Egress shall be maintained throughout the building
 - Fire lanes shall not be blocked or restricted
 - Cooking/open flame devices shall not be used under tents and shall be at least 20' away
 - Food trucks shall operate according to NFPA and Fire Prevention Code standards, and specifically:
 - Ensure that fuel tanks are filled to the capacity needed for

- uninterrupted operation for the duration of the event.
- All connections/piping shall be checked for leaks prior to operating.
- Any cooking system which produces grease laden vapors shall be protected by listed fire extinguishing equipment.
- Fire extinguishers shall be installed and maintained according to NFPA 10.
- Inflatables shall be properly anchored according to manufacturer's recommendation to prevent movement during unexpected winds
- All applicable permits shall be applied for through the Building Department
- Unexpired Insurance Certificate of Coverage, or Special Event Indemnification agreement must be provided 10 days prior to the date of the event
- Proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
- Event shall comply with the minimum Fire Prevention Code requirements

RECOMMENDATION

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for the Farmington Community Library to hold the Summer Reading Finale Event on July 27, 2026, at the Farmington Community Library located at 32737 W. 12 Mile Road, from 6:30pm to 8:30pm, subject to the terms and conditions outlined in the City Clerk report dated June 8, 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)

Farmington Community Library - Kristel Sexton

APPLICANT'S RESIDENTIAL ADDRESS:

32737 West 12 Mile Road Farmington Hills MI 48334
CITY ST ZIP

APPLICANT'S PHONE: Office: 248-848-4319 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:

32737 West 12 Mile Road

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:

Summer Reading Finale - an outdoor celebration with games, Rolling Stove food truck (license attached), and bounce houses from Oakland County Parks

DATE OF THE EVENT: July 27, 2026 TIME OF YOUR EVENT: 6:30-8:30 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: 500

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: Two (2) 10x10 pop-up awning tents

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).

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.

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? _____

Kristel W. Sexton

Applicant's Signature

DATE: 5-13-26

Kristel Sexton Farmington Community Library
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:

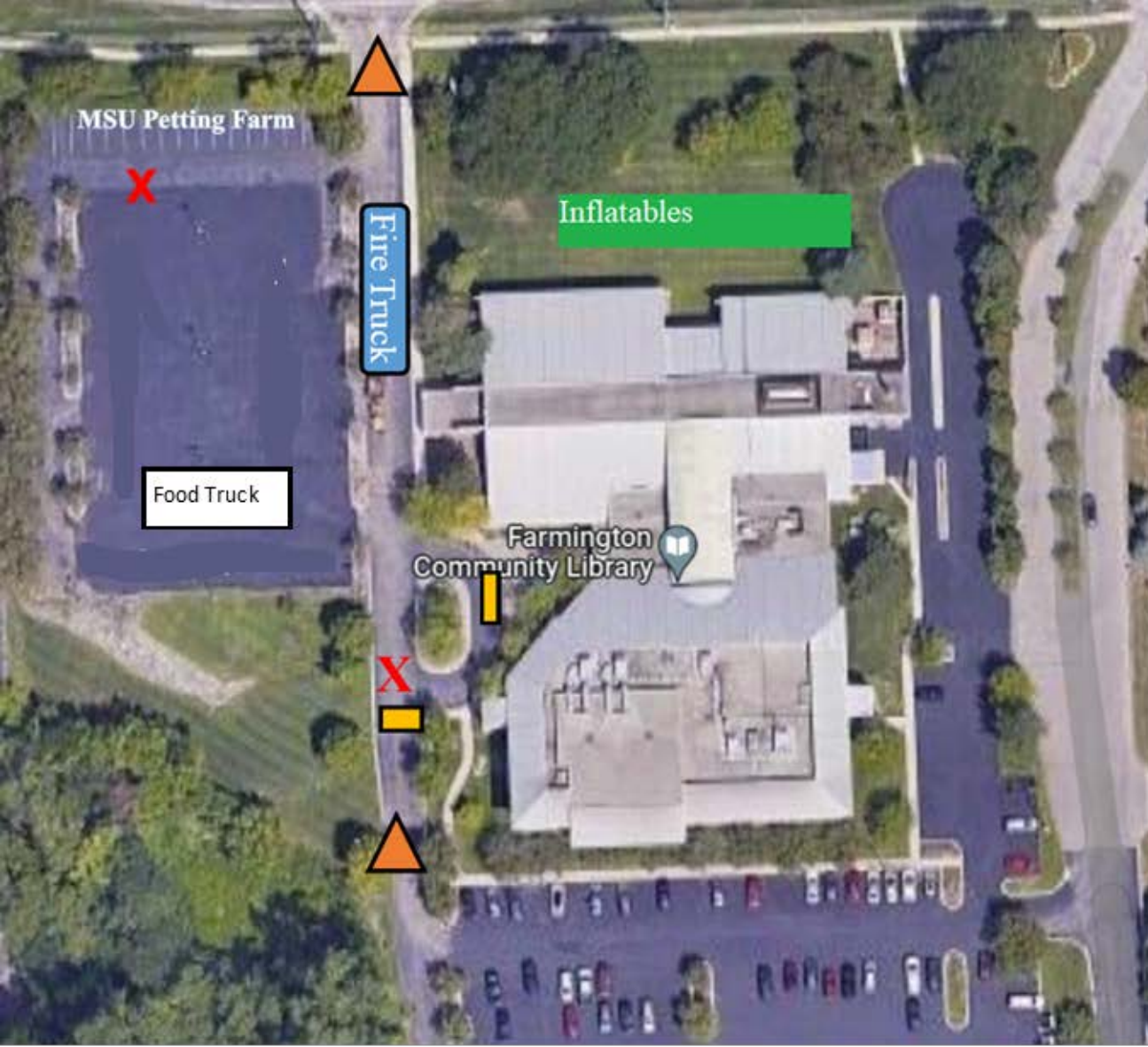
- Application and fee
- Complete Site Plan/Map

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:

 Indicates driveway closures (using traffic cones); all traffic will enter/exit at light by post office

X = 10x10 pop-up awning tent

 = table

**A RESOLUTION OF GLWA MEMBER PARTNER
THE CITY OF FARMINGTON HILLS
AUTHORIZING THE EXECUTION OF THE LEGAL SERVICES AGREEMENT
FOR THE 3M AND DUPONT PUBLIC DRINKING WATER SETTLEMENTS**

Minutes of a Meeting of the City Council of the City of Farmington Hills, County of Oakland, Michigan, held in the City Hall of said City on _____, _____, at _____ o'clock P.M. Prevailing Eastern Time.

PRESENT:

Councilmembers _____

ABSENT:

Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS, a civil action and/or claims in Aqueous Film-Forming Foams Litigation MDL No. 2873 (“AFFF”) the City of Farmington Hills (the “City”) is committed to delivering clean drinking water to its customers; and

WHEREAS, the City is also committed to taking reasonable steps to recover cost reimbursements that may be available in the 3M and DuPont Public Drinking Water Settlements and to reduce costs to its consumers; and

WHEREAS, STAG LIUZZA, L.L.C., and ROSATI SCHULTZ JOPPICH & AMTSBEUHLER, PC have put together a team of uniquely qualified and experienced attorneys (“the Firm”) who have joined together to assist public entities seeking to recover cost reimbursements that may be available in the 3M and DuPont Public Drinking Water Settlements; and

WHEREAS, the Firm is comprised of experienced attorneys in both in PFAS litigation and in the representation of public entities pursuing legal claims involving cost recovery in the drinking water settlements; and

WHEREAS, the City Council has determined it to be in the City’s best interest to enter into the Legal Services Agreement with the Firm and the filing of claims for the 3M and DuPont Public Drinking Water Settlements in the Aqueous Film-Forming Foams Litigation MDL No. 2873 (“AFFF”); and

WHEREAS, the City desires to authorize the execution of the as Exhibit “A”; and

NOW THEREFORE BE IT RESOLVED by the City Council that the Manager of the City is hereby authorized to execute the Legal Services Agreement with the Firm based upon the terms

and conditions set forth herein and, in a manner, substantially similar to the Agreement attached hereto as Exhibit "A."

AYES:

NAYES:

RESOLUTION DECLARED ADOPTED.

Carly Lindahl, City Clerk

CERTIFICATION

I 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, County of Oakland, and State of Michigan, at a regular meeting held this _____ day of _____, 2026, and that public office of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Carly Lindahl, City Clerk
City of Farmington Hills

the Client perceive any conflict of interest in the Attorneys undertaking this engagement on behalf of the Client. If either the Client or the Attorneys, during the representation, receive information indicating that a potential conflict of interest may develop or exist, the Client and the Attorneys agree to bring such information to the immediate attention of the other, and the Attorneys shall proceed to take such steps as may be appropriate in the circumstances.

1. ATTORNEY FEES AND COMMON BENEFIT ASSESSMENT. As compensation for legal services, Client agrees to pay Attorneys for legal services rendered and to be rendered on account of the Client's Claims (hereinafter "Attorney Fees"). Attorney Fees shall be one-third (1/3) of the Gross Amount Recovered for Client's Claims. For any recovery made, Client understands and agrees that Attorney Fees will be divided as follows: 25% to ROSATI SCHULTZ and 75% to STAG LIUZZA, LLC.

Pursuant to Court order, every AFFF settlement claimant must pay an eight percent (8%) common benefit assessment of the Gross Amount Recovered. As a benefit to Client, said Common Benefit Assessment will be credited against the one-third (1/3) Attorneys' Fees herein. Therefore, Client will not separately bear or reimburse Attorneys for the Common Benefit Assessment and Attorneys will be paid a net total contingency fee of 25 1/3%.

Attorney Fees shall all be calculated before the deduction of costs and expenses, as set forth in Section 2 herein. **Client shall only pay attorney fees contingent upon a recovery and shall not pay any attorney fees if there is no recovery.**

2. COSTS AND EXPENSES. In addition to paying Attorney Fees, in the event of a successful recovery, the Client agrees to reimburse all costs and expenses, as set forth herein only in the event of a recovery, which shall be deducted from the Client's share of that recovery. Attorneys may advance expenses on behalf of Client, and Client shall not be responsible for incurring or reimbursing any expenses if the amount of recovery is less than the costs incurred. **Client shall only reimburse costs or expenses advanced by Attorneys in the event of a recovery by settlement or judgment.** But in no event will fees exceed the Compensation as set forth in Paragraph 1, above. If no recovery is made, Attorneys shall bear all unreimbursed costs and expenses incurred, and client shall not be liable for any such costs or expenses incurred by Attorneys. Further, if recovery is insufficient to fully reimburse litigation costs, Attorneys shall bear, and Client shall not be liable for, all costs in excess of the amount of recovery. Subject to the foregoing terms, the Client agrees to reimburse the Attorneys' litigation costs and expenses upon receipt of any settlement funds or collected judgment. But in no event will fees exceed the Compensation as set forth in Paragraph 1, above.

The Attorneys shall have the right and authority, without prior approval of the Client, to incur such litigation costs and expenses as may be necessary or advisable in furtherance of Client's Claims. Litigation costs and expenses may include (but are not limited to) the following: filing fees; deposition costs; expert witness fees; transcript costs; witness fees; subpoena costs; sheriff's and service of process fees; trial consultant fees; mock trial costs; shadow jury fees; mediation fees; court costs; trial exhibit costs; copy costs; photographic, electronic or digital evidence production or presentation; investigation fees; travel expenses; and any other case-specific expenses directly related to the representation undertaken. Additionally, the Client specifically authorizes the

Attorneys to charge as recoverable costs such items such as: computer legal research charges (e.g. Westlaw and/or Lexis); long distance telephone expenses; postage charges; Federal Express, UPS, and other delivery service charges; internal photocopying at a rate of \$.30 per page; facsimile costs at a rate of \$.25 per page; and mileage and outside courier charges, all of which must be incurred solely for the purposes of the representation undertaken. Finally, the Client acknowledges that Client will not be charged costs and expenses for any overhead costs of the Attorneys' practice, including office rent; utility costs; charges for local telephone service; office supplies; fixed asset expenses; and ordinary secretarial and staff services. But in no event will fees exceed the Compensation as set forth in Paragraph 1, above.

3. NO GUARANTEE. Client acknowledges that the Attorneys have made no promise or guarantee regarding the outcome of my legal matter. Client acknowledges that Client's Claims may result in no recovery. Client further acknowledge that the Attorneys shall have the right to cancel this agreement and withdraw from this matter if, in the Attorneys' professional opinion, the matter does not have merit, the Client does not have a reasonably good possibility of recovery, Client refuses to follow the recommendations of the Attorneys, Client fails to abide by the terms of this agreement, the Client fails to provide requested information or assistance, if the continued representation by Attorney would result in a violation of the Rules of Professional Conduct, or at any other time as permitted under the Rules of Professional Conduct.

4. ELECTRONIC DATA COMMUNICATION AND STORAGE. In the interest of facilitating our services to Client, Attorneys may communicate by facsimile transmission, send data over the internet, store electronic data via computer software applications hosted remotely on the internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data that is confidential to Client may be transmitted or stored using these methods. Attorneys may use third-party service providers to store or transmit this data. In using these data communication and storage methods, Attorneys employ measures designed to maintain data security. Attorneys will make reasonable efforts to keep such communications and data access secure in accordance with the Attorneys' obligations under applicable laws and professional standards. Attorneys also require all Attorneys' third-party vendors to do the same. However, Client acknowledges that some information transmitted to the Attorneys will be public records, and the Client has no expectation that public records will be confidential. Client acknowledges that Attorneys have no control over the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access, notwithstanding all reasonable security measures employed by us or our third-party vendors, and Client consents to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement.

5. PRIVILEGE. The Client acknowledges that this contract is intended to and does hereby assign, transfer, set over, and deliver unto the Attorneys as its fee for representation of the Client in this matter an interest in the claim(s), the proceeds, or any recovery therefrom under the terms and conditions aforesaid, in accordance with the provisions any state law that applies to this contract.

6. MODIFICATION. It contains the entire and complete understanding between the parties and can only be modified by a written amendment signed by all parties.

7. TERMINATION OF REPRESENTATION. Client acknowledges that Client has the right to terminate the representation upon written notice to that effect. Client acknowledges that Client will be responsible for any contingent attorney fees or related expenses incurred prior to the discharge or termination, based on all the facts and circumstances, including the risk taken by the Attorneys in accepting Client's legal representation on a contingency fee basis. Client agrees to cooperate with Attorneys and to comply with all reasonable requests of Attorneys. Client warrants and represents to the Attorneys that all information Client has provided to, or will in the future provide to, the Attorneys regarding Client's Claim is true and correct to the best of Client's knowledge, information, and belief. The Attorneys have the right to withdraw from this representation after giving reasonable notice. If the Attorneys are discharged or otherwise cease to serve as Client's legal counsel prior to full payment of the settlements, then Attorneys shall receive as compensation for services, and in consideration of the work that Attorneys performed to achieve the settlement amount allocated to Client, the full contingency fee earned or reasonably earned by Attorneys. At the conclusion of this matter, the Attorneys will retain Client's legal files for a period of five (5) years after the Attorneys close their files. At the expiration of the five-year period, the Attorneys may destroy these files unless Client notifies the Attorneys in writing that Client wishes to take possession of the files. The Attorneys reserve the right to charge administrative fees and costs associated with retrieving, copying, and delivering such files. But in no event will fees exceed the Compensation as set forth in Paragraph 1, above.

8. ENTIRE AGREEMENT. The undersigned representative of Client has read this agreement, a copy of which Client has received, in its entirety, and Client agrees to and understands the terms and conditions set forth herein. Client acknowledges that there are no other terms or oral agreements existing between the Attorneys and Client. This agreement may not be amended or modified in any way without the prior written consent of the Attorneys and the Client.

9. AUTHORITY. Client acknowledges having been advised to and given the full opportunity to obtain independent representation in the making of this agreement and voluntarily entering into this agreement after such opportunity. Client representative signing below represents that Client enters into this agreement with proper authorization and approval under state and local law, and that the Client representative is specifically authorized to execute this agreement.

EFFECT OF SIGNING

Client understands that this is a binding legal document. Client further understands that this Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

DATE

**KAREN MONDORA, ACTING CITY
MANAGER**

DATE

CARLY LINDAHL, CITY CLERK

Date

**MICHAEL G. STAG
FOR STAG LIUZZA, LLC**

Date

**ELIZABETH SAARELA
FOR ROSATI, SCHULTZ, JOPPICH &
AMTSBEUCHLER, PC**



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

DATE: 6/8/2026

DEPT: Department of Public Services

RE: Consideration of authorization for a cost participation agreement between the Road Commission for Oakland County (RCOC) and the City of Farmington Hills to fund the resurfacing of 12 Mile Road from Orchard Lake Road to Autumn Ridge.

ADMINISTRATIVE SUMMARY

- This project includes the resurfacing of 12 Mile Road from Orchard Lake Road to Autumn Ridge. For reference, Autumn Ridge is located just east of Middlebelt Road.
- Construction is anticipated to start in late June or early July of 2026.
- The project’s total construction cost is estimated at \$3,470,100, of which \$2,807,536 is expected to come from federal funding. This leaves a remaining balance of \$662,564 to be covered jointly by the Road Commission for Oakland County (RCOC), and the City of Farmington Hills. Based on the portion of work occurring within Farmington Hills, the City’s share of the cost is \$331,282.
- Utilizing available tri-party funding for the City of Farmington Hill’s share results in the City, the RCOC and the Oakland County General Government all contributing one-third of the costs. **As a result, the City’s actual contribution/share utilizing this funding mechanism is \$110,427.**
- The City of Farmington Hills is recommended to enter into a cost participation agreement with the Road Commission for Oakland County (RCOC) to provide funding for the City’s local share of the project.

PRELIMINARY CONSTRUCTION COSTS
Resurfacing of 12 Mile Road from Novi Road to Farmington Road

| ITEM | TOTAL ESTIMATED COST | FEDERAL FUNDING | FARMINGTON HILLS’ SHARE AFTER TRI-PARTY FUNDING |
|--------------------|----------------------|-----------------|---|
| CONSTRUCTION COSTS | \$3,470,100 | \$2,807,536 | \$110,427 |



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

RECOMMENDATION

IT IS RESOLVED, that the City of Farmington Hills enters into a cost participation agreement for Board Project No. 57881 with the Road Commission of Oakland County to address the cost sharing responsibilities for the road resurfacing project along 12 Mile Road from Orchard Lake Road to Autumn Ridge.

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

Prepared by: Mark S. Saksewski, P.E., City Engineer
Department Authorization: Jacob Rushlow, P.E., Director of Public Services
Approved by: Karen Mondora, P.E., Acting City Manager

COST PARTICIPATION AGREEMENT

CONSTRUCTION

12 Mile Road

Orchard Lake to Autumn Ridge

City of Farmington Hills

Board Project No. 57881

This Agreement, made and entered into this ____ day of _____, 2026, by and between the Board of County Road Commissioners of the County of Oakland, Michigan, hereinafter referred to as the BOARD, and the City of Farmington Hills, hereinafter referred to as the COMMUNITY, provides as follows:

WHEREAS, the BOARD and the COMMUNITY, in cooperation with the Michigan Department of Transportation, hereinafter referred to as MDOT, have programmed the resurfacing work of 12 Mile Road from Orchard Lake Road to Autumn Ridge, as described in Exhibit "A", attached hereto, and made a part hereof, which improvements involve roads under the jurisdiction of the BOARD and within the COMMUNITY, which improvements are hereinafter referred to as the PROJECT; and

WHEREAS, the estimated total cost of the PROJECT is \$3,470,100; and

WHEREAS, the BOARD has entered into an agreement with MDOT in Contract No. 26-5127 for partial funding of the PROJECT with federal program dollars in the amount of \$2,807,536; and

WHEREAS, the BOARD, as the requesting party therein, will be the party financially responsible to MDOT to bear all costs of the PROJECT in excess of federal funds, hereinafter referred to as the LOCAL SHARE; and

WHEREAS, the COMMUNITY'S share of said LOCAL SHARE involves certain designated and approved Tri-Party Program funding in the amount of \$331,282, which shall be paid through equal contributions by the BOARD, the COMMUNITY, and the Oakland County Board of Commissioners, hereinafter referred to as the COUNTY; and

WHEREAS, all the parties hereto have reached a mutual understanding regarding the cost sharing for the LOCAL SHARE and wish to commit that understanding to writing in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and in conformity with applicable law, it is hereby agreed between the COMMUNITY and the BOARD that:

1. The COMMUNITY approves of the PROJECT, declares its public necessity, and authorizes the BOARD and MDOT to perform or cause to be performed, and complete the PROJECT along with all administration in reference thereto.
2. The PROJECT shall include total payments to the contractor. Any costs incurred by the BOARD prior to this agreement date shall be allowable.
3. The estimated total LOCAL SHARE is \$662,564 and shall be invoiced in the following order:
 - a. Tri Party Program funding in the amount of \$331,282.
 - b. The BOARD shall contribute \$331,282 toward the LOCAL SHARE.
 - c. Any PROJECT costs above the Tri-Party Program funding of \$331,282 and the BOARD contribution of \$331,282 shall be funded 100% by the BOARD.
4. Upon execution of this agreement, the BOARD shall submit an invoice to the COMMUNITY in the amount of \$110,427 (being 100% of the COMMUNITY'S Tri-Party contribution).
5. Upon execution of this agreement and approval by the COUNTY, the BOARD shall submit an invoice to the COUNTY in the amount of \$110,427 (being 100% of the COUNTY'S Tri-Party contribution).
 - a. The invoice shall be sent to:

Manager of Fiscal Services
Oakland County Fiscal Services
2100 Pontiac Lake Road, Building 41 West
Waterford, MI 48328

6. The total actual LOCAL SHARE will be determined from the records of the BOARD upon completion of State financial audits of the PROJECT and a final determination of the total federal funds used on the PROJECT. Final adjustments in the financial obligations of the parties hereto will be made upon completion of the required audits.
7. Upon receipt of said invoice(s), the COMMUNITY and the COUNTY shall pay to the BOARD the full amount thereof, within thirty (30) days of such receipt.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and date first written above.

BOARD OF ROAD COMMISSIONERS OF THE
COUNTY OF OAKLAND
A Public Body Corporate

By _____

Its _____

City of Farmington Hills

By _____

Its _____

EXHIBIT A

TRI - PARTY PROGRAM

12 Mile Road

Orchard Lake Road to Autumn Ridge

City of Farmington Hills

Board Project No. 57881

Resurfacing work on 12 Mile Road from Orchard Lake Road to Autumn Ridge.

| |
|-------------------------------|
| ESTIMATED PROJECT COST |
|-------------------------------|

| | |
|-----------------------------|-------------------------|
| Contractor Payments | \$3,470,100 |
| Less Federal Funds | <u>\$2,807,536</u> |
| Total Estimated Local Share | <u><u>\$662,564</u></u> |

| |
|-------------------------------------|
| COST PARTICIPATION BREAKDOWN |
|-------------------------------------|

| | COMMUNITY | COUNTY | BOARD | TOTAL |
|---------------------|------------------|------------------|------------------|------------------|
| Tri-Party Program | \$110,427 | \$110,427 | \$110,428 | \$331,282 |
| Contribution | | | \$331,282 | \$331,282 |
| TOTAL SHARES | \$110,427 | \$110,427 | \$441,710 | \$662,564 |



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

DATE: 6/8/2026

DEPT: Department of Public Services

RE: Consideration of authorization for a cost participation agreement between the Road Commission for Oakland County (RCOC) and the City of Farmington Hills to fund the resurfacing of 12 Mile Road from Novi Road to Farmington Road.

ADMINISTRATIVE SUMMARY

- This project includes the resurfacing of 12 Mile Road from Novi Road to Farmington Road.
- Construction is anticipated to start in late June or early July of 2026.
- The project’s total construction cost is estimated at \$10,779,607, of which \$8,742,281 is expected to come from federal funding. This leaves a remaining balance of \$2,037,326 to be covered jointly by the Road Commission for Oakland County (RCOC), the City of Novi, and the City of Farmington Hills. Based on the portion of work occurring within Farmington Hills, the City’s share of the cost is \$611,198.
- Utilizing available tri-party funding for the City of Farmington Hill’s share results in the City, the RCOC and the Oakland County General Government all contributing one-third of the costs. **As a result, the City’s actual contribution/share utilizing this funding mechanism is \$203,733.**
- The City of Farmington Hills is recommended to enter into a cost participation agreement with the Road Commission for Oakland County (RCOC) to provide funding for the City’s local share of the project.

PRELIMINARY CONSTRUCTION COSTS
Resurfacing of 12 Mile Road from Novi Road to Farmington Road

| ITEM | TOTAL ESTIMATED COST | FEDERAL FUNDING | FARMINGTON HILLS’ SHARE AFTER TRI-PARTY FUNDING |
|---------------------------|-----------------------------|------------------------|--|
| CONSTRUCTION COSTS | \$10,779,607 | \$8,742,281 | \$203,733 |



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

RECOMMENDATION

IT IS RESOLVED, that the City of Farmington Hills enter into a cost participation agreement for Board Project No. 57891 with the Road Commission of Oakland County to address the cost sharing responsibilities for the road resurfacing project on 12 Mile Road between Novi Road to Farmington Road and along Haggerty Road.

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

Prepared by: Mark S. Saksewski, P.E., City Engineer
Department Authorization: Jacob Rushlow, P.E., Director of Public Services
Approved by: Karen Mondora, P.E., Acting City Manager

COST PARTICIPATION AGREEMENT

CONSTRUCTION

12 Mile Road

Novi Road to Farmington Road and along Haggerty Road

City of Farmington Hills

Board Project No. 57891

This Agreement, made and entered into this _____ day of _____, 2026, by and between the Board of County Road Commissioners of the County of Oakland, Michigan, hereinafter referred to as the BOARD, and the City of Farmington Hills, hereinafter referred to as CVT #1, provides as follows:

WHEREAS, the BOARD, CVT #1, and the City of Novi, hereinafter referred to as CVT #2, in cooperation with the Michigan Department of Transportation, hereinafter referred to as MDOT, have programmed the resurfacing of 12 Mile Road from Novi Road to Farmington Road/ along Haggerty Road, as described in Exhibit "A", attached hereto, and made a part hereof, which improvements involve roads under the jurisdiction of the BOARD and within CVT #1 and CVT #2, which improvements are hereinafter referred to as the PROJECT; and

WHEREAS, the estimated total cost of the PROJECT is \$10,779,607; and

WHEREAS, the BOARD has entered into an agreement with MDOT in Contract No. 26-5115 for partial funding of the PROJECT with federal program dollars in the amount of \$8,742,281; and

WHEREAS, the BOARD, as the requesting party therein, will be the party financially responsible to MDOT to bear all costs of the PROJECT in excess of federal funds, hereinafter referred to as the LOCAL SHARE; and

WHEREAS, CVT #1'S share of said LOCAL SHARE involves certain designated and approved Tri-Party Program funding in the amount of \$611,198, which shall be paid through equal contributions by the BOARD, CVT #1, and the Oakland County Board of Commissioners, hereinafter referred to as the COUNTY; and

WHEREAS, all the parties hereto have reached a mutual understanding regarding the cost sharing for the LOCAL SHARE and wish to commit that understanding to writing in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and in conformity with applicable law, it is hereby agreed between CVT #1 and the BOARD that:

1. CVT #1 and CVT #2 approve of the PROJECT, declare its public necessity, and authorizes the BOARD and MDOT to perform or cause to be performed, and complete the PROJECT along with all administration in reference thereto.
2. The PROJECT shall include total payments to the contractor. Any costs incurred by the BOARD prior to this agreement date shall be allowable.
3. The estimated total LOCAL SHARE is \$2,037,326 and shall be invoiced in the following order:
 - a. Tri-Party Program funding shall be invoiced simultaneously and proportionately:
 - CVT #1 has agreed to contribute \$611,198 and will fund their share from the Tri-Party Program.
 - CVT #2 has agreed to contribute \$407,465 and will fund their share from the Tri-Party Program.
 - b. The BOARD shall contribute \$1,358,216 which includes a CONTRIBUTION of \$1,018,663 and Tri-Party funds in the amount of \$339,553.
 - c. Any LOCAL SHARE costs above \$2,037,326 will be funded 100% by the BOARD.
4. Upon execution of this agreement, the BOARD shall submit an invoice to CVT #1 in the amount of \$203,733 (being 100% of CVT #1'S Tri-Party contribution).
5. Upon execution of this agreement and approval by the COUNTY, the BOARD shall submit an invoice to the COUNTY in the amount of \$203,733 (being 100% of the COUNTY'S Tri-Party contribution).

- a. The invoice shall be sent to:

Manager of Fiscal Services
Oakland County Fiscal Services
2100 Pontiac Lake Road, Building 41 West
Waterford, MI 48328

6. The total actual LOCAL SHARE will be determined from the records of the BOARD upon completion of State financial audits of the PROJECT and a final determination of the total federal funds used on the PROJECT. Final adjustments in the financial obligations of the parties hereto will be made upon completion of the required audits.
7. Upon receipt of said invoice(s), the CVT #1 and the COUNTY shall pay to the BOARD the full amount thereof, within thirty (30) days of such receipt.
8. The BOARD shall execute a separate Cost Participation Agreement with CVT #2, for their share of the estimated PROJECT cost.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and date first written above.

BOARD OF ROAD COMMISSIONERS OF THE
COUNTY OF OAKLAND
A Public Body Corporate

By _____

Its _____

City of Farmington Hills

By _____

Its _____

EXHIBIT A

TRI-PARTY PROGRAM

12 Mile Road

Novi Road to Farmington Road and along Haggerty Road

City of Farmington Hills

Board Project No. 57891

Resurfacing work on 12 Mile Road from Novi Road to Farmington Road / along Haggerty

| |
|-------------------------------|
| ESTIMATED PROJECT COST |
|-------------------------------|

| | |
|-----------------------------|---------------------------|
| Contractor Payments | \$10,779,607 |
| Less Federal Funds | <u>\$8,742,281</u> |
| Total Estimated Local Share | <u><u>\$2,037,326</u></u> |

| |
|-------------------------------------|
| COST PARTICIPATION BREAKDOWN |
|-------------------------------------|

| | City of Farmington Hills | CVT #2 | COUNTY | BOARD | TOTAL |
|---------------------|--------------------------|------------------|------------------|--------------------|--------------------|
| Tri-Party Program | \$203,733 | \$135,822 | \$339,555 | \$339,553 | \$1,018,663 |
| Contribution | | | | \$1,018,663 | \$1,018,663 |
| TOTAL SHARES | \$203,733 | \$135,822 | \$339,555 | \$1,358,216 | \$2,037,326 |



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

DATE: 06/08/2026

DEPT: Public Services

**RE: Vacation of Water Main Easements, located at 27400 Twelve Mile Road, in
Section 12**

ADMINISTRATIVE SUMMARY

- The City has received a request to vacate multiple water main easements at 27400 Twelve Mile Road, in section 12.
- The Villas at Pebble Creek is a planned unit development located at the northwest corner of Twelve Mile Road and Inkster Road. This property's redevelopment will be conflict with portions of the existing public water main therefore it will be replaced and relocated.
- The existing easements associated with this water main will need to vacated.
- As part of the engineering plan approval process, a new easement for the relocated water main has been received.
- Public Services staff contacted the Oakland County Water Resources Commissioner's Office, the City Attorney and other city departments for comments and there were no objections regarding this vacation request. Based on our review and input from the above agencies, we are recommending approval of the water main easement vacations.
- The legal descriptions of the easements to be vacated are attached.

RECOMMENDATION

IT IS RESOLVED, that the Farmington Hills City Council hereby approves the attached resolution for the vacation of water main easements, as legally described therein, copies of which are attached to the resolution, pursuant to the establishment of a new water main easement as part of the engineering plan approval process.

###

Prepared by: Tammy Gushard, P.E., Assistant Director of Public Services
Reviewed by: Jacob Rushlow, P.E., Director of Public Services
Approved by: Karen Mondora, P.E., Acting City Manager

CITY OF FARMINGTON HILLS
EASEMENT VACATION
RESOLUTION NO. _____-26

At a session of the City Council of the City of Farmington Hills, Oakland County, State of Michigan, held in the City Hall on the ____ day of _____, at 7:30 o'clock p.m.

PRESENT:

ABSENT:

The following resolution was offered by Councilperson _____ and supported by Councilperson _____:

WHEREAS, the Council of the City of Farmington Hills did on the ____ day of _____, determine that it is advisable to vacate, discontinue or abolish the following easements, located in the City of Farmington Hills, subject to the jurisdiction of the City of Farmington Hills:

- Water Main Easement: Liber 7432, Page 489
- Water Main Easement: Liber 8142, Page 643
- Water Main Easement: Liber 8142, Page 644
- Water Main Easement: Liber 19400, Pages 308-310
- Water Main Easement: Liber 24573, Pages 005-006
- Water Main Easement: Liber 25516, Pages 281-282

WHEREAS, the Council has met and heard any and all objections to such vacation, discontinuance or abolition and having determined to proceed in accordance with the Farmington Hills City Code, Chapter 26, Article I, Section 26.4.

NOW, THEREFORE, BE IT RESOLVED:

1. That the above captioned easements are hereby vacated, discontinued or abolished because the water main serving the property will be replaced and/or relocated in connection with a redevelopment of the property.
2. That the City Clerk is hereby directed to file certified copies of this resolution with the Oakland County Register of Deeds.

AYES:

NAYS:

ABSTENTIONS:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)

(SS.

COUNTY OF OAKLAND)

I, 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 ____ day of _____, the original of which resolution is on file in the City Clerk's office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this ____ day of _____.

CARLY LINDAHL, City Clerk
City of Farmington Hills

23-12-476-008

EASEMENT

79

12088

KNOW ALL MEN BY THESE PRESENTS: that ST. VINCENT AND SARAH FISHER CENTER, a Michigan corporation whose address is 27400 W. Twelve Mile Road, Farmington Hills, Michigan 48018 party of the first part, for and in consideration of the sum of One Dollar (\$1.00) paid to it by the City of Farmington Hills, Oakland County, Michigan, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan, party of the second part, does hereby grant to the said party of the second part the right to construct, operate, maintain, repair and/or replace a water main across and through the following described land located in the City of Farmington Hills, Oakland County, Michigan, to wit:

A 12' WIDE EASEMENT THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

Beginning at a point on the centerline of an existing 12" diameter water main, 395' north of the southeast corner of Section 12, measured along the Section line and 40', more or less, west thereof, measured normal thereto, thence westerly normal to said Section Line for a distance of 20' and

A 12' WIDE EASEMENT THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

Beginning at a point on the centerline of an existing 12" diameter water main, 1124', more or less, north of the southeast corner of Section 12, measured along the Section Line and 40', more or less, west thereof, measured normal thereto; thence westerly, normal to said Section Line a distance of 268.89', more or less, to a point of 67°-30' deflection to the right; thence along the line of deflection a distance of 90.29', more or less, to a point of 67°-30' deflection to the left; thence along the line of deflection to a distance of 10', more or less.

And to enter upon sufficient land adjacent to said water main for the purpose of construction, operation, maintenance, repair and/or replacement thereof. The premises so disturbed by reason of the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the party of the second part. This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, The undersigned parties hereunto affixed their signatures this 31st day of October, A.D. 1978.

In Presence of:

Sister Catherine
Sister Catherine

ST. VINCENT AND SARAH FISHER CENTER (L.S.)

by Sister Anthony Prugger
Sister Anthony Prugger
its Administrator
Administrator

G. L. Smith
G. L. Smith

Note: (Please print Name under signature)

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 31st day of October, 1978, by Sister Anthony Prugger, Administrator of St. Vincent and Sarah Fisher Center, a Michigan corporation, on behalf of the said corporation.

This instrument drafted by:
Brian J. O'Hara, P-25307
110 E. Long Lake Road
Bloomfield Hills, MI 48013
647-0436

Shirley A. Sal
Notary Public
Oakland County, Michigan
My Commission Expires: 3/2/81

RET: Floyd & CHICKS
31555 11 Mile Rd.
Farmington Hills
Michigan 48018

300

RECORDED
INDEXED
1978-1 APR 8:27

23-12-476-008

1/9
1/12

300

23-12-476-008

EASEMENT

Sister Anthony Prugger, Administor

KNOW ALL MEN BY THESE PRESENTS: that the Saint Vincent - Sarah Fisher Center, whose address is 27400 West 12 Mile Road, Farmington Hills, Michigan 48018 party of the first part, for and in consideration of the sum of One Dollar (\$1.00) paid to it by the City of Farmington Hills, Oakland County, Michigan, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan, party of the second part, does hereby grant to the said party of the second part the right to construct, operate, maintain, repair and/or replace a water main across and through the following described land located in the City of Farmington Hills, Oakland County, Michigan, to wit: A 12 foot wide easement for watermain in the southeast 1/4 of Section 12, T. 1N., R. 9E., City of Farmington Hills, Oakland County, Michigan, the centerline of which is described as: Beginning at a point distant Due South 1716.13 feet along the east line of Section 12 and Due West 467.70 feet from the intersection of the east line of Section 12 and the southerly right-of-way line of Northwestern Highway (204 feet wide), and proceeding thence Due West 43.50 feet to a point of ending.

9/18

1982

And to enter upon sufficient land adjacent to said water main for the purpose of construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the party of the second part.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, The undersigned parties hereunto affixed her signatures this 17th day of December, A.D. 1981.

In Presence of: St. Vincent - Sarah Fisher Center
Sister Catherine Paganini X Sister Anthony Prugger (L.S.)
 Sister Catherine Paganini Sr. Anthony Prügger
 Administrator

Patricia Diamond
 Patricia Diamond
 1982 FEB - 9 AM 8:39
 OAKLAND COUNTY MICHIGAN
 CLERK-RECORDS
 RECEIVED
 OAKLAND COUNTY MICHIGAN
 CLERK-RECORDS

Note: (Please print Name under signature)

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this 17th day of December A.D. 19 81, before me, a Notary Public in and for said Saint Vincent - Sarah Fisher Center County, personally appeared Sister Anthony, Administrator to me known to be the same person described in and who executed the within instrument, who then acknowledged the same to Her free act and deed.

This instrument drafted by:
 Thomas J. Marks, P. E.
 Urban Engineering Company
 6748 Allen Road
 Allen Park, Michigan 48101

Shirley DuVal
 Notary Public Shirley DuVal
Oakland County, Michigan
 My Commission Expires 03/11/85

LET: FLOYD A. JAMES
1985 BUREAU
FARMINGTON HILLS, MICHIGAN

20

EASEMENT

23-12-476-008

19/12

Sister Anthony Prugger, Administrator
 KNOW ALL MEN BY THESE PRESENTS: that the Saint Vincent - Sarah Fisher Center, whose address is 27400 West 12 Mile Road, Farmington Hills, Michigan 48018 party of the first part, for and in consideration of the sum of One Dollar (\$1.00) paid to it by the City of Farmington Hills, Oakland County, Michigan, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan, party of the second part, does hereby grant to the said party of the second part the right to construct, operate, maintain, repair and/or replace a water main across and through the following described land located in the City of Farmington Hills, Oakland County, Michigan, to wit: A 12 foot wide easement for water main in the southeast 1/4 of Section 12, T. 1N., R. 9E., City of Farmington Hills, Oakland County, Michigan, the centerline of which is described as: Beginning at a point distant Due South 2013.16 feet along the east line of Section 12 and Due West 60.00 feet from the intersection of the east line of Section 12 and the southerly right-of-way line of Northwestern Highway (204 feet wide), and proceeding thence S. 45° W. 26.87 feet; thence Due West 343.00 feet; thence N. 45° W. 126.00 feet; thence Due North 79.00 feet; thence N. 1° 22' 33" E. 229.36 feet; thence Due North 81.21 feet; thence N. 3° 59' 44" E. 85.90 feet; thence Due North 125.00 feet; thence N. 4° 20' 36" W. 79.00 feet; thence N. 40° 39' 24" E. 48.00 feet; thence N. 63° 09' 24" E. 96.00 feet; thence N. 85° 39' 24" E. 33.00 feet to a point of ending.

And to enter upon sufficient land adjacent to said water main for the purpose of construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the party of the second part.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, The undersigned parties hereunto affixed her signatures this 17th day of December, A.D. 19 81.

In Presence of:

Sister Catherine Paganini
 Sister Catherine Paganini

St. Vincent - Sarah Fisher Center
 v Sister Anthony Prugger (L.S.)
 Sr. Anthony Prugger
 Administrator

Patricia Diamond
 Patricia Diamond

RECORDED
 OAKLAND COUNTY MICHIGAN
 1982 FEB - 3 AM 8:39
 CLERK-REGISTRAR OF DEEDS
 Lynn D. Allen

Note: (Please print Name under signature)

STATE OF MICHIGAN)
) ss
 COUNTY OF OAKLAND)

On this 17th day of December, A.D. 19 81, before me, a Notary Public in and for said County, personally appeared Sister Anthony Prugger, Administrator of Saint Vincent - Sarah Fisher Center described in and who executed the within instrument, who then acknowledged the same to Her free act and deed.

This instrument drafted by:

Thomas J. Marks, P. E.
 Urban Engineering Company
 6748 Allen Road
 Allen Park, Michigan 48101

Shirley DuVal
 Notary Public Shirley DuVal

Oakland County, Michigan

My Commission Expires 03/11/85

Rebtl: Floyd A Cairns
 31555 11 Mile Rd.
 Farmington Hills Mich
 48018

2/12

LIBER 19400PG308

JA 12 99 014066

\$ 11.00 MISCELLANEOUS RECORDING
\$ 2.00 REMONUMENTATION
12 JAN 99 12:35 P.M. RECEIPT# 41A
PAID RECORDED - OAKLAND COUNTY
G.WILLIAM CADWELL
CLERK/REGISTER OF DEEDS

23-12-476-008

WATER MAIN EASEMENT

KNOW ALL MEN BY THESE PRESENTS: that DAUGHTERS OF CHARITY OF ST. VINCENT De PAUL OF INDIANA, INC., an Indiana non-profit corporation, whose address is 9400 New Harmony Road, Evansville, Indiana 47720-8912 (hereinafter referred to as the "Grantor"), for and in consideration of the sum of One Dollar (\$1.00) paid to it by the City of Farmington Hills, Oakland County, Michigan, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan (the "City"), does hereby grant to the City the right to access, construct, operate, maintain, repair and/or replace a water main across and through the following described land located in the City of Farmington Hills, Oakland County, Michigan, to wit:

See Exhibit "A" attached hereto

And to enter upon sufficient land adjacent to said water main easement for the purposes of construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the City.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned party hereunto affixed its signature this 29th day of DECEMBER 1998.

1100
+ 200

In presence of:

Signed By:

Sister Rosalind England
* Sister Rosalind England

DAUGHTERS OF CHARITY OF ST. VINCENT De PAUL OF INDIANA, INC., an Indiana non-profit corporation

Leandra J. LaGrange
* Leandra J. LaGrange

By: Marvin J. Kemper
Marvin J. Kemper

* NOTE: Please print name under signature

Its: Administrator of Operations and Properties

O.K. - ML

LIBER 19400PC309

STATE OF INDIANA)
)ss
COUNTY OF VANDERBURGH)

The foregoing instrument was acknowledged before me this 29th day of DECEMBER 1998 by Marvin J. Kemper, Administrator of Operations and Properties of DAUGHTERS OF CHARITY OF ST. VINCENT De PAUL OF INDIANA, INC., an Indiana non-profit corporation, on behalf of said corporation.

Austin Rosemond England
*, Notary Public
VANDERBURGH County, INDIANA
My Commission Expires: APRIL 26 1999

(SEAL)

Drafted by:
George W. Day, Esq.
Jacklee, Gould, Bean, Uptal & Frelman
1533 N. Woodward Avenue, Suite 250
Bloomfield Hills, MI 48304-2863

When recorded, return to:
Kathryn A. Dornan, City Clerk
31555 Eleven Mile Road
Farmington Hills, MI 48336

gwd\docs\hickoaks\stvinct.wat

EXHIBIT "A"

Water Main Easement

Part of the East 1/2 of the Southeast 1/4 of Section 12, T 1 N., R. 9 E., Farmington Hills,
Oakland County, Michigan, comprising:

A twelve (12') foot water main easement whose centerline is described as beginning at a point distant North 01° 15' 14" West, 1,798.14 feet along the East line of said Section 12 and South 88° 44' 46" West, 289.16 feet to a point of curvature and thence Northwesterly 127.09 feet along the arc of a 260.00-foot radius curve to the right (central angle of 28 degrees 00 minutes 20 seconds and chord bearing and distance of North 77 degrees 15 minutes 04 seconds West 125.82 feet) to a point of reverse curvature and thence Northwesterly 97.76 feet along the arc of a 200.00-foot radius curve to the left (central angle of 28 degrees 00 minutes 20 seconds and chord bearing and distance of North 77 degrees 15 minutes 04 seconds West 96.79 feet) to a point of tangency and thence South 88 degrees 44 minutes 46 seconds West 109.65 feet to a point of curvature and thence Northwesterly 75.29 feet along the arc of a 260.00-foot radius curve to the right (central angle of 16 degrees 35 minutes 33 seconds and chord bearing and distance of North 82 degrees 57 minutes 28 seconds West 75.03 feet) and thence South 01 degrees 12 minutes 50 seconds East 153.79 feet and South 28 degrees 53 minutes 21 seconds East 290.00 feet and South 17 degrees 43 minutes 30 seconds West, 415.00 feet, and South 01° 12' 50" East, 372.62 feet from the Southeast corner of said Section 12 to the **Point of Beginning**; thence from said **Point of Beginning** of the easement centerline, South 74° 42' 05" East, 102.98 feet; thence North 88° 47' 10" East, 91.27 feet to the Point of Ending.

Part of Tax Parcel No. 23-12-476-008

KNOW ALL MEN BY THESE PRESENTS: that Daughters of Charity of St. Vincent de Paul of Indiana, Inc. whose address is 9400 New Harmony Road, Evansville, IN 47720, party of the first part, for and in consideration of the sum of One Dollar (\$1.00) paid to it by the City of Farmington Hills, Oakland County, Michigan, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan, party of the second part, does hereby grant to the said party of the second part the right to construct, operate, maintain, repair and/or replace a WATER MAIN across and through the following described land located in the City of Farmington Hills, Oakland County, Michigan, to wit:

SEE ATTACHED EXHIBIT "A"

And to enter upon sufficient land adjacent to said WATER MAIN for the purpose of construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the party of the second part.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

This Easement shall replace and supersede all prior Easements between the said parties for the Water Main Easement described on Exhibit "A," attached hereto.

IN WITNESS WHEREOF, the undersigned parties hereunto affixed their signature(s) this 4th day of February, A.D. 1997.

In Presence of:

Sister Marie Judith Haupt
Sister Marie Judith Haupt
Marvin J. Kemper
Marvin J. Kemper

Note: (Please print Name under signature)

STATE OF INDIANA)
)ss.
COUNTY OF VANDERBURGH)

Daughters of Charity of St. Vincent de Paul of Indiana, Inc. (L.S.)

by Sister Catherine Madigan
Sister Catherine Madigan

its President

Sister Margaret Quinn (L.S.)
Sister Margaret Quinn

2A
R
E

The foregoing instrument was acknowledged before me this 4th day of February, 1997, by Sister Catherine Madigan, President of the Daughters of Charity of St. Vincent de Paul of Indiana, Inc., an Indiana not-for-profit corporation, on behalf of the said corporation.

This instrument drafted by:

Joseph L. Bishop, P.S.
Professional Surveyor No. 25829
31 Ottawa Drive
Pontiac, MI 48341

Sister Rosalind England
Notary Public

Vanderburgh County, Indiana

My Commission Expires: April 26 1999

900
100

When recorded, return to:

Kathryn A. Dornan, City Clerk
31555 Eleven Mile Road
Farmington Hills, MI 48336

O.K. - J.S.

EXHIBIT "A"

WATERMAIN EASEMENT DESCRIPTION

A 12 FOOT WIDE EASEMENT FOR WATERMAIN PURPOSES, THE CENTERLINE BEING DESCRIBED AS:

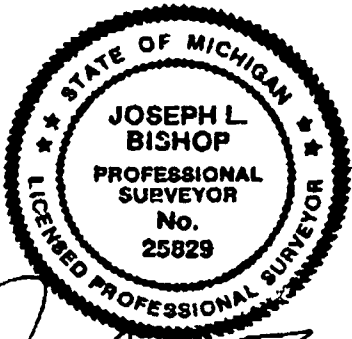
A PART OF THE SOUTHEAST 1/4 OF SECTION 12 T. 1N. R. 9E. CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE DUE NORTH 360.15 FEET; THENCE S. 87 DEGREES 13 MINUTES 39 SECONDS W. 60.07 FEET TO A POINT OF BEGINNING ON THE WEST LINE OF INKSTER ROAD (120 FT. WIDE); THENCE FROM SAID POINT, S. 87 DEGREES 13 MINUTES 39 SECONDS W. 230.29 FT. TO A POINT; THENCE N. 61 DEGREES 14 MINUTES 38 SECONDS W. 15.96 FEET TO A POINT; THENCE N. 40 DEGREES 53 MINUTES 08 SECONDS W. 92.30 FEET TO A POINT; THENCE N. 30 DEGREES 10 MINUTES 41 SECONDS W. 120.34 FEET TO A POINT; THENCE N. 23 DEGREES 18 MINUTES 16 SECONDS W. 151.45 FEET TO SO-CALLED POINT "A"; THENCE CONTINUING N. 23 DEGREES 18 MINUTES 16 SECONDS W. 43.03 FEET TO A POINT; THENCE N. 01 DEGREES 22 MINUTES 46 SECONDS W. 157.65 FEET TO A POINT; THENCE N. 07 DEGREES 53 MINUTES 49 SECONDS E. 80.15 FEET TO A POINT; THENCE N. 04 DEGREES 15 MINUTES 07 SECONDS W. 86.81 FEET TO A POINT; THENCE N. 04 DEGREES 17 MINUTES 09 SECONDS E. 171.34 FEET TO A POINT; THENCE N. 77 DEGREES 44 MINUTES 53 SECONDS E. 113.86 FEET TO A POINT; THENCE S. 37 DEGREES 42 MINUTES 23 SECONDS E. 131.40 FEET TO A POINT; THENCE S. 87 DEGREES 18 MINUTES 37 SECONDS E. 236.90 FEET TO A POINT OF ENDING ON THE SAID WEST LINE OF INKSTER ROAD (120 FT. WIDE), SAID POINT OF ENDING BEING DUE NORTH 1106.90 FEET AND N. 87 DEGREES 18 MINUTES 37 SECONDS W. 60.07 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12.

ALSO BEGINNING AT SAID POINT "A" IN THE ABOVE DESCRIPTION; THENCE N. 64 DEGREES 47 MINUTES 03 SECONDS E. 18.65 FEET TO THE POINT OF BEGINNING.

pt 23-12476-008

THIS INSTRUMENT DRAFTED BY:
JOSEPH L. BISHOP, P.S.
PROFESSIONAL SURVEYOR NO. 25829
31 OTTAWA DRIVE
PONTIAC, MI 48341
(810)334-2142

*Part of
Sidwell #
(22-23-12-476-003)*



*Joseph L. Bishop P.S.
1-22-97*

RECEIVED
MAR 28 2002
G.W. Caddell Register of Deeds
Oakland County, MI

LIBER 25516 PC 281

193859
LIBER 25516 PAGE 281
\$9.00 MISC RECORDING
\$2.00 REMONUMENTATION
05/01/2002 09:50:01 A.M. RECEIPT# 36001
PAID RECORDED - OAKLAND COUNTY

EASEMENT

KNOW ALL MEN BY THESE PRESENTS: that Daughters of Charity of St. Vincent de Paul of Indiana, Inc. whose address is 9400 New Harmony Road, Evansville, IN 47720, party of the first part, for and in consideration of the sum of One Dollar (\$1.00) paid to it by the City of Farmington Hills, Oakland County, Michigan, whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan, party of the second part, does hereby grant to the said party of the second part the right to construct, operate, maintain, repair and/or replace a WATER MAIN across and through the following described land located in the City of Farmington Hills, Oakland County, Michigan, to wit:

SEE ATTACHED EXHIBIT "A"

2342-476-008

And to enter upon sufficient land adjacent to said WATER MAIN for the purpose of construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the party of the second part.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

This Easement shall replace and supersede all prior Easements between the said parties for the Water Main Easement described on Exhibit "A," attached hereto.

IN WITNESS WHEREOF, the undersigned parties hereunto affixed their signature(s) this 4th day of February, A.D. 1997.

In Presence of:

Sister Marie Judith Haupt
Sister Marie Judith Haupt
Marvin J. Kemper
Marvin J. Kemper

Note: (Please print Name under signature)

Daughters of Charity of St. Vincent de Paul of Indiana, Inc. (L.S.)

by Sister Catherine Madigan
Sister Catherine Madigan

its President

Sister Margaret Quinn (L.S.)
Sister Margaret Quinn

STATE OF INDIANA)
)ss.
COUNTY OF VANDERBURGH)

The foregoing instrument was acknowledged before me this 4th day of February, 1997, by Sister Catherine Madigan, President of the Daughters of Charity of St. Vincent de Paul of Indiana, Inc., an Indiana not-for-profit corporation, on behalf of the said corporation.

This instrument drafted by:

Sister Roseanne England
Notary Public

Joseph L. Bishop, P.S.
Professional Surveyor No. 25829
31 Ottawa Drive
Pontiac, MI 48341

Vanderburgh County, Indiana

My Commission Expires: April 26, 1999

When recorded, return to:
Kathryn A. ~~Do~~nan, City Clerk
31555 Eleven Mile Road
Farmington Hills, MI 48336

O.K. - LG

2/28/97

EXHIBIT "A"

WATERMAIN EASEMENT DESCRIPTION

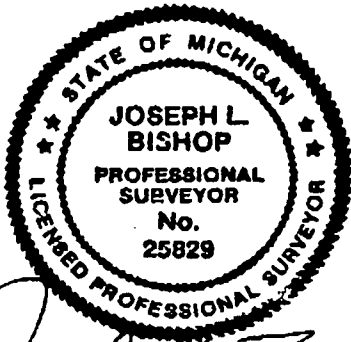
A 12 FOOT WIDE EASEMENT FOR WATERMAIN PURPOSES, THE CENTERLINE BEING DESCRIBED AS:

A PART OF THE SOUTHEAST 1/4 OF SECTION 12 T. 1N., R. 9E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE DUE NORTH 360.15 FEET; THENCE S. 87 DEGREES 13 MINUTES 39 SECONDS W. 60.07 FEET TO A POINT OF BEGINNING ON THE WEST LINE OF INKSTER ROAD (120 FT. WIDE); THENCE FROM SAID POINT, S. 87 DEGREES 13 MINUTES 39 SECONDS W. 230.29 FT. TO A POINT; THENCE N. 61 DEGREES 14 MINUTES 38 SECONDS W. 15.96 FEET TO A POINT; THENCE N. 40 DEGREES 53 MINUTES 08 SECONDS W. 92.30 FEET TO A POINT; THENCE N. 30 DEGREES 10 MINUTES 41 SECONDS W. 120.34 FEET TO A POINT; THENCE N. 23 DEGREES 18 MINUTES 16 SECONDS W. 151.45 FEET TO SO-CALLED POINT "A"; THENCE CONTINUING N. 23 DEGREES 18 MINUTES 16 SECONDS W. 43.03 FEET TO A POINT; THENCE N. 01 DEGREES 22 MINUTES 46 SECONDS W. 157.65 FEET TO A POINT; THENCE N. 07 DEGREES 53 MINUTES 49 SECONDS E. 80.15 FEET TO A POINT; THENCE N. 04 DEGREES 15 MINUTES 07 SECONDS W. 86.81 FEET TO A POINT; THENCE N. 04 DEGREES 17 MINUTES 09 SECONDS E. 171.34 FEET TO A POINT; THENCE N. 77 DEGREES 44 MINUTES 53 SECONDS E. 113.86 FEET TO A POINT; THENCE S. 37 DEGREES 42 MINUTES 23 SECONDS E. 131.40 FEET TO A POINT; THENCE S. 87 DEGREES 18 MINUTES 37 SECONDS E. 236.90 FEET TO A POINT OF ENDING ON THE SAID WEST LINE OF INKSTER ROAD (120 FT. WIDE), SAID POINT OF ENDING BEING DUE NORTH 1106.90 FEET AND N. 87 DEGREES 18 MINUTES 37 SECONDS W. 60.07 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12.

ALSO BEGINNING AT SAID POINT "A" IN THE ABOVE DESCRIPTION; THENCE N. 64 DEGREES 47 MINUTES 03 SECONDS E. 18.65 FEET TO THE POINT OF BEGINNING.

THIS INSTRUMENT DRAFTED BY:
JOSEPH L. BISHOP, P.S.
PROFESSIONAL SURVEYOR NO. 25829
31 OTTAWA DRIVE
PONTIAC, MI 48341
(810)334-2142

pt of 23-12-476-008



Joseph L. Bishop P.S.
1-22-97

Part of
(Sidwell # (22)-23-12-476-008)



OFFICE OF CITY CLERK

TO: Mayor and City Councilmembers
FROM: Carly Lindahl, City Clerk
DATE: June 8, 2026
SUBJECT: Setting the Annual Goals Session Meeting

A date of Saturday, October 10, 2026, has been proposed for the City Council's Annual Goals Session meeting.

The meeting would begin at 9:00 a.m. and be held in the Community Room at City Hall. If acceptable to City Council, the following motion would formally confirm the meeting date and time.

RECOMMENDATION:

IT IS RESOLVED, that the City Council hereby schedules the Annual Goals Session meeting for Saturday, October 10, 2026, beginning at 9:00 a.m. in the Community Room at City Hall.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 6/8/2026

DEPT: FIRE DEPARTMENT

RE: CITY OF FARMINGTON ADVANCED LIFE SUPPORT SERVICES AGREEMENT

ADMINISTRATIVE SUMMARY

Attached is a renewal of the agreement to provide Advanced Life Support (ALS) Services to the City of Farmington for a two-year term commencing July 1, 2026. This agreement reflects a 9% increase in fees, driven by rising costs in personnel wages, benefits, related vehicles, supplies and equipment. The annual cost to the City of Farmington under this agreement is \$299,750.

- **Administrative Fee:** An annual \$27,250 administrative fee for record keeping, patient billing, licensing, response to Freedom of Information Act requests and citizen inquiries, and State of Michigan transportation fees.
- **Response Fee:** An annual \$163,500 response fee for cost of personnel wages, benefits, uniforms and related personnel costs, insurance, gas, oil, maintenance, compliance with regulations, quality assurance, continuing education training of personnel and medical treatment equipment including oxygen.
- **Capital Share Fee:** An annual \$109,000 capital share fee to address wear and tear on Farmington Hills vehicles and equipment such as but not limited to LUCAS, cardiac monitors, Stryker stretchers, and mobile data computers.

RECOMMENDATION

IT IS RESOLVED that the City Council approves the attached contract for Advance Life Support services provided to the City of Farmington.

Prepared by: Jon Unruh, Fire Chief
Reviewed by: Karen Mondora, Acting City Manager
Approved by: Karen Mondora, Acting City Manager

**INTERLOCAL AGREEMENT FOR
ADVANCED LIFE SUPPORT EMERGENCY MEDICAL SERVICES
BETWEEN THE CITY OF FARMINGTON HILLS
AND THE CITY OF FARMINGTON**

This Agreement is between the City of Farmington Hills, a Michigan municipal corporation located at 31555 W. Eleven Mile Road, Farmington Hills, Michigan 48336, ("Farmington Hills") and the City of Farmington located at 23600 Liberty Street, Michigan 48335. ("Farmington"). Farmington and Farmington Hills may be referred to collectively as ("Parties") or individually as a ("Party").

In consideration of the mutual covenants promises made herein, and other valuable considerations, receipt of which is hereby acknowledged, the Parties do hereby bind themselves to the terms and conditions of this Agreement.

1. Agreement Purpose:

- 1.1.** Farmington Hills maintains and operates an advanced life support emergency medical services ("ALS") response within its Fire Department with staffing capable of performing such services for Farmington.
- 1.2.** Farmington previously had an arrangement with a private company to provide these services.
- 1.3.** Farmington has determined that it will be beneficial to have Farmington Hills provide these services rather than contract with a private company to provide such ALS service.
- 1.4.** Farmington has requested, and Farmington Hills has agreed to provide, ALS services within Farmington, and this Agreement is intended to establish the terms and conditions between the Parties with respect to the provision of such services.
- 1.5.** The Urban Cooperation Act of 1967, Act 7 of 1967, MCL 124.501 *et. seq.* authorizes a public agency to provide services to another public agency in the form of an interlocal agreement.

2. Definitions: The definitions contained in 1990 PA 179, the Emergency Medical Services Act "the Act," specifically Sections 20902 through 20908 (MCL 333.20902-MCL 333.20908), as exist on the date of this Agreement, shall be applicable to the same terms used in this Agreement.

3. Designation of Advanced Life Support Provider: Farmington designates Farmington Hills as its provider of ALS services in the City of Farmington and authorizes Farmington Hills to bill and collect fees from persons who use the ALS services in the City of Farmington, during the term of this Agreement. The Parties acknowledge and agree that during a major emergency in Farmington, the Farmington Director of Public Safety or their designee may request other agencies to provide equipment and services in assisting with the major emergency.

4. Term and Termination:

- 4.1.** The term of this Agreement shall be effective as of 12:01 a.m. on July 1, 2026, ("Effective Date") and shall expire on June 30, 2028, at 11:59:59 p.m., unless terminated earlier as provided below. Prior to expiration, the Parties' city managers may mutually agree to extend the term of the Agreement for one additional calendar year expiring on June 30, 2029, at 11:59 p.m., unless terminated earlier as provided below.
- 4.2.** Either Party may terminate this Agreement for cause if the other Party fails to correct a default in its performance within sixty (60) days of written notice from the other Party of the default. The notice shall state the default to be cured and the effective date of termination.
- 4.3.** In addition to termination for cause, either Party may terminate this Agreement for any reason, including convenience, by providing the other party six (6) months written notice of termination.
- 4.4.** This Agreement may be terminated for any reason, and with or without cause, by the mutual written agreement of Farmington Hills and Farmington, approved by concurrent resolutions of the Farmington Hills City Council and the Farmington City Council.
- 4.5.** Upon the date of expiration or termination of this Agreement, Farmington Hills shall be relieved of any obligation to provide ALS service in Farmington, and Farmington shall pay Farmington Hills for all services received from Farmington Hills up to the date of the expiration or termination that have not been paid.

5. Farmington Responsibilities:

- 5.1 Financial Obligations:** Farmington shall pay the fees to Farmington Hills described below:
 - 5.1.1. Administrative Fee:** An annual \$27,250.00 administrative fee for record keeping, patient billing, licensing, response to Freedom of Information Act requests and citizen inquiries, and State of Michigan transportation fees.
 - 5.1.2. Response Fee.** An annual \$163,500.00 response fee for costs of personnel wages, benefits, uniforms and related personnel costs, insurance, gas, oil, maintenance, compliance with regulations, quality assurance, continuing education training of personnel and medical treatment equipment including oxygen.
 - 5.1.3. Capital Share Fee.** An annual \$109,000.00 capital share fee to address wear and tear on Farmington Hills' vehicles and equipment such as but not limited to LUCAS, cardio monitors, Stryker stretchers, and mobile data computers.
 - 5.1.4. Payment,** Farmington shall pay the above annual fees to Farmington Hills in quarterly installments of \$74,937.50, with the first such quarterly payment being

made on or before July 1, 2026, and the subsequent quarterly payments being made and due on each October 1st, January 1st, April 1st, and July 1st thereafter. Interest at the rate of 1% per month shall be paid by Farmington to Farmington Hills for any amounts not received by Farmington Hills by the payment due date.

6. Farmington Hills Responsibilities:

- 6.1. Provision of ALS Services:** Farmington Hills shall provide ALS services as described in the attached and incorporated Exhibit I, Scope of Services.
- 6.2. Equipment and Supplies.** Farmington Hills is responsible for providing the equipment and supplies to perform the ALS services under this Agreement, which are not expressly required to be provided by Farmington.
- 6.3. Farmington Hills Licenses.** Farmington Hills shall be responsible for maintaining throughout the term this Agreement any licenses, permits, governmental authorizations required to perform ALS services under this Agreement.
- 6.4. Control and Supervision of Farmington Hills Employees.** Farmington Hills shall solely control, direct, and supervise all Farmington Hills employees with respect to providing ALS services under this Agreement and will be solely responsible for the payment of salaries and wages and other compensation due to its employees and agents. No officer, employee or agent of Farmington Hills shall be eligible to receive coverage or benefits under any Farmington workers' compensation, unemployment, health insurance, retirement or other benefit plan. Farmington Hills and its employees may not represent themselves as employees of Farmington.
- 6.5. Acknowledgment of Independent Contractor Status.** Nothing in this Agreement is intended to establish an employer-employee relationship between the Farmington and Farmington Hills or any Farmington Hills employee. In no event shall Farmington Hills employees be deemed employees, agents, volunteers of Farmington. Farmington Hills shall apprise Farmington Hills employees of this status. Farmington Hills shall be responsible for all workers' compensation, other insurance, income tax, social security, and other withholding, compensation or benefits for Farmington Hills employees involved in providing ALS service to Farmington.
- 6.6. No Transfer of Farmington Legal Obligations to Farmington Hills.** Nothing in this Agreement is intended to transfer, delegate, or assign to Farmington Hills or its employees, any constitutional, statutory or other legal responsibility, duty, obligation, or liability of Farmington, for which Farmington shall remain solely liable.

7. Liability:

- 7.1 Hold Harmless.** To the fullest extent permitted by law, Farmington agrees to hold Farmington Hills harmless from any claims, suits, demands, judgments, or

causes of action made against Farmington Hills, their elected or appointed officials, employees, agents, or volunteers for the actions of Farmington's elected or appointed officials, employees, agents or volunteers arising from or in connection with the performance of this agreement. To the fullest extent permitted by law, Farmington Hills agrees to hold Farmington harmless from any and all claims, suits, demands, judgments, or causes of action made against Farmington, its elected or appointed officials, employees, agents, or volunteers, for the actions of Farmington Hills' elected or appointed officials, employees, agents or volunteers arising from or in connection with performance of this Agreement.

- 7.2. Responsibility for Own Acts and Omissions.** Each Party shall be responsible for the acts and omissions of its officials, employees, agents and volunteers in the performance of this Agreement and shall seek its own legal representation and bear the costs associated with such representation, including attorney fees. Neither Party shall have a right against the other Party for indemnification, contribution, subrogation, or any other right to be reimbursed, except as expressly provided herein.
- 7.3 Governmental Immunity.** Nothing in this Agreement is intended, nor shall it operate, to diminish, delegate, divest, impair, or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, authority or capacity of office including but not limited to governmental immunity on behalf of either Party or any of its agents.
- 8. Farmington Hills Provided Insurance.** At all times during this Agreement, Farmington Hills shall obtain and maintain insurance or self-insurance coverage for general liability, motor vehicle liability, workers' compensation, with the City of Farmington, its elected and appointed officials, employees and agents named as an additional insured on all liability policies or certificates. If requested, Farmington Hills shall provide Farmington with evidence of the required insurance coverage.
- 9. Non-Discrimination.** Neither Party shall discriminate against an employee or an applicant for employment in hiring, any terms and conditions of employment or matters related to employment, in accordance with applicable federal and state laws. Farmington Hills shall provide ALS service without regard to race, creed, color, sex, sexual orientation, age, physical handicap, marital status, national origin, ancestry, financial ability to pay, or location within Farmington.
- 10. Prior Written Consent for Assignment.** Neither Party may assign, delegate, or subcontract any of its obligations or rights under this Agreement without the prior written consent of the other Party or unless contemplated under this Agreement or the attached Scope of Services.
- 11. Third Party Beneficiaries.** This Agreement is intended solely for the benefit of the Parties to the Agreement. This Agreement is not intended to, and does not create any special or other duty, obligation, promise, benefit or right to ALS Services in favor or for the benefit of any person, entity, organization that is not a party to this Agreement.

- 12. Amendments.** Any changes to this Agreement must be in a written amendment to the Agreement and signed by the signatories of this Agreement or their successors.
- 13. No Waiver.** Absent an express written waiver, the failure of any party to pursue any right granted under this Agreement shall not be deemed a waiver of that right regarding any existing or subsequent breach or default under this Agreement. No failure or delay on the part of any Party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise of any right, power or privilege preclude any other or further exercise of any other right, power or privilege.
- 14. Compliance with Laws.** Each Party shall comply with all federal, state, and local laws, statutes, ordinances, regulations, insurance policy requirements, and requirements applicable to its activities under this Agreement. Farmington Hills shall specifically comply with the applicable provisions, if any, of the Emergency Medical Services Act, 1990 PA 179, MCL 333.20901-333.209979, including any future amendments or additions, together with any rules and regulations promulgated thereunder or as amended.
- 15. Notices.** All notices required under this Agreement shall be in writing to the City Managers of the respective Parties at the addresses listed on the first page of the Agreement.
- 16. Severability.** If a court of competent jurisdiction finds a term or condition of this Agreement to be illegal or invalid, then the term or condition shall be deemed severed from this Agreement. All other terms or conditions shall remain in full force and effect.
- 17. Governing Laws.** This Agreement is made and entered into in the State of Michigan and shall in all respects be interpreted, enforced and governed under the laws of the State of Michigan. The language of all parts of this Agreement is intended to and, in all cases, shall be construed as a whole, according to its fair meaning, and not construed strictly for or against any Party. As used in this Agreement, the singular or plural number, possessive or non-possessive, shall be deemed to include the other whenever the context so suggests or requires.
- 18. Entire Agreement.** This Agreement represents the entire agreement and understanding between the Parties with respect to the subject matter of this Agreement, and supersedes all prior negotiations, agreements and understandings with respect thereto.
- 19. Filing.** As provided in MCL 124.510, this Agreement and any amendments to it shall be filed by the Farmington Clerk with the Oakland County Clerk and the Michigan Secretary of State before taking effect.

IN WITNESS WHEREOF, and pursuant to the concurrent resolutions adopted by City of Farmington Hills City Council and the City of Farmington City Council, approving and authorizing the signing of this Agreement, the undersigned officials have signed this Agreement on the dates indicated next to their signatures.

CITY OF FARMINGTON

Dated: _____

By: _____
David Murphy, City Manager

Dated: _____

By: _____
Meaghan Bachman, City Clerk

CITY OF FARMINGTON HILLS

Dated: _____

By: _____
Karen Mondora, Assistant City Manager

Dated: _____

By: _____
Carly Lindhal, City Clerk

EXHIBIT I SCOPE OF SERVICES

1. SERVICE GENERAL REQUIREMENTS

- 1.1. ALS Service:** Farmington Hills shall provide ALS services, when a request for ALS is received by the Farmington Hills 9-1-1 Dispatch as provided for under separate agreement by the Parties, any other 9-1-1 Public Service Answering Point, or any citizen making a direct request for such ambulance service within Farmington.
- 1.2. Base of Operations and Resources:** Farmington Hills shall primarily provide ALS from Farmington Hills Fire Department Stations 1, 3 and 5 based on geographic location of the incident and availability of equipment and personnel to respond, as determined in the discretion of the Farmington Hills Fire Department, with additional resources available from Stations 2 and 4 if needed. CPR and other complex medical response will be provided from a squad and engine with up to 4 personnel. Farmington Hills will respond to personal injury accidents with a squad and engine with up to 4 personnel and also with a Shift Commander for critical incidents, as determined in the discretion of the Farmington Hills Fire Department.
- 1.3. Patient Billing:** Farmington Hills, through its contracted third party billing and collection service provider, shall be responsible for the billing and collection of payment for ALS services consistent with Farmington Hills' Billing Compliance Plan and its contract with the third party billing and collection service provider. The amount of ALS service fees, costs, and other charges billed to users of Farmington Hills ALS services in Farmington shall be established by and within the sole and exclusive discretion of the Farmington Hills Fire Department. Farmington Hills shall, if possible, submit claims for insurance reimbursement prior to seeking payment from a patient. Farmington Hills shall comply with all requirements concerning medical information defined as Protected Health Information ("PHI") in the Health Insurance Portability and Accountability Act of 1996 or its relevant regulations ("HIPAA"). Farmington Hills shall comply with all applicable legal requirements relating to the collection of medical bills.
- 1.4. Patient Inquiries:** Farmington Hills shall be responsible for responding to all Freedom of Information Act requests and general inquiries relating to its services provided under this Agreement.
- 1.5. Service Not Provided.**
 - 1.5.1. Farmington Hills shall not be responsible for taking blood draws of any individual on the scene of an incident. Farmington will be responsible for all blood draws.
 - 1.5.2. Farmington Hills shall not provide fire response unless requested through existing Mutual Aid Agreements.
 - 1.5.3. Farmington Hills shall not provide initial response to Lift Assist, Citizen Assist and Medical Alarms unless medical transportation is required.

1.5.4. Farmington Hills shall not be required to provide and shall not be responsible for any service not required under this Agreement.

2. GENERAL SERVICE REQUIREMENTS:

- 2.1. Oakland County Medical Control Authority:** Farmington Hills will be designated by Farmington to the Oakland County Medical Control Authority (OCMCA) as Farmington's designated provider of first response Basic Life Support (BLS) Agency to all incidents of injury or illness within the City of Farmington.
- 2.2. Reporting Calls Received from other than the Farmington Fire Department:** Farmington Hills agrees that if it receives a call for ALS or Emergency Medical Aid within the Farmington city boundaries from a source other than Farmington's 9-1-1 Communications, Farmington Hills shall immediately notify the Farmington 's 9-1-1 Communications and relate all details of the call. Farmington shall determine the need to send the Fire Department to any incidents.
- 2.3. Patient Transport:** Farmington Hills shall transport the patient to a facility reasonably requested by the patient or the patient's representative in the Farmington Hills service area, unless the situation requires transportation to the nearest appropriate medical facility in accordance with the Oakland County Protocol.
- 2.4. Requirement to Provide a Secondary Source of Service:** In the event that Farmington Hills is unable to provide the required ALS service within Farmington, Farmington Hills shall be responsible for obtaining a secondary source of service to act in Farmington Hills's place.
- 2.5. Soft Equipment Replacements.** Farmington Hills shall provide Farmington Public Safety with replacements for soft equipment such as BVM's, I-Gels, etc.
- 2.6. Continuing Education.** Farmington Hills will provide Farmington with a schedule of its medical continuing education classes, which Farmington Public Safety employees shall be able to attend, subject to class availability.
- 2.7. Use of Farmington Equipment:** In the event that Farmington Hills utilizes equipment belonging to the Farmington's Fire Department at an emergency incident, such equipment shall be returned within twenty-four (24) hours of the incident to the Fire Department no later than the next working day.

3. MINIMUM STANDARDS FOR AMBULANCE

- 3.1.** Each ambulance shall, when in use, meet and be equipped to meet Federal, State, and County requirements, if any. Farmington Hills's vehicles and personnel shall be licensed by the Michigan Department of Health and Human Services and the Oakland County Medical Control Authority.

4. PERSONNEL REQUIREMENTS & TRAINING

- 4.1.** Farmington Hills shall provide training on an annual basis for ambulance personnel operating in Farmington on their role and responsibilities within the framework of

the Farmington's Incident Command System.

- 4.2. Farmington Hills personnel who work in ambulances shall participate in training with the Farmington fire, police and emergency management departments.
- 4.3. Farmington Hills shall provide suitable uniforms for all personnel and shall be responsible for repair and/or replacement of all uniforms.

5. PERFORMANCE STANDARDS

- 5.1. Response times to emergency requests within Farmington shall be calculated as the actual elapsed time in minutes and seconds from the time of the call back number, nature of the request, and location of the patient as known to the Farmington Hills's system status controller (dispatcher), to the time when the Farmington Hills's first appropriate emergency vehicle arrives at the scene. When multiple ambulances are sent to the same emergency incident, only the response time of the first ambulance to arrive at the scene will be counted. Where the patient is located in a residential, commercial, or industrial building or complex, the response time will be calculated to the time the Farmington Hills's ambulance arrives at the specific building or complex entrance.
- 5.2. **ALS Response Times.** Farmington Hills will strive to provide Priority I emergency response by an ALS ambulance within five (5) minutes or less 90% of the time, twenty-four (24) hours a day, seven (7) days a week, three-hundred sixty-five (365) days a year for Farmington. Except for extenuating circumstances, no Priority I response shall exceed twelve (12) minutes. Response time to non-emergency (Priority 3), or downgraded calls, shall be less than ten (10) minutes, 90% of the time and shall not exceed twenty (20) minutes, except for extenuating circumstances. Upon written request from the Farmington Director of Public Safety, Farmington Hills shall provide the Farmington Fire Chief within ten (10) business days, in writing, a report of those responses that exceeded the parameters of this Agreement during a period of up to one year prior to the request.

6. COMPLAINT RESOLUTION

In the event that a complaint is made regarding the service provided by Farmington Hills, the following procedure shall take place:

- 6.1. The complaint shall be referred to Farmington Hills for investigation and review.
- 6.2. Farmington Hills shall provide the Fire Chief with a written report within fourteen (14) days of receipt of a complaint. The Fire Chief may grant an extension of this time period on a case-by-case basis.
- 6.3. In the event that the complaint is not resolved, the matter shall be forwarded to the Oakland County Medical Control Authority regarding protocol violations/issues and the State of Michigan Department of Health and Human Services for any license violation issues. Farmington Hills shall provide the Fire Chief with a copy of these reports.

7. RATES AND FEE COLLECTION

- 7.1.** Farmington Hills shall be responsible for the collection of any and all fees due and owing to it by those persons furnished with emergency ambulance service.
- 7.2.** Farmington Hills shall establish a fee schedule for emergency medical services delivered in Farmington. Farmington Hills agrees that its fees shall be reasonable, commensurate with the services rendered and not in excess of fees customarily charged in this region for similar services. Farmington shall be advised of an increase in rates at least thirty (30) days prior to the proposed effective date of the rate change.
- 7.3.** Farmington reserves the right to review all patient billing. If Farmington Hills is conducting an audit of the patient billing and other financial information pertaining to the services rendered within Farmington Hills, it shall offer Farmington the option of paying the costs of an audit of the billing and financial records pertaining to services rendered within Farmington.
- 7.4.** Farmington shall have no responsibility or liability for any person's refusal or failure to pay Farmington Hills for services rendered.
- 7.5.** The collection procedures utilized by Farmington Hills shall be humane and designed to maximize reimbursement through Medicare, Medicaid and other third-party payors, and shall comply with all applicable state, local and federal laws and regulations.
- 7.6.** Farmington Hills shall provide a reasonable level of uncompensated care for indigents requiring pre-hospital and transport services.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 6/8/2026

DEPT: DIVISION OF PUBLIC WORKS

RE: RESOLUTION FOR REIMBURSEMENT OF EXPENSES RELATED TO THE OAKLAND COUNTY WEST NILE VIRUS FUND PROGRAM

ADMINISTRATIVE SUMMARY

- Oakland County has committed to partial funding for mosquito control activities in local communities for 2026.
- The City will be reimbursed for up to \$10,921 of its material costs for this program through Oakland County's West Nile Reimbursement Program. The County's funding formula is based on the City's population and road miles and has been consistent over the last few years.
- The Division of Public Works has been utilizing staff to place the larvicide briquettes in all the City's local road storm sewer catch basins through the months of May and June.
- To receive reimbursement for the City's material purchase, Oakland County requires a resolution authorizing the request for reimbursement.

RECOMMENDATION

- IT IS RESOLVED that the City Council of Farmington Hills adopt the attached resolution authorizing reimbursement of eligible mosquito control activities under Oakland County's 2026 West Nile Virus Program.

SUPPORT DOCUMENTATION:

West Nile Virus (WNV) is a mosquito-borne virus that can cause encephalitis (inflammation of the brain), or meningitis (inflammation of the lining of the brain and spinal cord). It first appeared in the U.S. in 1999 in New York City and is spread to humans by the bite of an infected mosquito. A mosquito becomes infected by biting a bird that carries the virus. The *Culex pipiens* species of mosquito, which prefers to feed on birds, is believed to carry the virus in Oakland County.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

The most effective management program has been a combination of 1) education regarding how to avoid being bitten, 2) eliminating breeding grounds of stagnant water, and 3) controlling the mosquito larvae. *Culex pipiens* mosquitoes prefer stagnant water such as that found in catch basins and other nutrient-rich, even polluted, standing pools of water. Streams, healthy ponds, and wetlands do not fall into this category.

Several years ago, the City began a program to treat right-of-way catch basins with larvicide briquettes (150-day release). The low incidence of West Nile Virus in Oakland County is believed to be, in part, due to the catch basin treatment programs by several local communities. Staff is recommending the continuation of this program for this spring/summer. The mosquito control industry has developed products that are safe for handling, non-toxic to humans and most other animals, and specifically target mosquito larvae. Although many factors may account for reduction in the West Nile Virus infections during the past few years, it is recommended that the City continue to treat catch basins with larvicide briquettes as part of the overall strategy. Staff will spot-check various standing water pools and catch basins to monitor mosquito breeding. Placement of the larvicide briquettes in the City's storm sewer catch basins will take place in late spring/early summer.

Through the Oakland County West Nile Reimbursement Program, the City will be reimbursed for the cost of the larvicide briquettes, up to \$10,921.

###

Prepared by: Derrick Schueller, DPW Superintendent
Reviewed by: Jacob Rushlow, P.E., Director, Department of Public Services
Reviewed by: Michelle Aranowski, Director, Department of Central Services
Approved by: Karen Mondora, P.E., Acting City Manager

CITY OF FARMINGTON HILLS

CITY CLERK'S OFFICE

31555 W. 11 Mile Road, Farmington Hills, MI 48336-1165
(248) 871-2410

RESOLUTION R-____-26 AUTHORIZING WEST NILE VIRUS FUND EXPENSE REIMBURSEMENT

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on the 8th day of June 2026 at 7:30 o'clock p.m., with those present and absent being,

PRESENT:

ABSENT:

The following preamble and resolution were offered by Councilperson _____ and supported by Councilperson _____:

WHEREAS, upon the recommendation of the Oakland County Executive, the Oakland County Board of Commissioners has established a West Nile Virus Fund Program to assist Oakland County cities, villages and townships in addressing mosquito control activities; and

WHEREAS, Oakland County's West Nile Virus Fund Program authorizes Oakland County cities, villages and townships to apply for reimbursement of eligible expenses incurred in connection with mosquito larviciding; and

WHEREAS, the City of Farmington Hills, Oakland County, Michigan, has incurred expenses in connection with mosquito control activities that are eligible for reimbursement under Oakland County's West Nile Virus Fund Program; and

NOW THEREFORE BE IT RESOLVED, that this Council authorizes and directs its DPW Superintendent, Derrick Schueller, as agent for the City of Farmington Hills, to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program.

AYES:

NAYS:

ABSENT:

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 8th day of June 2026, the original of which resolution is on file in the City Clerk's office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 9th day of June 2026.

CARLY LINDAHL, City Clerk
City of Farmington Hills



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

DATE: 06/08/2026

DEPT: Public Services

**RE: First Addendum to Planned Unit Development Agreement for Villas at
Pebble Creek**

ADMINISTRATIVE SUMMARY

- The Villas at Pebble Creek is a planned unit development (PUD) located at the northwest corner of Twelve Mile Road and Inkster Road.
- The PUD Agreement was previously approved by City Council and has been recorded with the Oakland County Register of Deeds.
- The Developer, Robertson Pebble Creek, LLC, requested an addendum to the PUD agreement to clarify and carry out previously agreed upon terms relating to performance guarantees to be posted by the Developer.
- The proposed addendum would allow for more flexibility with sequential posting of the required cash deposit or letter of credit by the Developer to the City for all site development work (water main, roads, etc.), not including the construction of any buildings or clearing, soil erosion control and grading on the Property.
- Public Services has reviewed the requested addendum and takes no exception to the proposed revisions.
- This addendum to the PUD agreement has been reviewed as to form and content by the City Attorney.

RECOMMENDATION

IT IS RESOLVED, that the Farmington Hills City Council authorizes the Acting City Manager and City Clerk to sign the First Addendum to Planned Unit Development Agreement for Villas at Pebble Creek.

Prepared by: Dayton Emerson, Civil Engineer I
Reviewed by: Jacob Rushlow, P.E., Director of Public Services
Approved by: Karen Mondora, P.E., Acting City Manager

**FIRST ADDENDUM TO
PLANNED UNIT DEVELOPMENT AGREEMENT
VILLAS A PEBBLE CREEK PUD**

This First Addendum to Planned Unit Development Agreement for Villas at Pebble Creek PUD, ("First Addendum"), made this ____ day of _____, 2026, between the **CITY OF FARMINGTON HILLS**, a Michigan municipal corporation, having the address of 31555 West Eleven Mile Road, Farmington Hills, Michigan 48336, hereinafter referred to as and called "City", and **ROBERTSON PEBBLE CREEK, LLC**, a Michigan limited liability company, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301, hereinafter referred to as and called "Developer," References to the "parties" in this Agreement means the City and Developer.

RECITATIONS

1. Developer and City are parties to a Planned Unit Development Agreement (the "PUD Agreement"), dated September 22, 2025, with respect to certain property situated in the City of Farmington Hills, County of Oakland, State of Michigan, as more particularly described on **Exhibit A** attached hereto (the "Property").
2. On October 7, 2025, the PUD Agreement was recorded with the Oakland County Register of Deeds at Liber 60593, Page 259.
3. Developer has since purchased the entire parcel from the previous owner, EHM Senior Solutions.
4. Developer and City desire to amend the PUD Agreement to clarify and carry out previously agreed upon terms relating to performance guarantees to be posted by Developer.

NOW, THEREFORE, Developer and City agree as follows:

- A. Paragraph 1.r of the PUD Agreement is hereby amended to read as follows:
 - r. Developer shall post with City a cash deposit or irrevocable and automatically renewing letter of credit issued by a bank located in and doing business in Oakland County, in a form, manner, and amount acceptable to the City Engineer and City Attorney, to insure and guarantee completion of the improvements for the Development according to a schedule approved by the City Engineer. For purposes of this Section 3.r., the "amount" shall be 125% of the cost of completing the improvements estimated by an engineering consultant designated by the City Engineer, and the term "improvements" shall include all site development work, including all roads, drives, pathways, sidewalks, curbs and gutters, storm drains

and detention basins, water mains, lines and appurtenances, sanitary sewer infrastructures and appurtenances, and right-of-way and common area landscaping, but does not include the construction of any buildings or clearing, soil erosion control and grading on the Property. To clarify, a utility letter of credit for the installation of sanitary sewer infrastructures and appurtenances, storm drains and detention basins, and water mains, lines and appurtenances shall be posted prior to the preconstruction meeting and shall be released immediately upon acceptance of the public utilities as determined by the City Engineer. A separate letter of credit shall be posted for curb, gutter and pavement improvements immediately prior to the commencement of road installation and shall be released immediately upon acceptance of road improvements as determined by the City Engineer. A separate letter of credit shall be posted for landscaping within the right-of-way and common areas prior to issuance of the first certificate of occupancy (which shall not include landscaping that will be installed with individual home construction) and shall be proportionally released within two weeks of each request for a reduction, as landscaping is installed and accepted.

B. Except as expressly modified by this Agreement, the PUD Agreement remains in full force and effect.

C. This amendment shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns. The rights and obligations contained in this amendment shall run with the property.

D. This amendment has been duly authorized by all necessary action of Developer, Owner, and City.

E. This amendment may be executed by the parties in counterparts.

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year set forth with the notarization of their signatures.

{Signatures begin on following page}

Drafted By:
Elizabeth K. Saarela, Esq.
Rosati Schultz Joppich & Amtsbuechler, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-3550

When Recorded, Return To:
City Clerk
City of Farmington Hills
31555 West Eleven Mile Road
Farmington Hills, MI 48336-1165

PROPERTY DESCRIPTION EXHIBIT

The Villas at Pebble Creek

Exhibit A

Legal Description:

Per First American Title Insurance Company Commitment No. 875579, Dated June 11, 2020, Revision E.)

Land in the City of Farmington Hills, Oakland County, Michigan, described as follows:

Part of the Southeast ¼ of Section 12, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as: Commencing at the Southeast corner of said Section; thence $N02^{\circ} 48'44''W$, 125.10 feet along the East line of said Section to the North right of way line of Twelve Mile Road (width varies) and the Point of Beginning; thence $S82^{\circ} 48'41''W$, 604.97 feet along said right of way line; thence $N02^{\circ} 00'38''W$, 269.51 feet, thence $S87^{\circ} 59'22''W$, 270 feet; thence $S02^{\circ} 00'38''E$, 280.00 feet to said North right of way line of Twelve Mile; thence $S87^{\circ} 59'22''W$, 446.19 feet along said North right of way line to the East subdivision line of "Woodcreek Hills Subdivision No. 1", as recorded in Liber 119 of Plats, page 26, Oakland County Records; thence $N02^{\circ} 46'20''W$, 490.03 feet along said Subdivision line to the South Condominium line of "Hickory Oaks", Oakland County Condominium Plan 1191, as recorded in Liber 20320, page 367, and amended in Liber 20537, page 530, and Liber 21222, Page 175, Oakland County Records; thence along said Condominium line the following four (4) courses (1) $N87^{\circ} 59'22''E$, 324.36 feet (2) $S49^{\circ} 35'47''E$, 88.95 feet, (3) $N42^{\circ} 59'22''E$, 84.85 feet and (4) $N87^{\circ} 59'22''E$, 179.21 feet to the East Condominium line of said "Hickory Oaks"; thence along said Condominium line the following four (4) courses (1) $N02^{\circ} 46'20''W$, 500.00 feet, (2) $N16^{\circ} 10'00''E$, 415.00 feet, (3) $N30^{\circ} 26'51''W$, 290.00 feet, and (4) $N02^{\circ} 46'20''W$, 153.79 feet to the South right of way line of Cheswick Drive (60 feet wide); thence along said right of way in the following five (5) courses; (1) along a curve to the left, 75.29 feet, said curve having a radius of 260.00 feet, a central angle of $16^{\circ} 35'32$ seconds, and a chord bearing $S84^{\circ} 30'58''E$, 75.03 feet, (2) $N87^{\circ} 11'16''E$ 109.65 feet, (3) along a curve to the right, 97.76 feet, said curve having a radius of 200.00 feet, a central angle of $28^{\circ} 00'23''$, and a chord bearing $S78^{\circ} 48'34''E$, 96.79 feet, (4) along a curve to the left, 127.09 feet, said curve having a radius of 260.00 feet; a central angle of $28^{\circ} 00'17''$, and a chord bearing $S78^{\circ} 48'34''E$, 125.82 feet, and (5) $N87^{\circ} 11'16''E$, 289.16 feet to the East line of said Section 12; thence $S02^{\circ} 48'44''E$, 1673.04 feet along said East section line to the Point of Beginning.

23-12-476-008



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

DATE: 06/08/2026

DEPT: Public Services

RE: Vacation of Agreement for Storm Water Retention and Discharge Restriction System, located at 24701 Hallwood Court, in Section 19

ADMINISTRATIVE SUMMARY

- The City has received a request to vacate a storm water retention agreement located at 24701 Hallwood Court, in Section 19.
- The property has completed several site modifications and building additions over the years, which have impacted portions of the existing storm water detention system. At the time of these projects, the agreement vacation was not finalized.
- Due to a proposed sale of the property, the purchaser is requiring the agreement vacation to be completed prior to the transfer of ownership.
- The Engineering Division is reviewing the storm water detention system for conformance to current standards and requiring the dedication of a new agreement.
- Based on our review, we are recommending approval of the vacation, contingent upon receipt and approval of a new Agreement for Storm Water Retention and Discharge Restriction System.
- The legal description of the existing agreement to be vacated is attached.

RECOMMENDATION

IT IS RESOLVED, that the Farmington Hills City Council hereby approves the attached resolution to vacate the Agreement for Storm Water Retention and Discharge Restriction System, as legally described therein, a copy of which is attached to the resolution, pursuant to the establishment of a new agreement as required by engineering.

###

Prepared by: Tammy Gushard, P.E., Assistant Director of Public Services
Reviewed by: Jacob Rushlow, P.E., Director of Public Services
Approved by: Karen Mondora, P.E., Acting City Manager

**CITY OF FARMINGTON HILLS
AGREEMENT VACATION
RESOLUTION NO. _____**

At a session of the City Council of the City of Farmington Hills, Oakland County, State of Michigan, held in the City Hall on the ____ day of _____, at 7:30 o'clock P.M.

PRESENT:

ABSENT:

The following resolution was offered by Councilmember _____ and supported by Councilmember _____:

WHEREAS, the Council of the City of Farmington Hills did on the ____ day of _____, determine that it is advisable to vacate, discontinue or abolish the following agreement, located in the City of Farmington Hills, subject to the jurisdiction of the City of Farmington Hills:

Agreement for Storm Water Retention and Discharge Restriction System: Liber 11039, Pages 830-833

WHEREAS, the Council has met and heard any and all objections to such vacation, discontinuance or abolition and having determined to proceed in accordance with the Farmington Hills City Code, Chapter 26, Article I, Section 26.4.

NOW, THEREFORE, BE IT RESOLVED:

1. That the above captioned agreement is hereby vacated, discontinued or abolished because the detention and storm drainage system serving the property has been altered in connection with a building addition and site improvement projects.
2. That the City Clerk is hereby directed to file certified copies of this resolution with the Oakland County Register of Deeds.

AYES:

NAYS:

ABSTENTIONS:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)

(SS.

COUNTY OF OAKLAND)

I, City Clerk of the City of Farmington Hills, hereby certify that the foregoing is a true and correct copy of a resolution of the City Council of the City of Farmington Hills, adopted at a regular meeting of said Council held on the ____ day of _____, the original of which is on file in my office.

Carly Lindahl, City Clerk

Prepared by and when recorded return to:

Carly Lindahl, City Clerk
City of Farmington Hills
31555 Eleven Mile Road
Farmington Hills, MI 48336

110398830

PJ # 19-87-40 SIDWELL # (22-23-19-426-007) ^{now} 047
MASCO IND. TRUCK WELL ADDITION

CITY OF FARMINGTON HILLS
B#92 REG/DEEDS PAID
AGREEMENT FOR STORM WATER RETENTION AND DISCHARGE RESTRICTION SYSTEM
AUG. 28 '89 11:58AM
6842 MISC 11.00

THIS AGREEMENT is made this 20 day of JUNE,
19 89, by and between FORMING TECHNOLOGY COMPANY JOHN J. BERTRAND OPERATIONS
whose address is 24701 HALLWOOD COURT, MANAGER
(hereinafter "Owner"), and the City of Farmington Hills, a Municipal
Corporation organized and existing under the laws of the State of Michigan,
whose address is 31555 Eleven Mile Road, Farmington Hills, Michigan,
(hereinafter "City").

W I T N E S S E T H:

WHEREAS, Owner owns certain real property located in the City of
Farmington Hills, Oakland County, Michigan, as more particularly described in
Exhibit "A", attached hereto and made a part hereof, on which Owner intends to
develop A NEW TRUCKWELL ADDITION, AND PARKING LOT RETENTION SYSTEM.

WHEREAS, Owner has received all necessary site approvals for said
development from the City, and now seeks to obtain approval of the construction
plans from the City; and

WHEREAS, to facilitate approval of the final construction plans, the City
and Owner wish to enter into an Agreement for the benefit of said property
regarding the construction and maintenance of a storm water retention and
discharge system (part of the surface water drainage system necessary to
facilitate this development, as indicated on the plan of grading and storm
drainage) on the real property particularly described in Exhibit "B", attached
hereto and made a part hereof (such property and improvements hereinafter
referred to collectively as "Retention System").

NOW, THEREFORE, in consideration of the foregoing and of the final
approval of the construction plans by City of Farmington Hills, and of the
mutual covenants contained herein, the parties hereto agree as follows:

1. Owner shall construct and continually maintain the Retention
System on the real property described in Exhibit "B", in accordance with plans
previously submitted to and approved by the City and in compliance with all
applicable state and local laws, which System shall be utilized for drainage
and/or water retention as approved by the City. Reference is made to the plans
for (type of retention) parking lot basin, prepared by ROCKIN DEBARD
ARCHITECTS CO. dated 10-01-86 and approved by the Farmington
Hills Engineering Division on 1987 JUNE 18.

2. All landscaping, planting or other items on the entire site, Exhibit
A, shall be placed and continually maintained so as not to interfere, impede,
or obstruct the flow of water and/or the purpose of the said System.

11.50
O.K. -- RR

3. Owner hereby conveys to the City an easement over, on and in the property described in Exhibit "C", attached hereto and made a part hereof, which easement shall be for the purpose of access to the Retention and Discharge System for the maintenance, renovation, and repair thereof, should the Owner fail to properly maintain same after notice to do so from the City.

4. In the event that the Owner shall at any time fail to maintain the Retention and Discharge System in reasonable order and condition, the City may serve written notice upon the Owner at the address as shown on the City tax rolls setting forth the manner in which the Owner has failed to maintain the Retention and Discharge System in reasonable condition and said notice shall include a demand that deficiencies of maintenance be cured within a reasonable time as stated therein. If the deficiencies set forth in the original notice or in the modifications thereof shall not be cured within said time limits or any extension thereof, the City, in order to preserve the taxable values of the subject property and to prevent the Retention and Discharge System from becoming a public or private nuisance, may enter upon said System and may repair and maintain the same. Said repair and maintenance by the City shall not constitute a taking of the said System, nor vest in the public any right to use the same. The cost of such repair and/or maintenance by the City, including reasonable administrative costs, shall be assessed against the property described on Exhibit A on the same basis as City taxes are assessed, and shall become a lien on said property. Said costs may be collected in the same manner as City taxes are collected. The City at the time of entering upon said Retention and Discharge System for the purpose of repair and/or maintenance may file a notice of lien in the office of the Register of Deeds of the County of Oakland upon the property affected by the lien. If said costs are not paid by the Owner, the City may pursue the collection of same through appropriate court actions and in such case, the Owner shall pay in addition to said costs all costs of litigation, including attorney fees.

5. Owner agrees that this Agreement shall be recorded and that the land described on Exhibit "A" shall be subject to the covenants and obligations contained herein, and the covenants and obligations shall inure to the benefit of and be enforceable by the City, or the Owner and/or their respective legal representatives, heirs, successors, and assigns.

6. Invalidation of any one of these covenants and restrictions by judgment or court order shall in no way affect the validity of any other provisions, which shall remain in full force and effect.

7. The parties whose signatures appear below, hereby represent and warrant that they have the authority and capacity to sign this agreement and bind the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals at the City of Farmington Hills, Oakland County, Michigan, on the date above written.

Witnessed By:

Gloria C. Steffins
Gloria C. Steffins

Wm. Roger Buell
Wm. Roger Buell

Sue Rose
Sue Rose

Marguerite Jordan
Marguerite Jordan

Owner

By: John J. Bertrand
John J. Bertrand
DIRECTOR OF OPERATIONS

By: _____

CITY OF FARMINGTON HILLS,
a Michigan Municipal Corporation

By: William Costick
WILLIAM COSTICK,
City Manager

By: Kathryn A. Dornan
KATHRYN A. DORNAN
City Clerk

STATE OF MICHIGAN)
SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 20th day of June, 1989, by John J. Bertrand, DIRECTOR OF OPERATIONS, FORMING TECHNOLOGY COMPANY (FORMTEC).

Janice A. Marchione
Notary Public
County, Michigan

My Commission Expires: JANICE A. MARCHIONE Acting as DAVE

STATE OF MICHIGAN)
SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2nd day of August, 1989, by William Costick, City Manager, and Kathryn A. Dornan, City Clerk, of the City of Farmington Hills, a Michigan Municipal Corporation, on behalf of the City.

Marguerite Jordan
Notary Public
County, Michigan

My Commission Expires: MARGUERITE JORDAN
Notary Public, Oakland County, MI
My Commission Expires January 23, 1993

110398833

EXHIBIT A
T1N, R9E, SEC 19.
PART OF SE 1/4
BEG AT PT DIST
S 87-33-00 W 432.30 FT. &
S 87-43-10 W 545.02 FT.
FROM E 1/4 COR,
TH S 15-42-40 E 641.40 FT
TH S 74-17-20 W 379.47 FT
TH ALG CURVE TO LEFT
RAD 4733.75 FT CHORD BEARS
N 35-35-31 W 482.01 FT
DIST. OF 482.22 FT
TH N. 02-54-10 W 309.27 FT
TH N. 87-43-40 E 488.19 FT
TO BEG 7.66 A
23-19-426.047

Farmington

RETENTION AREA EASEMENT: EXHIBIT "B"
COMMENCING AT THE S.E. CORNER OF THE ABOVE DESCRIBED PARCEL: THENCE
N. 15 DEG. 42 MIN. 40 SEC. W. 641.40 FEET: THENCE S. 87 DEG. 43 MIN.
40 SEC. W. 32.00 FEET: THENCE S 02 DEG. 54 MIN. 10 SEC. E. 10.00 FEET TO
THE POINT OF BEGINNING: THENCE CONTINUING S. 02 DEG. 54 MIN. 10 SEC.
E. 112.00 FEET: THENCE S. 87 DEG. 43 MIN. 40 SEC. W. 123.00 FEET:
THENCE N. 02 DEG. 54 MIN. 10 SEC. W. 63.00 FEET: THENCE S. 87 DEG.
43 MIN. 40 SEC. W. 129.80 FEET: THENCE S. 02 DEG. 54 MIN. 10 SEC. E.
42.00 FEET: THENCE S. 87 DEG. 43 MIN. 40 SEC. W. 120.00 FEET: THENCE
N. 02 DEG. 54 MIN. 10 SEC. W. 80.00 FEET: THENCE N. 87 DEG. 43 MIN.
40 SEC. E. 275.20 FEET: THENCE N. 02 DEG. 54 MIN. 10 SEC. W. 10.00
FEET: THENCE N. 87 DEG. 43 MIN. 40 SEC. E. 88.00 FEET TO THE POINT
OF BEGINNING.

25 FOOT WIDE ACCESS EASEMENT: EXHIBIT "C"
COMMENCING AT THE S.E. CORNER OF THE ABOVE REFERENCED PARCEL: THENCE N.
15 DEG. 42 MIN. 40 SEC. W. 110.00 FEET: THENCE S. 83 DEG. 48 MIN.
20 SEC. W. 90.00 FEET: THENCE ALONG A CURVE TO THE RIGHT, RADIUS
90.00. ARC DISTANCE 40.00 FEET. CENTRAL ANGLE 42 DEG. 30 MIN.
00 SEC., CHORD BEARS N. 12 DEG. 30 MIN. 00 SEC. E. 39.89 FEET TO
THE POINT OF BEGINNING OF A 25 FOOT WIDE ACCESS EASEMENT: THENCE N.
02 DEG. 54 MIN. 10 SEC. W. 272.00 TO A POINT AT THE S.E. CORNER OF
THE RETENTION EASEMENT: THENCE S. 87 DEG. 43 MIN. 40 SEC. W., ALONG
THE SOUTH LINE OF SAID RETENTION EASEMENT, 24.00 FEET: THENCE S.
02 DEG. 54 MIN. 10 SEC. E. 281.00 FEET: THENCE S. 50 DEG. 30 MIN.
00 SEC. E. 120.00 FEET: THENCE ALONG A CURVE TO THE RIGHT, RADIUS
90.00 FEET, ARC DISTANCE 28.08 FEET, CENTRAL ANGLE 25 DEG. 30 MIN.
00 SEC., CHORD BEARS N. 25 DEG. 30 MIN. 00 SEC. E. 27.00 FEET TO THE
POINT OF BEGINNING.

WHEN RECORDED RETURN TO : CITY HALL - CITY CLERK
31555 Eleven Mile Road
Farmington Hills, Michigan 48018

PREPARED BY: William Otwell
City of Farmington Hills
31555 Eleven Mile Rd.
Farmington Hills, MI 48018



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 6/8/2026

DEPT: PUBLIC SERVICES

**RE: AWARD OF BID FOR DEPARTMENT OF PUBLIC WORKS, SECTION 'A',
ROOF REPLACEMENT**

ADMINISTRATIVE SUMMARY

- The existing flat roof located over the brine room at Public Works (27245 Halsted), commonly referred to as Section "A", is in need of replacement. Previous inspections have noted old patches that are failing, specifically around drains.
- An Invitation for Bid #PW1925 was publicly advertised and opened on September 9, 2019, by Racine County, Wisconsin to establish a national cooperative contract for roofing supplies, inspection and project management. The awarded contract with Garland/DBS, Inc. was executed with an effective date of October 15, 2019, for a term of ten (10) years. This contract is offered to the City as a cooperative bid through OMNIA Partners.
- The City has previously utilized this U.S. Communities contract with Garland/DBS, Inc. for several other roof replacement projects throughout the City, most recently, the Fire Department in 2025.
- This project was publicly advertised and competitively bid on the Michigan Inter- Governmental Trade Network (MITN) e-procurement system for the replacement of the Section A roof including labor and the purchase of some ancillary construction materials (not offered by Garland). Sealed bids were opened on May 15, 2026. Notification was sent to four hundred eighty-three (483) vendors, including one hundred forty-nine (149) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled.
- The DPW, Section A roof replacement will consist of removing the existing membrane, installing new insulation and placing a two-ply heat applied modified membrane.
- A three (3) year workmanship warranty is included as part of the contract award and a thirty (30) year materials warranty is also provided by Garland/DBS, Inc.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- Staff has reviewed the bids and recommends an award of contract to Lutz Roofing and Garland/DBS, Inc. Lutz Roofing has 44 years of experience and has successfully completed similar projects for the University of Detroit Mercy and Northville High School.
- Funding for this project is identified in the Capital Improvement - Public Facilities Budget.

RECOMMENDATION

IT IS RESOLVED that the City Council of Farmington Hills authorize the Acting City Manager and City Clerk to execute a contract on behalf of the City to Lutz Roofing Company, Inc., and Garland/DBS, Inc., and

IT IS FURTHER RESOLVED the City Council of Farmington Hills authorize the Acting City Manager to issue a purchase order to Lutz Roofing Company, Inc. for roof replacement, including ancillary materials, in the amount of \$120,445.00, and

IT IS FURTHER RESOLVED that the City Council of Farmington Hills authorize the Acting City Manager to approve a purchase order with Garland/DBS, Inc. for roofing supplies, inspection, and project management in the amount of \$245,803.15.

IT IS FINALLY RESOLVED that the City Council of Farmington Hills authorize a 10% contingency in an amount not to exceed \$36,624 for unforeseen circumstances.

BID SUMMARY

BASE BID:

| <u>Contractor</u> | <u>Contractor Bid Form Part A</u> | <u>Omnia Partner Bid Form Part B</u> | <u>Total</u> |
|-------------------|---------------------------------------|--|--------------|
| Lutz Roofing | \$120,445.00 | \$245,803.15 | \$366,248.15 |
| Royal Roofing | \$174,900.00 | \$213,428.66 | \$388,328.66 |
| Schreiber Roofing | \$225,000.00 | \$336,421.91 | \$561,421.91 |

###

Prepared by: Derrick Schueller, DPW Superintendent
 Reviewed by: Nikki Lumpkin, Senior Buyer, Central Services
 Reviewed by: Jacob Rushlow, P.E., Director, Department of Public Services
 Reviewed by: Michelle Aranowski, Director, Department of Central Services
 Approved by: Karen Mondora, P.E., Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 6/8/2026

DEPT: PUBLIC SERVICES

**RE: AWARD OF 2026 LIQUID CALCIUM CHLORIDE FOR DUST CONTROL
AND WINTER MAINTENANCE**

ADMINISTRATIVE SUMMARY

- Liquid calcium chloride was publicly advertised and competitively bid on the MITN e-procurement system. Bids were opened on June 2, 2026, after a one-week postponement to obtain additional vendor interest. Notification was sent to two-hundred fifteen (215) vendors (including forty-five (45) vendors that hold classification of minority owned, woman owned, veteran owned, disabled disadvantaged or service disabled). Two bids were received, although only one (1) was considered responsive with all pricing provided.
- The purpose of the dust control program is to abate road dust using applications of liquid calcium chloride on the unpaved public streets. The City has approximately 18 miles of unpaved public streets. The calcium chloride bid also includes "winter chloride" used as a salt brine additive which assists winter maintenance operations during certain weather conditions. A 32% solution is utilized in winter and a 38% solution for dust control.
- The bid provides pricing for a 12-month period with provisions for up to four (4), one-year extensions upon mutual consent by the City and the vendor.
- The bid process provided unit prices for a variety of materials and delivery options that may be required throughout the life of the contract (see attached bid tab). The quantities of the materials bid were estimates (using historic data) for bid comparison and evaluation only. These materials and services will be purchased as needed, up to the approved annual amount.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

- The recommended contractor, Liquid Calcium Chloride Sales, Inc., of Kawkawlin, Michigan, is an experienced and reliable chloride contractor, and has provided many years of quality service to the City of Farmington Hills.
- Funding for this project is budgeted and available in the 2025/2026 Capital Budget.

BID SUMMARY

City of Farmington Hills
 Bid tabulation
 Bid #itb-fh-25-26-2576
 2026 Liquid Calcium Chloride for Dust Control and Winter Maintenance
 Opened 6/2/2026

| DESCRIPTION | UNIT | EST. QTY. | Liquid Calcium Chloride Sales, Inc. Kawkawlin, MI | | Surburban Calcium Chloride Sales, Inc. Taylor, MI | |
|--|--------|--------------|---|-------------|---|-------------|
| | | | Unit Price | Extended | Unit Price | Extended |
| 38% SOLUTION CALCIUM CHLORIDE – APPLIED (RATE OF 1,000 GAL/LANE-MILE) | Gallon | 80,000 | \$0.870 | \$69,600.00 | - | \$0.00 |
| 38% SOLUTION CALCIUM CHLORIDE – APPLIED (RATE OF 900 GAL/LANE-MILE) | Gallon | 100,000 | \$0.870 | \$87,000.00 | - | \$0.00 |
| 38% SOLUTION CALCIUM CHLORIDE - DELIVERED TO DPW (3 INCH FILL POINT) (5,000 GALLON MINIMUM DELIVERY) | Gallon | 80,000 | \$0.865 | \$69,200.00 | - | \$0.00 |
| 32% SOLUTION CALCIUM CHLORIDE – WINTER – DELIVERED TO DPW (3 INCH FILL POINT) (5,000 GALLON MINIMUM DELIVERY) | Gallon | 25,000 | \$0.736 | \$18,400.00 | \$0.450 | \$11,250.00 |
| YEAR 1 ITEMIZED BID | | | \$ 244,200.00 | | \$ 11,250.00 | |
| Prices listed will increase percentage each year beginning at the 2nd year of award | | | 4% | | 0% | |

Bid notification was sent to 215 vendors. We received zero "No Bids."



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the Acting City Manager to sign an agreement and issue a purchase order to Liquid Calcium Chloride Sales, Inc. for the 2026 Liquid Calcium Chloride Purchase in the amount not-to-exceed \$244,200 per year with one or more administration approved extensions not-to-exceed a total of four (4) additional years.

###

Prepared by: Derrick Schueller, DPW Superintendent
Reviewed by: Jacob Rushlow, P.E., Director, Department of Public Services
Reviewed by: Michelle Aranowski, Director, Department of Central Services
Approved by: Karen Mondora, P.E., Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 06/08/2026

DEPT: Central Services

RE: Bid Waivers and Awards for Fiscal Year 26/27

ADMINISTRATIVE SUMMARY

- The City Charter requires sealed competitive bidding of commodities that individually or aggregately exceed \$10,000 in one fiscal year. The Charter also requires a waiver if it is in the best interest of the City to not competitively bid a product or service.
- Bid waivers are requested for distinct reasons. These include:
 - The bid process may adversely affect the current costs. This has been demonstrated in the past when the current prices paid increased when bids were solicited.
 - The vendor is a sole source and bidding may actually increase prices paid. Purchasing staff typically negotiates prices in this situation.
 - The most competitive price is already being received, which is verified through price surveys and comparisons.
 - The vendor was awarded the bid when the product was originally purchased by the City has historical and or proprietary knowledge that benefits the City.
 - Due to a third-party relationship, the City has no choice in the vendor selection.
 - Another governmental agency, such as the State of Michigan, Oakland County, a MITN member, OMNIA Partners or other national municipal cooperative working with a lead government agency has solicited bids/proposals; and the contract is available to the City as a cooperative bid.
 - The City has a vendor relationship with another government agency, such as Oakland County (CLEMIS).
- Bid waivers are an effective way to address unique procurement situations. Waiving the bid requirements allows staff to focus on other commodities where bidding would provide an economic or service improvement.
- Funding for all transactions listed on the attached are budgeted in fiscal year 2026/27 departmental accounts or through approved grant and/or capital funding.

RECOMMENDATION

- In view of the above, it is recommended that City Council authorize the Acting City Manager to issue purchase orders for budgeted products and services as listed on the attached for fiscal year 2026/27.

###

Prepared by: Michelle Aranowski, Director of Central Services
 Approved by: Karen Mondora, Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

| VENDOR | COMMODITY | DEPT. | JUSTIFICATION | LAST BID CONTRACT | EST. ANNUAL AMOUNT |
|---|---|---------------|--|-------------------|--------------------|
| 3M Company | Sign Shop Supplies | DPW | State of Michigan Contract | Current | \$25,000 |
| Accruent Systems | Facility Maintenance Software | All | O.E.M. vendor/ Bid OMNIA Partners | Current | \$50,000 |
| Adobe Authorized Resellers | PDF Imaging & forms licensing | All | OMNIA Partners, State of MI/REMC/NASPO contracts (or less) | Current | \$25,000 |
| Amazon | Miscellaneous Supplies & Equipment | All | OMNIA Partners | Current | \$300,000 |
| Autodesk Authorized resellers | AutoCAD & Fusion 360 Computer Aided Design licensing | DPS & SS | OMNIA Partners, State of MI/REMC/NASPO (or less) Cooperative contracts | Current | \$16,000 |
| AVI-SPL, LLC | AV upgrades, maint., repairs & renovations | All | OMNIA Partners | Current | \$150,000 |
| BS&A | Equalizer, Tax, Permits, Cash receipting software maintenance/updates | DPCD, Finance | Sole Source O.E.M. vendor/ Original bid | N/A | \$45,000 |
| CDW Government | Software licenses, Computer Equipment, printers and peripherals | All | Sourcewell (Cooperative) | Current | \$50,000 |
| Cummins Sales & Services | Miscellaneous service, repairs and parts | DPW | O.E.M. vendor | N/A | \$50,000 |
| Dell & Hewlett Packard authorized resellers | Software licenses, Computer Equipment, printers, peripherals & consulting | All | OMNIA Partners, State of MI/REMC/NASPO (or less) Cooperative contracts | Current | \$125,000 |
| DSS Corporation | Equature 911 Dispatch, recording software and Support | Police | O.E.M. vendor | Current | \$11,000 |
| ESRI | GIS licensing/ maintenance and support | All | State of MI contract | Current | \$18,000 |
| Faster Asset Solutions | CCG Faster Fleet Maintenance Software | DPW | O.E.M. vendor | Current | \$12,000 |



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

| VENDOR | COMMODITY | DEPT. | JUSTIFICATION | LAST BID CONTRACT | EST. ANNUAL AMOUNT |
|--|--|------------------|--|----------------------|--------------------|
| Global Solutions | Laserfiche & Related Software Document Management systems. | All | O.E.M. vendor | Current Expires 2028 | \$60,000 |
| Grainger | Mechanical, Industrial and Janitorial Supplies | All | State of MI contract | Current | \$100,000 |
| Harrell's & HD Supply | Fertilizer & Grounds Maintenance supplies | Parks & Golf | OMNIA Partners Contract(Cooperative) | Current | \$50,000 |
| Hart Intercivic | Election supplies & equipment | City Clerk | State & County Bid Contract | Contract | \$80,000 |
| Home Depot | Maintenance & Hardware Supplies | All | OMNIA Partners National Contract | Current | \$40,000 |
| Kiesler Police Supply/Michigan Police Equipment & Vance Outdoors | Training & Duty Ammunition | Police | State of Michigan Contracts | Current | \$40,000 |
| Kone Elevators | Elevator Maintenance & Repair | All | OMNIA Partners Contract | Current | \$25,000 |
| LiquidSprings, LLC | Parts for Fire & EMS vehicles | DPW | O.E.M. vendor | N/A | \$15,000 |
| MacQueen Emergency Equipment | Parts for Fire & EMS vehicles | DPW | O.E.M. vendor | N/A | \$20,000 |
| Microsoft authorized resellers | Microsoft Software Licensing/ Maintenance & Support | All | OMNIA Partners, State of MI/REMC/NASPO contracts (or less) | Current | \$250,000 |
| Motorola Solutions | In-Car Camera System | Police | Clemis/Oakland County | Current | \$100,000 |
| Munters Corporation | Ice Arena Dehumidifier Inspection & Testing | Special Services | O.E.M. vendor | N/A | \$13,000 |
| | | | | | |
| National Restoration | Tuckpointing, Concrete Restoration and Repair | All | Oakland County G2G Bid Contract | Current | \$100,000 |
| NeoGov (Governmentjobs.com) | Human Resources Information Systems (HRIS) | HR | Sole Source O.E.M. vendor/ Original bid | Current | \$100,000 |



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

| VENDOR | COMMODITY | DEPT. | JUSTIFICATION | LAST BID CONTRACT | EST. ANNUAL AMOUNT |
|------------------------------------|---|----------------|---|-------------------|--------------------|
| | | | | | |
| Oakland County | CLEMIS radio, electronic, radar, IT services & Police equipment installs | Police Fire | CLEMIS system services including installations | Current Agreement | \$100,000 |
| People Driven Technology | Virtual Desktop Infrastructure Equipment, Security Software Maintenance & Support | All | Oakland County G2G Bid Contract | Current | \$200,000 |
| Printing Systems & Election Source | Election Supplies & Ballots | City Clerk | O.E.M. vendor | N/A | \$60,000 |
| Rosenbauer South Dakota LLC | Parts for Fire & EMS vehicles | DPW | O.E.M. vendor | N/A | \$30,000 |
| Stryker Emergency Care | Medical Equipment | Fire | Savvik Buying Group Contract | Current | \$100,000 |
| TelNet Group | Phone equipment, software licensing maintenance & support | IT | O.E.M. vendor | N/A | \$50,000 |
| Telus Communications | AVL Access Fees | DPW | Sole Source O.E.M. vendor/ Original bid | N/A | \$15,000 |
| Third Coast Tech, LLC | Audio Visual Services | Citywide | G2G Marketplace | Current | \$100,000 |
| Tire Hub | Tires | DPW | State Bid Contract | Current | \$60,000 |
| Tyler Technologies | MobilEyes Fire Inspection Software Support | Fire | O.E.M. vendor | Current | \$15,000 |
| VFA, Inc. a Gordian Company | Facilities Capital & Job Costing Software | All | O.E.M. vendor/ Bid OMNIA Partners | Current | \$20,000 |
| VMware authorized resellers | Network Virtualization software maintenance/updates & consulting | IT | G2G, OMNIA Partners, State of MI/REMC/NASPO contracts (or less) | Current | \$65,000 |
| Zoho Corporation | Endpoint Security, Service Desk, Password Management & Ticketing applications | IT | O.E.M vendor -Sole Source | Current | \$25,000 |



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 6/8/2026

DEPT: PUBLIC SERVICES

**RE: AWARD OF DPW GENERATOR REPLACEMENT AND PORTABLE
GENERATOR UPGRADES**

ADMINISTRATIVE SUMMARY

- Request for proposals were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened and read aloud on May 28, 2026, for the DPW Generator Replacement and Portable Generator Upgrades Project. Notification was sent to two-hundred eighty-seven (287) vendors, (including fifty-five (55) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with three (3) responding, and one (1) "no bid".
- The DPW facility is currently backed up (partial) by a 275kw standby diesel generator, which is original to the 1997 building renovation. It has reached the end of its expected useful life and has been requiring additional maintenance in the last few years. The generator is critical to maintaining DPW operations during a power outage, which includes the unleaded/diesel fuel island.
- Work includes the purchase and installation of a new 300kw standby natural gas generator, which will provide back-up power to the entire building. Also included in this project are electrical upgrades at each of the fire stations and police department for a future trailer-mounted generator. This generator (to be bid at a later date), will supplement current standby generators already in place at those facilities. This added layer of redundancy can provide partial power in the event of an on-site generator failure.
- Corby Energy Services of Belleville, Michigan (woman-owned) is the lowest responsive bidder and has satisfactorily completed recent projects in the Cities of Warren, Westland and Royal Oak. References noted Corby was on-schedule and they communicated well with municipal staff during the construction phase. Please reference attached bid tab.
- Funding for this project is budgeted and available in the 2025/2026 Capital Budget.



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

BID SUMMARY

City of Farmington Hills
 itb-fh-25-26-2562
 Request for Bids
 DPW Generator Replacement & Portable Generator Upgrades

| | | | | Clearwater Construction | Slynn Electric Corporation | Corby Energy Services |
|-------------------------------------|--|------|-----|----------------------------|-------------------------------|--------------------------|
| | | | | Livonia, MI | New Baltimore, MI | Belleville, MI |
| | DESCRIPTION | UNIT | QTY | Bid Bond - Yes | Bid Bond - Yes | Yes |
| 1 | Division of Public Works Generator Replacement | LS | 1 | \$562,784.00 | \$357,000.00 | \$365,990.00 |
| 2 | Fire Station No. 1 Electrical Modifications | LS | 1 | \$44,485.00 | \$72,600.00 | \$58,250.00 |
| 3 | Fire Station No. 2 Electrical Modifications | LS | 1 | \$23,042.00 | \$55,700.00 | \$43,500.00 |
| 4 | Fire Station No. 3 Electrical Modifications | LS | 1 | \$36,114.00 | \$69,000.00 | \$37,775.00 |
| 5 | Fire Station No. 4 Electrical Modifications | LS | 1 | \$38,493.00 | \$79,250.00 | \$63,750.00 |
| 6 | Fire Station No. 5 Electrical Modifications | LS | 1 | \$50,781.00 | \$73,000.00 | \$66,000.00 |
| 7 | Police Department Electrical Modifications | LS | 1 | \$55,329.00 | \$94,900.00 | \$63,500.00 |
| 8 | Existing 275kW Kohler Diesel Generator Credit | LS | 1 | -\$5,000.00 | -\$10,000.00 | -\$1,500.00 |
| TOTAL BID AMOUNT (items 1-8) | | | | \$806,028.00 | \$791,450.00 | \$697,265.00 |

Bid notification was sent to 287 vendors. We received 1 "No Bid"

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the Acting City Manager to sign an agreement and issue a purchase order for the DPW Generator Replacement and Portable Generator upgrades to Corby Energy Services in an amount not to exceed \$766,991 (\$697,265 + \$69,726 contingency at 10%).

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Prepared by: Derrick Schueller, DPW Superintendent
 Reviewed by: Nikki Lumpkin, Senior Buyer, Central Services
 Reviewed by: Jacob Rushlow, P.E., Director, Department of Public Services
 Reviewed by: Michelle Aranowski, Director, Department of Central Services
 Approved by: Karen Mondora, P.E., Acting City Manager



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

DATE: 6/8/2026

DEPT: Department of Public Works

RE: AWARD OF BID FOR HEAVY DUTY TRUCK PARTS

ADMINISTRATIVE SUMMARY

- Invitations to bid (ITB) were advertised, available on the Michigan Inter-Governmental Trade Network (MITN) e-procurement site, publicly opened, and read aloud on Wednesday, May 27, 2026, for Heavy Duty Truck Parts. Notification was sent to one thousand, six hundred and forty-one (1,641) vendors, (including three hundred seventy-nine (379) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled).
- The ITB requested a percentage discount from manufacturer list pricing or retail price for multiple heavy duty truck parts manufacturers. The contract includes preventive maintenance components, such as filters, belts, hoses, as well as repair and replacement parts required to maintain the City's fleet of fire apparatus, ambulances, snowplows, salt trucks, construction and road maintenance equipment. Vendors were also required to demonstrate their ability to meet both routine delivery requirements and emergency parts needs.
- Three bid responses were received; however, two vendors submitted partial bids, as reflected in the attached bid tabulation.
- Funding for Heavy Duty Truck parts is budgeted and available in the DPW operating supplies account.

RECOMMENDATION

IT IS RESOLVED that the City Council of the City of Farmington Hills hereby authorizes a three (3) year contract with Metro Airport Trucks of Taylor, Michigan for the purchase of Heavy-Duty Truck parts in an estimated annual amount of \$35,000 with an option to renew for one (1) additional three (3) year period upon mutual consent.

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| | |
|--------------|--|
| Prepared by: | Nikki Lumpkin, Senior Buyer - Central Services |
| Prepared by: | Derrick Schueller, Superintended of Public Works |
| Reviewed by: | Michelle Aranowski, Director of Central Services |
| Reviewed by: | Jacob Rushlow, Director of Public Services |
| Approved by: | Karen Mondora, Acting City Manager |



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

BID TABULATION

Core List Pricing

| LN# | DESCRIPTION | ESTIMATED ANNUAL USAGE (U/M=EACH) | Metro Airport Truck Taylor, MI | | Neopart Transit Reading, PA | | Terminal Supply Company Troy, MI | |
|-------------------------|---|-----------------------------------|-----------------------------------|----------------|--------------------------------|----------------|-------------------------------------|----------------|
| | | | UNIT PRICE | EXTENDED PRICE | UNIT PRICE | EXTENDED PRICE | UNIT PRICE | EXTENDED PRICE |
| FARMINGTON HILLS | | | | | | | | |
| 1 | Wheel Seal - 710454 | 4 | \$61.19 | \$244.75 | - | \$0.00 | | \$0.00 |
| 2 | Wheel Seal - 710568 | 4 | \$36.57 | \$146.27 | - | \$0.00 | | \$0.00 |
| 3 | Stemco Hub Cap - 300-4024 | 2 | \$64.91 | \$129.81 | - | \$0.00 | | \$0.00 |
| 4 | Timken 1 1/2" Vented Hub Cap Plug (red) | 6 | \$4.86 | \$29.17 | - | \$0.00 | | \$0.00 |
| 5 | Star Back-up Alarm - 60-102 | 2 | \$35.94 | \$71.88 | - | \$0.00 | \$40.00 | \$80.00 |
| 6 | Meritor Clevis Kit - R810021 LS | 12 | \$25.97 | \$311.69 | \$13.15 | \$157.80 | | \$0.00 |
| 7 | Meritor Clevis Kit - R810019 SS | 12 | \$18.43 | \$221.21 | \$14.11 | \$169.32 | | \$0.00 |
| 8 | Haldex 30/30 LS Complete Brake Chamber | 12 | \$68.92 | \$826.99 | \$89.24 | \$1,070.88 | | \$0.00 |
| 9 | Haldex 30/30 SS Complete Brake Chamber | 12 | \$62.61 | \$751.30 | \$78.26 | \$939.12 | | \$0.00 |
| 10 | Meritor Rear Dust Shields - A13236Q2123 | 2 | \$113.19 | \$226.38 | \$73.24 | \$146.48 | | \$0.00 |
| 11 | Haldex 30/30 PBKLS Brake Chamber | 6 | \$76.89 | \$461.35 | \$68.77 | \$412.62 | | \$0.00 |
| 12 | Haldex 30/30 PBKSS Brake Chamber | 6 | \$59.96 | \$359.74 | \$58.92 | \$353.52 | | \$0.00 |
| 13 | Meritor Purge Valve - R950014 | 3 | \$17.50 | \$52.49 | - | \$0.00 | | \$0.00 |
| 14 | Bendix Air Dryer Filter - 5008414 | 5 | \$86.03 | \$430.17 | \$64.56 | \$322.80 | | \$0.00 |
| 15 | Bendix Air Dryer Filter - 5008414PG | 5 | \$105.30 | \$526.50 | \$113.47 | \$567.35 | | \$0.00 |
| 16 | Wix Filter - 51971 | 12 | \$19.50 | \$234.00 | - | \$0.00 | | \$0.00 |
| 17 | Wix Filter - 51748 | 12 | \$43.92 | \$527.09 | - | \$0.00 | | \$0.00 |
| 18 | Wix Filter - 51791 | 12 | \$21.76 | \$261.14 | - | \$0.00 | | \$0.00 |
| 19 | Wix Filter/Water Separator - 33788 | 12 | \$39.45 | \$473.43 | - | \$0.00 | | \$0.00 |
| 20 | Fleetguard Fuel Filter - FF63009 | 12 | \$40.78 | \$489.34 | - | \$0.00 | | \$0.00 |
| 21 | Fleetguard Oil Filter - LF16352 | 12 | \$38.97 | \$467.69 | - | \$0.00 | | \$0.00 |
| 22 | Safeway Hydraulic Coupler - SH-S5105-4 | 20 | \$108.56 | \$2,171.21 | - | \$0.00 | \$59.00 | \$1,180.00 |
| 23 | Safeway Hydraulic Coupler - SH-S5101-4 | 20 | \$56.38 | \$1,127.57 | - | \$0.00 | \$25.00 | \$500.00 |
| 24 | Bendix Air Brake Governor - 27549IN | 3 | \$23.78 | \$71.34 | \$63.89 | \$191.67 | | \$0.00 |
| 25 | 5" U-Bolt Exhaust Clamp | 10 | \$3.25 | \$32.50 | - | \$0.00 | | \$0.00 |
| 26 | 4" Torcrite Exhaust Clamp - TLC500S-SS | 25 | \$7.57 | \$189.15 | - | \$0.00 | | \$0.00 |
| 27 | 24"X36" Truck Mud Flap | 32 | \$14.54 | \$465.42 | - | \$0.00 | | \$0.00 |
| 28 | Gates Micro Belt - K081025HD | 3 | \$58.04 | \$174.13 | - | \$0.00 | | \$0.00 |
| 29 | Gates Micro Belt - K081005HD | 3 | \$40.12 | \$120.35 | - | \$0.00 | | \$0.00 |
| 30 | Allison Transmission Filter Kit - 29548988 | 3 | \$87.11 | \$261.33 | - | \$0.00 | | \$0.00 |
| 31 | Webb Rear Drums - 61999F | 4 | \$316.42 | \$1,265.68 | - | \$0.00 | | \$0.00 |
| 32 | Conment 8 hole Rear Drums - 15158603BA | 4 | \$244.90 | \$979.62 | - | \$0.00 | | \$0.00 |
| 33 | Meritor Rear Brake Shoe Kit - K5MA3124710QP | 2 | \$178.10 | \$356.20 | \$304.26 | \$608.52 | | \$0.00 |
| 34 | Dayton Rear Brake Shoe Kit - 5B23M4710QP | 2 | \$162.18 | \$324.36 | - | \$0.00 | | \$0.00 |
| 35 | Spicer Center Bearing - 5003323 | 2 | \$94.00 | \$188.00 | - | \$0.00 | | \$0.00 |
| 36 | Spicer Center Bearing - 210121-1X | 2 | \$63.54 | \$127.09 | - | \$0.00 | | \$0.00 |
| | | | | \$15,096.33 | | \$4,940.00 | | \$1,760.00 |



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 06/08/2026

DEPT: FIRE DEPARTMENT

RE: PURCHASE OF FIRE HOSE

ADMINISTRATIVE SUMMARY

- Each year the City of Farmington Hills participates in cooperative or extendable bids with various agencies including the State of Michigan and Oakland County who are members of the Michigan Intergovernmental Trade Network (MITN Cooperative). Extendable bids have proven to be cost effective for the City due to the volume created by the cooperative process.
- The City of Rochester Hills completed a Solicitation for Quotation (SFQ-RH-23-040) which was extended to Farmington Hills for the purchase of Fire Hose. Paul Conway Fire (Conway Shield), New Berlin, WI was awarded for Snaptite Supreme II hose which Farmington Hills Fire Department uses.
- Fire Department's hose varies in age up to 20 years old. Each year the hose is tested and between 5-10 lengths are taken out of service due to not meeting NFPA requirements.
- To maintain operational readiness and firefighter safety, the Fire Department is requesting the replacement of thirty (30) lengths of 1¾-inch fire hose and seventy-two (72) lengths of 2½-inch fire hose.
- Funding for these furnishings is provided in the FY 25-26 Operating Budget - Fire Equipment Maintenance.

RECOMMENDATION

- IT IS RESOLVED that the City Council of Farmington Hills authorizes the Acting City Manager to issue a purchase order to Conway Shield in the amount of \$35,062 for the purchase of fire hose.

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Prepared by: Jason Olszewski, Deputy Fire Chief

Reviewed by: Art Walker, Buyer

Reviewed by: Michelle Aranowski, Director of Central Services

Department Approval: Jon Unruh, Fire Chief

Executive Approval: Karen Mondora, Acting City Manager



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 06/08/2026

DEPT: SPECIAL SERVICES

RE: AWARD OF FITNESS EQUIPMENT PURCHASE AND MAINTENANCE AGREEMENT

ADMINISTRATIVE SUMMARY

- On April 14, 2026, requests for proposals were solicited, posted on the MITN e-procurement system, for a Fitness Equipment Purchase and Maintenance. Notification was sent to two hundred sixty-six (266) vendors (including sixty-seven (67) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with five (5) responding.
- The City of Farmington Hills desires a comprehensive agreement for the purchase of commercial-grade fitness equipment, along with a full-service maintenance package covering both newly acquired and existing equipment. The selected vendor will provide ongoing inspection, repair, preventative maintenance, and related support services for City owned equipment at the City owned buildings
- Special Services staff, in coordination with Purchasing personnel, have reviewed all submissions, evaluated similar work completed, and rated each company. The highest rated proposer was requested to provide a best and final offer, with staff ultimately recommending Direct Fitness Solutions LLC.
- Direct Fitness Solutions, LLC provided the strongest overall proposal and best demonstrated its ability to meet the City's operational, technical, service, and performance requirements while supporting the City's equipment standardization and long-term maintenance objectives.

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the Acting City Manager to enter into a contract with Direct Fitness Solutions, LLC for Fitness Equipment Purchase and Maintenance. The estimated contract amount is \$50,000 for the first year, with four optional one-year renewal terms estimated at \$25,000 annually under the same terms and conditions through mutual consent.



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

###

Evaluation Summary

| Company Name | Initial Evaluation Score |
|--|---------------------------------|
| Direct Fitness Solutions, LLC | 90 |
| Design2Wellness | 80 |
| Fitness Things | 75 |
| TJF Ventures, LLC dba Fitness Superstore | 60 |
| Johnson Health Tech Retail, Inc. dba Johnson Fitness & Wellness | 50 |

| Company Name | Final Score after Best & Final Offer |
|--------------------------------------|---|
| Direct Fitness Solutions, LLC | 95 |

Prepared by: Art Walker, Buyer

Prepared by: Kevin Percin, Health & Fitness Coordinator

Reviewed by: Michelle Aranowski, Director of Central Services

Reviewed by: Ted Davis, Director of Special Services

Approved by: Karen Mondora, Acting City Manager



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

DATE: 06/08/2026

DEPT: SPECIAL SERVICES

RE: EXTENSION OF AWARD FOR ICE ARENA SOUND SYSTEM UPGRADE

ADMINISTRATIVE SUMMARY

- Each year the City of Farmington Hills participates in cooperative or extendable bids with various agencies including the State of Michigan and Oakland County who are members of the Michigan Intergovernmental Trade Network (MITN Cooperative). Extendable bids have proven to be cost effective for the City due to the volume created by the cooperative process. Special Services obtained a quote for the upgrade of the ice arena sound system utilizing Oakland County G2G extendable Contract 009916-Third Coast Tech, LLC.
- The 70,000 square-foot Farmington Hills Ice Arena opened in 1995. Now in its 31st year of operation, the sound system in Arena A, Arena B, and the lobby is well beyond its service life and needs to be upgraded.
- The proposal includes a 3-year comprehensive warranty with one scheduled preventative maintenance visit per year.
- Funding for this equipment is budgeted through the Special Services Parks Millage Fund.

RECOMMENDATION

- IT IS RESOLVED that the City Council of Farmington Hills authorizes the Acting City Manager to execute a purchase order to Third Coast Tech, LLC. in the amount of \$75,915.73 (\$69,014.30 plus a 10% contingency cost of \$6,901.43 for unforeseen and anticipated costs once the project starts) for the furnishing, installation, configuration, and commissioning of an upgraded sound system at the Farmington Hills Ice Arena.

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| | |
|--------------|--|
| Prepared by: | Brian Moran, Deputy Director of Special Services |
| Prepared by: | Art Walker, Buyer |
| Reviewed by: | Michelle Aranowski, Director of Central Services |
| Reviewed by: | Ted Davis, Director of Special Services |
| Approved by: | Karen Mondora, Acting City Manager |



CITY MANAGER'S REPORT TO MAYOR AND COUNCIL

DATE: 06/08/2026

DEPT: Communications and Community Engagement

RE: EXTENSION OF CONTRACT FOR PUBLIC RELATIONS SUPPORT

ADMINISTRATIVE SUMMARY

- Request for proposals (RFP's) for Public Relations Support were advertised, distributed on the MITN e-procurement site, publicly opened and read aloud on October 28, 2025. Notification was sent to 825 vendors, (including 371 that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with 13 responding.
- Pursuant to the City's Purchasing Policy, Administration awarded a five-month contract, in an amount not to exceed \$24,999.99, on December 8, 2025 to The Allen Lewis Agency (a woman and minority owned firm) of Detroit. The contract expired on May 31, 2026.
- Since the inception of this contract, the City's need to effectively communicate with residents of Farmington Hills and the broader public has continued to grow. The contractor works in partnership with the Communications and Community Engagement Department to provide public relations, strategic communications, and community outreach support. These services have enhanced the City's ability to deliver timely and accurate information, promote community engagement initiatives, and support communication efforts related to City programs, services, and events.
- Funding for this service is provided in the Communications and Community Engagement's contractual services account.

RECOMMENDATION

Based on the above, it is recommended that City Council authorize the Acting City Manager to amend the contract for Public Relation Support with The Allen Lewis Agency to extend the contract term through December 31, 2026, and increase the contract amount by an additional \$35,000, for a revised amount not to exceed \$59,999.99.

###

Prepared by: Nikki Lumpkin, Senior Buyer

Reviewed by: Vickie Winn, Director of Communications and Community Engagement

Reviewed by: Michelle Aranowski, Director of Central Services

Approved by: Karen Mondora, Acting City Manager

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
STUDY SESSION
CITY HALL – COMMUNITY ROOM
MAY 11, 2026 – 5:30PM

The study session of the Farmington Hills City Council was called to order by Mayor Rich at 5:31pm.

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

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Rushlow, and Skrobola, Fire Chief Unruh and City Attorney Joppich

FISCAL YEAR 2027 WATER AND SEWER RATES PRESENTATION

Sewer Rates

Oakland County Water Resources Financial Services Manager Raphael Chirolla presented the sewer rate analysis. Key drivers of the proposed FY2027 sewer rate increase were identified as follows:

- **Declining usage:** Projected sewer sales volume is decreasing by approximately 1.6%, based on a three-year rolling average of actual flows, which places upward pressure on per-unit rates.
- **GLWA/Evergreen Farmington costs:** Great Lakes Water Authority (GLWA) rates to the Evergreen Farmington system increased 4.4%, though wage, maintenance, and capital costs on the Evergreen Farmington side were held flat. The overall Evergreen Farmington rate increase was 3.1%. Mr. Chirolla noted that Farmington Hills' five-year average of sewer metered volumes was favorable this cycle, reducing the city's proportional share.
- **Operating expenses:** Increased approximately 6.6%, primarily driven by labor-related costs and a significantly higher sewer metering contract, which was competitively bid by three to four firms and came back at a substantially higher price.
- **Reserves:** Identified as the largest single driver. Mr. Chirolla noted that staff and WRC developed a plan the prior year to begin funding reserves at levels sufficient to cover upcoming capital needs, and the current proposal adheres to that plan. The reserve increase is tied specifically to major maintenance and capital project funding.
- **Debt service:** Increased approximately 4.7%, though Mr. Chirolla forewarned Council that in FY2028, the city will begin paying principal on its share of the 8 Mile Road Corrective Action Plan (CAP) bond, causing debt service costs to increase from approximately \$1.78M to approximately \$3.2M in that subsequent year.

The combined effect of the 9.8% increase in revenue requirements and the 1.6% decline in projected sales results in an approximate 11.6% sewer rate increase.

Water Rates

Mr. Chirolla presented parallel findings for the water side:

- **Declining usage:** Projected water sales volume is decreasing by approximately 1.7%.
- **GLWA water purchases:** Increasing approximately 4.9% in aggregate, which translates to approximately 5.6% on a per-unit basis given lower projected volumes.
- **Operating expenses:** Increasing primarily due to labor costs.
- **Major maintenance and capital:** Again, identified as the largest driver consistent with the multi-year capital investment plan.
- **Debt service:** Stable, related to the city's 2012 and 2014 debt issuances.

The combined effect results in an approximate 11.9% water rate increase, for a combined water and sewer rate increase of approximately 11.7%.

Water Tower Benefit

Mr. Chirolla presented the annual water tower savings slide, noting that the city's water storage tower has generated an estimated cumulative savings of \$32.6 million to date, with an estimated \$3.4 million in savings for the upcoming year. Director Rushlow added that beyond the financial benefit, the tower also provides critical operational resilience during regional water main emergencies, such as those recently experienced in Auburn Hills and on 14 Mile Road, insulating Farmington Hills residents from service disruptions.

Council Discussion

Councilmember Bridges asked about the factors driving rate increases and the nature of fixed versus variable costs. Mr. Chirolla explained that the vast majority of system costs — including GLWA charges (80–90% fixed), Evergreen Farmington (100% fixed to the city), and internal infrastructure costs — are fixed regardless of consumption volume. This means declining usage does not reduce the city's cost obligations but does increase per-unit rates.

Councilmember Dwyer asked about the cumulative impact over recent years. Director Rushlow indicated staff could compile rate increase data going back five to six years for Council's reference.

Councilmember Knol inquired whether other communities in the Evergreen Farmington system and Oakland County face similar capital pressures. Director Rushlow confirmed that aging infrastructure is a widespread challenge throughout Southeast Michigan and that the city's capital program focuses on pipelining and pump station upgrades as the most cost-effective approaches. He noted two pump stations currently in progress (near 12 Mile/Inkster/Danvers and at Sarah Fisher) and four additional stations identified for future work.

Councilmember Knol asked whether FY2028 reserve contributions would remain similarly elevated. Mr. Chirolla and Director Rushlow confirmed that the following year would bring another significant increase primarily due to the onset of principal payments on the 8 Mile CAP bond, with the subsequent year also likely to see an increase.

Councilmember Boleware asked directly whether residents should expect double-digit annual increases for the foreseeable future. Mr. Chirolla indicated the five-year outlook anticipates similar increases in the near term, with conditions expected to moderate beyond that window.

Councilmember Boleware also asked what authority the City Council has to mitigate rates. Director Rushlow acknowledged that a large portion of costs — particularly GLWA charges, Evergreen Farmington obligations, and debt service on state/federally-mandated projects such as the 8 Mile CAP — are largely outside the city's direct control.

City Attorney Steve Joppich confirmed that the Evergreen Farmington CAP is a state and federally required, not optional.

Finance Director/Treasurer Thomas Skrobola clarified the funding structure for Council, emphasizing that the water and sewer enterprise funds are entirely separate from the city's general budget. All utility rate revenues are collected and held by WRC, which acts as the city's banking and planning partner for the system. No general fund dollars are commingled with water and sewer funds.

Councilmembers raised concern that many Farmington Hills residents, particularly seniors on fixed incomes, are not experiencing income increases commensurate with these utility rate increases.

Acting City Manager Mondora suggested distributing information regarding assistance programs offered by GLWA and OCWRC at senior fairs at the Costick Center.

Councilmember Knol noted that Neighborhood House also assists with utility costs.

Councilmember Bridges requested that WRC consider advocating GLWA for expanded income qualification thresholds in assistance programs, given the city's aging and fixed-income population. Mr. Chirolla acknowledged that a statewide utility assistance program (similar to energy assistance) has been discussed but has not yet advanced.

City Attorney Joppich noted that Farmington Hills has a legal track record of proactive infrastructure planning, referencing a prior court case in which the city successfully defended its capital investment approach. Acting City Manager Mondora drew an analogy to special assessments, noting that the alternative to planned reserve-funded investment would be exposing future homeowners to unexpected special assessments for emergency repairs.

UTILITY RATE MODEL PRESENTATION

Director Rushlow explained that at Council's prior direction, the city commissioned a comprehensive utility rate study and Plante Moran was selected for the engagement. Brian Camiller and Amanda Garber of Plant Moran presented the findings.

Purpose and Scope

Mr. Camiller explained that the core deliverables of the study were twofold: (1) to evaluate the city's current minimum bill structure and determine whether a different approach is appropriate; and (2) to create a repeatable, defensible utility rate model that city staff can update annually going forward.

He emphasized that the study does not change the total amount of revenue that must be collected — all underlying cost inputs from WRC, the capital plan, and existing debt service were accepted as given. The study's contribution is in how those costs are allocated among ratepayers.

Model Assumptions and Structure

Ms. Garber outlined the model's key assumptions:

- The model operates on a cash basis, removing depreciation and GASB accounting adjustments, which reduces the reserve burden on ratepayers versus an accrual-based approach.
- The model targets a working capital balance at the end of a five-year horizon, composed of three primary buckets recommended by the American Water Works Association: 120 days of operating reserves (plus 30 days for billing cycle timing), the next year's debt service, and a 2% emergency capital replacement fund. A fourth bucket for longer-term planned capital savings was discussed but not included in the current model.
- The model is designed to smooth rate increases over five years rather than allow large year-to-year fluctuations.
- The model is a living tool intended to be updated annually during the budget process, not a fixed five-year commitment.
- At the end of the five-year horizon, the target working capital is approximately \$10 million for water and \$12.1 million for sewer.

Proposed Rate Structure Changes

Readiness to Serve (RTS) Charge: The study recommends replacing the existing small meter maintenance fee with a new "Readiness to Serve" charge — a fixed charge applied to every bill regardless of usage. The RTS is proposed to cover approximately 20% of the city's administrative and operational overhead (excluding GLWA/Evergreen Farmington charges, capital, and existing debt).

The proposed RTS is \$9.67 per bill for water and \$6.63 per bill for sewer and is benchmarked near the average of comparable peer communities. Mr. Camiller noted this charge would generate approximately \$1.1–1.2 million annually in each fund.

Elimination of the Minimum Bill: The study recommends eliminating the current minimum bill, which charges all customers using 16 units or fewer per quarter at the same minimum rate regardless of actual consumption. Under the new methodology, customers would be charged only for what they use, plus the fixed RTS.

- The breakeven point — the usage level at which a customer's bill would be approximately the same under the new methodology — is approximately 15 units per billing cycle.
- Customers using 14 units or fewer (estimated at approximately 36% of customers) would see a decrease in their bills. This segment is likely to include seniors, small households, and lower-income residents.
- Customers using more than 15 units per cycle (approximately 60% of customers) would see an increase, as they had previously been partially subsidized by minimum bill payers.
- Approximately 4% of customers would see essentially no change.

Mr. Camiller presented example scenarios: a customer using 10 units per quarter would see their bill decrease by nearly \$34; a customer using 25 units per quarter would see an approximately 25% increase.

Jump-Start Recommendation

Given the scale of cost increases built into the model, the study recommends a "jump-start" approach in the first year: a larger initial rate increase (approximately 20% combined water and sewer) followed by more moderate annual increases of approximately 5% per year for the subsequent four years of the model. Mr. Camiller presented data showing that this approach results in a lower cumulative rate by FY2031 (approximately \$1.52 per unit less) compared to applying a uniform 9% increase every year for five years. The rationale is that the jump-start method builds sufficient reserves early, allowing the system to absorb the known capital expenditure demands without requiring double-digit increases in perpetuity.

Capital Plan Reconciliation

Councilmember Bridges noted a discrepancy between the total capital figures in the WRC presentation (approximately \$76 million) and the Plante Moran model (approximately \$58.5 million). Director Rushlow explained that the difference arises from two factors: (1) the \$41 million 8 Mile CAP is bonded debt, so only annual principal and interest payments — not the full project cost — are reflected in the rate model's cash outflows; and (2) annual system renewal costs are presented differently across the two documents. Mr. Camiller also noted that the committee deliberated on whether to issue additional debt to spread capital costs over a longer period and reached a consensus not to do so, consistent with the city's practice of not deferring financial obligations to future ratepayers.

Council Discussion

Councilmember Bridges requested that the city proactively communicate to customers who may experience a bill increase under the new methodology, so they are not caught off guard. Director Rushlow confirmed that billing data would allow identification of affected customers.

Councilmember Aldred expressed support for the direction of the changes but requested that staff and Plante Moran return with multiple options (referred to as "A, B, and C" options) showing the trade-offs of different RTS levels, breakeven points, and jump-start percentages, so Council can make an informed decision.

Acting City Manager Mondora noted that the June 8 Council meeting is the only scheduled meeting prior to the start of the new fiscal year on July 1, and that WRC's billing team would need approximately two to three weeks to implement any methodology change before it takes effect. There was consensus on the following schedule:

- June 8 Regular Session - formally adopt the FY2027 water and sewer rates.
- June 8 Study Session - discuss the rate model methodology options (A, B, C), enabling implementation effective July 1.

EMERGENCY PREPAREDNESS AND RESPONSE PRESENTATION

Fire Department Lieutenant and Emergency Manager Brian Pankow outlined the 16 recommendations for municipal preparedness which was produced from the North American Active Assailant Conference and highlighted the city's status against those 16 points.

Lieutenant Pankow noted that Farmington Hills is a Public Act 390 community, meaning it has a formally recognized, legally backed, and trained emergency management program with a dedicated Emergency Operations Center (EOC), a distinction not shared by many surrounding jurisdictions.

Key Preparedness Points Reviewed

Incident Command: The city operates effectively in unified command with strong relationships with Oakland County, Michigan State Police (MSP), the FBI, and Secret Service. Key staff and department heads hold NIMS (National Incident Management System) and ICS (Incident Command System) certifications.

Hazard Identification: The city regularly conducts community hazard discussions to assist city departments, local businesses, and faith-based groups in planning and preparedness.

Contact Lists and Resource Rosters: Each department head maintains an updated contact list and resource inventory. The Emergency Management Office and county/state partners maintain parallel resource lists.

Family Assistance Center: The Costick Center has been designated as the primary family assistance center location due to its controllable access points and available space. The Red Cross conducted a full-scale exercise at the Costick Center in November and is considered the primary partner for operating this function, given their expertise in intake and benefit distribution.

Victim Identification: No formal protocol exists within the Emergency Operations Plan; the city would rely on coordination with Farmington Hills Police Department, Oakland County, the Medical Examiner, and MSP for victim identification.

Public Information: A communication plan and templates have been developed, with the city's Communications staff leading the effort. The emphasis for elected officials is on delivering

unified, timely, and consistent messaging coordinated through the EOC and the Public Information Officer.

Volunteer Management: The city does not manage volunteers internally and will rely on vetted external organizations including the Red Cross, Michigan VOAD, and Team Rubicon. Volunteer activation is estimated to occur within 20–48 hours of need.

Financial Donations: Lieutenant Pankow noted that the city has the internal staffing capacity to manage financial donation intake, based on Director Skrobola's prior experience.

Councilmember Knol recommended routing donations through an existing nonprofit rather than directly to the city, noting that some corporations have policies against donating to government entities. She also recommended engaging established disaster relief organizations for non-cash donations rather than having the city manage physical goods.

Councilmember Aldred noted the risk of scam fundraising in the wake of a tragedy and requested that a verified donation mechanism be established and ready to deploy instantly, so that official communications can direct donors to a legitimate source.

Memorials: The city has no formal protocol for managing spontaneous public memorials. Lieutenant Pankow noted that, based on experience in other jurisdictions, a case-by-case approach is typical, allowing memorials to remain until community sentiment shifts, then coordinating relocation or removal with city leadership and county/state partners.

Behavioral Health — Citizens: The city avoids using unvetted behavioral health providers due to liability concerns. Vetted resources are available through Oakland County Emergency Management, MSP, and the FBI. Lieutenant Pankow noted that Michigan School of Psychiatry has previously offered services; Acting City Manager Mondora noted that establishing this connection in advance is important given the difficulty of locating resources on short notice during an active incident.

Behavioral Health — First Responders: The city has an Employee Assistance Program, and police and fire departments maintain peer support groups with trained members. The city also regularly uses Frontline Strong and the IAFF Center of Excellence.

Grant Management and Financial Documentation: Lieutenant Pankow highlighted that comprehensive documentation practices enabled the city to successfully recover over \$1 million in federal funding following straight-line wind damage in July 2021. The same policies and procedures remain in place.

Community Preparedness and Outreach: Police, Fire, and the Emergency Management Office conduct regular community outreach, including open house events, CPR and AED education, the Heart Safe campaign, FH Alert, local business training, faith-based organization

engagement, and coordination with Farmington Public Schools (CPR, ALICE/staff-lead training, and emergency readiness).

Training and Exercises: City departments conduct regular training. Safety officers in each department receive quarterly training in Stop the Bleed, CPR, severe weather awareness, bomb awareness, and de-escalation. Upcoming tabletop and full-scale exercises are planned with Corewell Health, Karmanos Cancer Center, Farmington Public Schools, and the Red Cross.

Roles and Responsibilities for Elected Officials

Lieutenant Pankow outlined what elected officials should and should not do during an active incident. Elected officials serve as a trusted public voice and are advised not to self-deploy to incident scenes, not to release unvetted information, and not to make promises regarding timelines or outcomes. In the event of a significant incident, elected officials would be located in the Community Room at City Hall, with the press directed to the Fountain Room, keeping media separate from Council while maintaining close proximity to the EOC.

ADJOURNMENT

Mayor Rich adjourned the meeting at 7:26pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
MAY 11, 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, Kettler-Schmult, Rushlow and Skrobola, Police Chief Piggott and City Attorney Joppich

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Farmington Hills resident Mia Reid.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Bridges, support by Dwyer, to approve the agenda and move item #17 for discussion.

MOTION CARRIED 7-0.

PROCLAMATION RECOGNIZING MAY 2026 AS AMYOTROPHIC LATERAL SCLEROSIS (ALS) AWARENESS MONTH

The following proclamation was read by Councilmember Aldred:

**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.

PROCLAMATION RECOGNIZING MAY 17-23, 2026 AS NATIONAL PUBLIC WORKS WEEK

The following proclamation was read by Councilmember Knol and accepted by DPS Superintendent Derrick Schueller:

**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.

Superintendent Schueller thanked Mayor Rich and Council and recognized the DPS team, noting that DPS employees provide vital services that form the foundation of a thriving community.

PROCLAMATION RECOGNIZING MAY 10-16, 2026 AS NATIONAL POLICE WEEK

The following proclamation was read by Councilmember Dwyer and accepted by Police Chief John Piggott, Lieutenant Tom Allen, and Detective Nate Jordan:

**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.

Chief Piggott thanked Mayor Rich and Council and said that the purpose of National Police Week is to honor those who have fallen in the line of duty; and recognized 38 officers who have passed away in the line of duty nationally this year.

Detective Jordan, Farmington Hills Police Officers Association (FHPOA) president, thanked Mayor Rich and Council, Farmington Hills business owners and Farmington Hills citizens on behalf of the FHPOA for continually supporting the Police Department and for providing the resources needed to keep the City safe.

Lieutenant Allen, Police Command Officer’s Association president, thanked Mayor Rich and Council, and members of the community, stating that it was an honor to serve the community, and pledged to continue to do so.

PROCLAMATION RECOGNIZING JUNE 5, 2026 AS NATIONAL GUN VIOLENCE AWARENESS DAY

The following proclamation was read by Mayor Pro Tem Boleware and accepted by Farmington Hills residents Sylvia Gorte, Diane Mitchell, and Mia Reid:

**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.

Ms. Gorte thanked Mayor Rich and Council for continuing to support the proclamation and emphasized the importance of maintaining the focus on tragedies of gun violence including domestic violence, suicides, mass shootings, and accidental shootings.

Ms. Reid thanked Mayor Rich and Council for bringing awareness to gun violence and supporting gun violence survivors, shared support for the Police Department, and encouraged legal gun owners to securely store guns.

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

None.

CORRESPONDENCE

None.

CONSENT AGENDA

MOTION by Bridges, support by Aldred, to approve consent agenda items 9-16 and 18-24.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

CONSENT AGENDA ITEMS FOR DISCUSSION

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

Director of Central Services Aranowski explained that The Hawk and other City buildings were currently being cleaned by City employees during business hours, however Crystal Bright would clean after business hours and would not be working with the public.

In response to a question from Mayor Pro Tem Boleware, Director Aranowski explained that City employees have background checks completed, but that background checks varied with contractors.

Mayor Pro Tem Boleware noted that Crystal Bright was a majority woman owned business in Farmington Hills.

MOTION by Bridges, support by Aldred, 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.

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

Councilmember Aldred observed that Council had made good progress at the April 27th Council meeting regarding moving forward with the activity center and had accelerated putting the activity center on the

budget agenda. Councilmember Aldred said Council should continue to move forward making the activity center a wonderful attribute for the city in a fiscally responsible way, and thanked Council for their continued efforts.

Councilmember Aldred noted that the National Day of Prayer was on May 7th, and thanked Farmington Hills resident Ryan Fluetsch for organizing an event in Farmington Hills. The National Day of Prayer was designated in 1952 by the US Congress to be held the first Thursday in May.

Councilmember Knol encouraged residents to attend the Farmington Memorial Day Parade and ceremony in downtown Farmington, honoring active-duty service members, veterans, fallen heroes, and first responders. The parade is scheduled to start at 10:00 am.

Councilmember Starkman noted that the annual Dawoodi Bohras dinner to celebrate Eid al Fitr was held on May 8th at Burhani Masjid in Farmington Hills and was well attended by State and local elected officials and community leaders. Councilmember Starkman noted that the Dawoodi Bohras are an integral part of the Farmington Hills community and said it was a pleasure to attend.

Mayor Rich announced that Walk the Hawk was scheduled for May 12th at 7:00pm at The Hawk track. A focused topic would be added to the ask me anything format. The focus for May 12th was jobs including how jobs work in City government, how to get a job, and what full time and part time or seasonal positions are available. Mayor Rich and attending council members would be joined by a representative from HR.

Mayor Rich reported that a Feed the Need FH Task Force meeting was held that day and that:

The Task Force was working to create a listing of free or low-cost summer camp community resources that would be posted on the library website.

The Task Force was starting a new program called Grow a Row for Your Neighbors. Gardeners were encouraged to consider planting an extra row of produce for a neighbor. There would be distribution spots for excess produce.

The first meal meet-up for families with school age children will be held on July 21st at Nardin Park Church at 5:00pm.

Mayor Rich reported that a City Council Special Meeting would be held on May 13th at 5:45pm about funding for the new activity center.

Mayor Rich recognized that observations in May included Older Americans Month, Jewish American Heritage Month, Chaldean American Heritage Month, Mental Health Awareness, Skin Cancer Awareness, American Stroke Awareness, Better Hearing and Speech, Physical Fitness and Sports, American and Pacific Islander Month, Arthritis Awareness, Hepatitis Awareness, Lupus Awareness, Get Caught Reading Month, National Military Appreciation, National Dental Care, National Moving Day, National Strawberry Month, National Wildlife Awareness, National Egg Month, National Foster Care Month, National Salsa Month, National Barbecue Month, and National Hamburger Month.

CITY MANAGER UPDATE

Acting City Manager Mondora reported that the Farmington Hills Fire Department and the Emergency Preparedness Commission were offering an American Heart Association Heart Saver class on Wednesday, May 20th, at Fire Station 4, 28711 Drake Rd. Training will cover CPR, AED use, and stop the

bleed tourniquet skills. The class is open to individuals age 12 and up, including those with little or no medical training. Registration fees are \$10 for residents, and \$30 for non-residents.

Acting City Manager Mondora congratulated Economic Development Director Cristia Brockway for being recognized by Oakland County Executive Dave Coulter and included in the Oakland Together 40 Under 40 Class of 2026.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE REVISED CLUSTER SITE PLAN 59-4-2019, DATED APRIL 2, 2026. CMR 5-26-68

Director of Planning and Community Development Kettler-Schmult introduced Revised Cluster Site Plan 59-4-2019. She explained that cluster site plans are intended to permit development of one family residential patterns that provide an alternative means for single-family areas where land characteristics typically hinder development, or where the alternative permits better preservation of natural areas.

In response to a question from Councilmember Starkman, Director Kettler-Schmult explained that the site plan was put on hold during the Covid era. A review of engineering construction drawings in 2025 revealed significant changes to lot dimensions, although not the number of lots or lot density. Additionally, the applicant had not completed the development agreement and there were new owners. There were enough layout changes to require a formal review by the Planning Commission and Council approval. The City was working with the City Attorney on an agreement to move forward if Council approves the revised site plan.

Consultant report

Planning Consultant Ben Carlisle, Carlisle Wortman, explained that the proposed site was a 10-unit cluster detached development on the east side of Farmington Road south of 13 Mile Road on the site of the former Kenwood Swim Club. The Minnow Pond Drain created a border between the site and sites to the south. The proposed site is zoned RA-2 Single Family Residential, and is surrounded to the north, south, and east by RA-2 single family homes. There is a regional stormwater basin to the north of the site and there is an RA-1 single-family district to the west, making the area predominantly a single-family home area.

The project was reviewed in 2019 as the McKenzie Green cluster development. At the time, the Planning Commission found that all cluster requirements had been met. However, the previous owners did not finalize the development agreement, the development agreement was never approved by Council, and the site plan expired.

The applicant submitted a revised site plan with the same basic layout and number of lots as the original plan, but the proposed lot sizes are smaller than the lot sizes in the original plan. The revised plan creates more open space than the original plan, particularly along the southern border; allowing more protection of the properties to the south, and more buffering and tree preservation than the original plan. Overall, the amount of open space increased from 36% to 42%.

The proposed plan of 10 units, with a density of 2.61 units per acre, arranged around a short cul-de-sac did not change from the original plan.

Most of the trees along the southern border would be undisturbed, providing a buffer between the development and the existing neighborhood, and meeting zoning ordinance buffering requirements where a subdivision meets another subdivision. There are no other requirements for buffering along any other property line. Trees removed from the center of the site would be mitigated elsewhere on the site.

The Planning Commission found that the revised site plan met both the spirit and letter of cluster requirements. The Planning Commission found that the site has frontage on a major thoroughfare and a unique parcel shape, the site contains a floodplain and poor soil which are being protected by the development, and the applicant has done a nice job preserving open space and natural features.

The proposed plan is a subdivision, and public art requirements do not apply.

The Planning Commission recommended approval of the revised site plan with two conditions of approval: the applicant will provide typical floor plans and elevations, and the applicant will provide a bond for open space management to be codified in the development agreement and approved by Council.

Council questions

In response to a question from Councilmember Bridges, Planning Consultant Carlisle said that the applicant had added conceptual renderings to the presentation that were illustrative only. The applicant would be required to submit full elevations and floor plans that would confirm all zoning requirements, including height, had been met.

In response to a question from Councilmember Aldred, Consultant Carlisle said that the drawing labeled "Site Arrangement" showed envelopes where homes could be placed, but that floor plans were needed to determine whether the proposed homes would fit.

Councilmember Aldred noted that he had questions about water management in the plan, and how it impacts Minnow Drain.

Applicant presentation

Jared Prather, Boss Engineering, said that 90 supplemental tree saplings would be added to the existing buffer on the southern border along the Minnow Pond Drain according to a PUD agreement made with the previous owners to fill in any gaps in the buffer.

Mr. Prather said that he had secured permits from EGLE for the sanitary and water main and was working with the Oakland County Water Resource Commission to divert stormwater to the stormwater basin to the north of the site.

Mr. Prather noted that a requirement for a new tree survey had been discussed but was not required by the Planning Commission at the initial meeting. However, a requirement for the tree survey was accidentally left in with the motion to approve in April. He asked Council to allow the existing tree survey as sufficient for the revised site plan.

Ayman Rida, Cedars of Farmington Road, LLC, was present to answer questions.

Council questions

In response to questions from Councilmember Bridges, Mr. Rida said there was an updated plan that was based on the buildable lot width and depth and limited the height to not exceed City ordinances. Mr. Rida showed Council an example floor plan and noted that there would be variations to accommodate the narrower lots. The square footage ranged from 2,700 to 3,300 square feet per unit. The estimated selling price ranged from \$800,000 to \$1.1 million.

In response to questions from Mayor Pro Tem Boleware, Mr. Prather explained that at the request of the Planning Commission, buffer maintenance would be part of the homeowners association agreement as part of the master deed.

In response to a question from Councilmember Knol, Mr. Rida said homes would not necessarily be at the north end of the envelope and that both front and backyard sizes could vary based on lot depth.

While Councilmember Knol acknowledged the need for adequate driveway depth, she suggested that putting homes at the north end of the envelope would create larger back yards and add to the buffer for residents to the south.

In response to comments, Mr. Rida said garages would be placed to maximize backyards, but there could be a larger front setback for narrower lots, particularly lot 9.

In response to questions from Councilmember Aldred, Mr. Rida said that there would be a different floor plan for lot 9 that would maintain the look of the community.

In response to questions from Councilmember Aldred, Mr. Rida said that he was a licensed contractor and an ICF (Insulated Concrete Form) certified builder. Mr. Rida said he was currently working on an \$2.5 million ICF home.

In response to questions from Councilmember Aldred, Mr. Prather said the storm system was designed to capture and divert all stormwater on the site to the basin to the north of the site and would not affect property south of the site. Natural landscaping that currently drains into the Minnow Pond Drain will remain.

In response to questions from Councilmember Aldred, Planning Consultant Carlisle said that part of lot 4 was on the floodplain from the creek and for insurance reasons, the homeowner would require a letter of map amendment from FEMA that addressed the issue. Planning Consultant Carlisle said the applicant should be required to notify the homeowner of the requirement as a condition of the development agreement.

In response to questions from Councilmember Aldred, Director Kettler-Schmult said there was not a significant change in tree size or health since the existing tree survey was completed that would require a new tree survey. Director Kettler-Schmult said in order to make sure the presented information is accurate, a tree survey meeting the conditions of the site at the time of submission of a tree removal permit would be sufficient.

Public hearing

Mayor Rich acknowledged emails received by Council in opposition to the revised site plan from Daniel Hoffman, Emily Hoffman, and Lauren Herman.

Lauren Herman raised concerns that the southern border was extremely unclear. Her property was south of lot 8 and that Kendallwood drawings of her lot did not match the site plan drawings and the proposed development appeared to encroach on her lot. Ms. Herman also raised concerns about the impact the development would have on Minnow Pond Drain.

Mohamad Mokbel said that one of his goals was to build a new home in Farmington Hills, and that he supported the project because of the opportunity it provided him as a young 30-year-old in the City.

Dean Miesner said he supported the project and was excited for the area to be developed. He said he was interested in building a new home in Farmington Hills and noted that there were limited plots available.

Planning Consultant Carlisle said that City Staff had verified that the dimensions of the revised site plan met the approved subdivision plat. He said the southern boundary was the center line of the creek and was set forth in an approved and recorded plat.

Director Kettler Schmult added that the tree survey does include trees that are not on the proposed property in order to ensure that a record is kept. If, by some error, something happens, the trees are tagged, and the City has the quality, the condition, of those trees. Therefore, the City can know what's in and what's not in the development area.

Planning Consultant Carlisle said that based on the tree survey, the existing tree buffer at the creek, as well as in the rear yards of the properties, are going to be preserved in perpetuity. Most of the construction and the grading would occur where it already occurred when the swim club was operating.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves 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.
5. The proposal meets the goals and objectives of the Master Plan.

IT IS FURTHER RESOLVED, that the Revised Cluster Site Plan 59-4-2019 dated revised April 2, 2026, 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
7. The applicant shall follow the letter from FEMA regarding lot 4
8. Tree survey shall be accurate to the time of the permit for the tree removal

IT IS FURTHER RESOLVED, that the City Attorney prepare the cluster agreement setting forth conditions of approval for City Council consideration and final approval.

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENT OF THE NEW DIRECTOR OF SPECIAL SERVICES. CMR 5-26-69

Acting City Manager Mondora was present on behalf of a request to approve the appointment of Edward Davis as the Director of Special Services, in accordance with the City Charter.

Director of Human Resources Brown explained that following a comprehensive and competitive recruitment and selection process, an external candidate was selected for appointment to the role of Director of Special Services. The position was publicly posted with broad regional and national exposure to diverse and qualified candidates. Eighteen candidates applied and were reviewed through the City's established screening process. Three finalists advanced in the process with one internal candidate and two external candidates. There were two rounds of interviews with internal and external shareholder participation. Candidates were evaluated using structured scoring matrices. After considering the interview results, leadership competencies, executive readiness, and organizational needs, the selection team determined Edward Davis to be the strongest overall fit for the position.

Director Brown recognized Brian Farmer, who served as the Interim Director during the transition period, for his professionalism, commitment, and dedication to supporting staff and residents; and thanked all candidates for their time, effort, and professionalism.

Acting City Manager Mondora said that Mr. Davis was an accomplished municipal executive community leader with more than 20 years of experience in parks and recreation management, public administration, operations, and capital project leadership. Mr. Davis served as Superintendent of Parks and Recreation in Livonia, overseeing one of Michigan's largest municipal recreation systems with significant growth under his leadership. Before joining Livonia in 2015, Mr. Davis held leadership roles

with the West Bloomfield Township Parks and Recreation Commission and the Southfield Parks and Recreation Department and is a certified Parks and Recreation Professional and certified National Recreation and Parks Association Accreditation Site Visitor.

Council discussion

Councilmember Bridges observed that the City could benefit from Mr. Davis's experience successfully applying for grants.

Mayor Pro Tem Boleware observed that Special Services projects included the new community center and the possible co-branding of Heritage Park agreement with Oakland County and noted that she was an advocate for adaptive playground equipment.

In response to a question from Councilmember Knol, Mr. Davis said that one lesson he learned from working on the new community center in Livonia was early involvement from the construction management firm because they have the best cost estimates and actual construction experience.

Councilmember Dwyer said that Farmington Hills was a great city to work for and said Mr. Davis would have the support of Mayor Rich, Council, and City staff.

Mayor Rich commended Acting City Manager Mondora and Director Brown for their efforts in selecting a candidate and said she appreciated that community partners were included in the second interview phase. Mayor Rich said that Farmington Hills was a premier destination for recreation and performing arts and could be even better.

Mayor Rich thanked Mr. Farmer for acting as the Interim Director and for assisting with the transition.

MOTION by Dwyer, support by Starkman, that the City Council of Farmington Hills 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.

MOTION CARRIED 7-0.

Ted (Edward) Davis introduced himself and his wife Melissa, who he thanked for attending. Mr. Davis briefly reflected on his previous experience and said he was excited for the opportunity to bring his energy and drive to Farmington Hills.

UNFINISHED BUSINESS

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

Director Brockway was present on behalf of the enactment of the ordinance to authorize the conveyance of City owned property to Andrew Hable. Director Brockway noted that the property is just under an acre in size and zoned RA-3. Mr. Hable has paid the required deposit.

MOTION by Aldred, support by Knol, 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.

Roll Call Vote:

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

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE 15TH ANNUAL CIPRIANO CLASSIC 5K RACE TO BE HELD ON FRIDAY, JUNE 5, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills 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 following terms and 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

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 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.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills 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 following terms and conditions:

- 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
- Tents 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
- 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

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 THE MOTORCITY HARLEY-DAVIDSON MOTORCYCLE EXHIBITION SHOWCASE TO BE HELD ON MAY 15 AND MAY 16, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills 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 following terms and 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

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 ISKCON FARMINGTON HILLS ANNUAL CHARIOT FESTIVAL PARADE TO BE HELD ON SUNDAY, JUNE 7, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills 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 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.

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 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

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the award of Hunter's Pointe Colony Road Reconstruction Project to the lowest competent bidder, Pro-Line Asphalt Paving Corporation, in the amount of \$595,744.00.

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 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

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the award of the 2026 Local Road Asphalt Rehabilitation Project –Woodbine Subdivision to the lowest competent bidder, Hutch Paving, Inc. of Warren, Michigan, in the amount of \$1,443,200.85 and;

IT IS FURTHER RESOLVED, that the Acting City Manager and the City Clerk be authorized to execute the contract 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 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

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby 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.

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 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

MOTION by Knol, support by Starkman, , that the City Council of Farmington Hills hereby approves the award of 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.

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 SEASONAL LABORER – PARKS. CMR 5-26-76

MOTION by Knol, support by Starkman, 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.

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 SWIM LEADER. CMR 5-26-77

MOTION by Knol, support by Starkman, 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.

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 LIFEGUARD. CMR 5-26-78

MOTION by Knol, support by Starkman, 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.

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 27, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the City Council study session minutes of April 27, 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 27, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the regular session minutes of April 27, 2026.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL BUDGET STUDY SESSION MINUTES OF MAY 4, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the budget study session minutes of May 4, 2026.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL BUDGET STUDY SESSION MINUTES OF MAY 5, 2026.

MOTION by Knol, support by Starkman, that the City Council of Farmington Hills hereby approves the budget study session minutes of May 5, 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

Mayor Rich read an email comment from Charles Blackwell, pursuant to the Michigan Persons with Disabilities Civil Rights Act, who wrote, "Good evening. Former City Manager Gary Mekjian must have resigned since it's chaotic working in cohesion with Mayor Theresa Rich over the years."

CITY ATTORNEY REPORT

The City Attorney Report was received by Council.

ADJOURNMENT

The regular session of City Council meeting adjourned at 9:14pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
SPECIAL STUDY SESSION
CITY HALL – COMMUNITY ROOM
MAY 13, 2026 – 5:45PM**

The special study session of the Farmington Hills City Council was called to order by Mayor Rich at 5:45pm.

Councilmembers Present: Aldred, Boleware (arrived at 5:48pm, Bridges, Dwyer, Knol, Rich and Starkman

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Director Skrobola, and City Attorney Joppich

DISCUSSION ON FUNDING OPTIONS FOR THE NEW ACTIVITIES CENTER

Mayor Rich opened the discussion by providing context for the special session. She noted that the City had recently hired an engineering and architecture firm for the new Activities Center, and that Acting City Manager Mondora was working to finalize the contract. Mayor Rich stated that while the "what" and the "where" of the project had been determined, the purpose of this evening's session was to determine how the project would be paid for.

Mayor Rich offered framing remarks regarding the City's financial obligations, noting that recent budget discussions had resulted in the addition of eight firefighters in the current year, four additional firefighters in two years, and additional personnel from the pending police department study. She emphasized that public safety is a nonnegotiable priority and represents a structural cost increase that must be factored into any financing discussion. She expressed concern about the long-term signal sent to bond rating analysts when a city is deficit-funding its operations annually.

Councilmember Dwyer offered historical perspective, noting that the new Activities Center would be the first new building added to the city since the courthouse was built in 2001, and that the previous new building before that was the police building constructed in 1985.

Councilmember Bridges expressed enthusiasm for the session and affirmed the importance of the project. He raised questions about the appropriate use of the general fund balance, noting that in his view the City had been overly cautious in deploying its fund balance toward capital investment. He cited the Heritage Park situation as an example of deferred investment leading to higher costs. At the same time, he stressed that fund balance must be used appropriately to ensure the City's financial success and maintain its AAA bond rating. He also had the concern that a large, visible fund balance can attract pressure from employee groups seeking higher compensation.

Acting City Manager Mondora outlined the key assumptions underpinning the evening's discussion:

1. **The project cost is assumed to be \$35,000,000**, reflecting the high end of estimates given uncertainty around inflation, labor and materials pricing, fuel costs, construction cost escalation, and competition for bids throughout Southeast Michigan.
2. **Scope creep must be actively managed**, as any increase in project cost would affect the financing assumptions.
3. **The financing plan must be finalized relatively soon** to keep the architect on schedule. Acting City Manager Mondora also noted the recommendation from incoming Special Services Director and from all interviewed architectural firms to bring on a construction manager sooner rather than later, as they contribute to budget discipline and design feedback.
4. **The City's goal of maintaining its AAA bond rating** must inform any use of the general fund balance.
5. The recommended financing model assumes the City will be able to **raise contributions from partners, donations, and grants**, including \$850,000 already allocated through the efforts of state senators and Representative Stevens, existing bond revenue that may be reallocated from drain projects in light of new neighborhood road funding from the state, and an amount from the general fund balance.

Acting City Manager Mondora acknowledged that even with all of these sources combined, the total does not reach \$35,000,000, and that additional financing, including the possibility of a millage increase, would need to be considered. She asked council to hear the full financial model before making judgment.

Director Skrobola provided an extensive, data-driven presentation that walked through the City's current financial condition, the mechanics of its AAA bond rating, and a proposed financing model.

General Fund Balance and the AAA Bond Rating

Director Skrobola explained the two primary drivers of the City's AAA bond rating: (1) consistently achieving a balanced general fund result at year-end, and (2) maintaining a healthy fund balance, currently at approximately 73 percent of general fund expenditures, estimated at \$63,100,000 as of the end of fiscal year 2025-26, against total expenditures and transfers of approximately \$85,000,000. He emphasized the City's strong tax base, its desirability as a community, and its demonstrated management decision-making as factors contributing positively to the rating.

Director Skrobola then traced the origins of the current fund balance surplus, identifying three post-COVID factors:

1. **CARES Act and ARPA federal funding** - onetime money that covered public safety operations, freeing up funds that would otherwise have been spent, allowing fund balance to accumulate.

2. **Rising taxable values and inflationary cap increases** - housing price inflation drove taxable value up and allowed the City to realize the full 5 percent annual increase under Proposal A for several years, generating an estimated \$6,000,000 to \$7,000,000 in additional property tax revenue over four to five years.
3. **Elevated interest income** - as the Federal Reserve raised rates to combat inflation, the City's investment income jumped from a budgeted \$1,000,000 per year to as much as \$4,000,000 per year.

He stated that these three factors combined had added approximately \$20,000,000 to \$25,000,000 to the fund balance over the past four to five years. He was clear, however, that all three of these revenue tailwinds were now fading, and that FY 2026-27 would be the first budget in five years where those lines converge.

Councilmember Bridges asked for clarification on specific dollar figures: the fund balance of \$63,100,000, the 73.86 percent ratio, and the minimum target of 33 to 35 percent, which translates to approximately \$33,000,000 against a \$90,000,000 to \$95,000,000 budget. Director Skrobola confirmed these figures, as it relates to current projected FY 28-29. .

Mayor Rich raised the important point that as the City has committed to adding eight firefighters now and four more in two years, plus additional police officers, the general fund budget will grow to approximately \$95,200,000 in FY 2028-29, and the minimum fund balance target must be recalculated against that larger denominator. Director Skrobola confirmed this was already incorporated into his planning model, which extends to FY 2031-32—deliberately timed to just before the next public safety millage renewal.

The Special Services Structural Deficit

Director Skrobola described the origins and scope of the Special Services structural deficit. When the Hawk opened, three compounding cost factors emerged: (1) \$1,600,000 in annual new debt for the Hawk itself, on a 25-year bond through approximately 2042; (2) \$1,000,000 to \$1,500,000 in new operational costs to heat, cool, maintain, and staff the building; and (3) expanded programming costs. Items (2) and (3) added approximately \$2,500,000 to the pre-existing structural deficit, which along with the new debt pushed the total Special Services deficit to over \$6,000,000 per year in its early years.

He noted that under the new budget, there is a plan to bring the Special Services deficit down to approximately \$4,800,000, and the general fund deficit to approximately \$4,000,000, within two years. He underscored the critical point: *"Special Services deficit in the general fund is projected to exceed \$4,000,000 dollars a year in 26-27 and beyond. There's no resolution to that currently in place."*

Councilmember Aldred summarized the situation: the fund balance is currently healthy, but because the City is spending more than it is taking in by roughly \$4,000,000 to \$5,000,000 per year, the fund balance will continue to erode unless structural balance is achieved. Director Skrobola confirmed this explicitly: if the City were to draw \$17,000,000 or more from the

general fund balance for the Activities Center and then fail to resolve the structural deficit, *"it would be just a matter of time before we lose the AAA status."*

The "No Activity Center, No Action" Baseline

Director Skrobola presented a baseline scenario in which no new Activities Center is built and no corrective action is taken. Under this scenario, the general fund balance would drift downward from approximately 73 percent to approximately 33 percent by FY 2031-32. He cautioned that even at 33 percent, the rating agencies might not be satisfied if the City did not demonstrate a plan and a balanced budget: *"They probably would give us some grace by starting with a negative outlook, which is a warning—yellow flag—negative outlook. And if you keep this up, we're going to downgrade you to AA."* He suggested a negative outlook and downgrade could come as soon as FYs 2027 or 2028 without corrective action.

Councilmember Starkman asked what the practical consequences of losing the AAA rating would be. Director Skrobola explained that it would result in higher borrowing costs when the City issues bonds, as financial institutions would demand a higher interest rate premium. He added that it also affects the City's reputation as a well-run, financially stable community.

The Recommended Financing Model

Director Skrobola presented the recommended financing model, structured around three sources totaling **\$35,000,000**:

1. **\$17,000,000 draw from the general fund balance** — a onetime capital expenditure charged against reserves.
2. **\$12,000,000 from "offsetting income"**, composed of:
 - **\$5,000,000 from existing bond proceeds** currently committed to drain projects, which can be reallocated now that new state neighborhood road funding is available to cover those projects. (Director Skrobola confirmed this with bond attorneys.)
 - **\$7,000,000 from contributions, donations, sponsorships, naming rights, and proceeds from the sale of a portion of the Costick Center property**, as well as any proceeds from an Oakland County Parks agreement and earmarks already in hand (including approximately \$850,000 in legislative earmarks). He characterized the \$7,000,000 as neither overly conservative nor overly optimistic.
3. **\$6,000,000 in new debt**, to be serviced at approximately \$657,000 per year for 20 years at an assumed 4 percent interest rate.

In response to a question from Councilmember Bridges, Director Skrobola clarified the arithmetic: \$17,000,000 (fund balance) + \$5,000,000 (existing bonds) + \$7,000,000 (donations/partners) + \$6,000,000 (new debt) = \$35,000,000.

Councilmember Boleware asked for clarification on the relationship between the Special Services budget and the structural deficit. Director Skrobola explained that Special Services generates approximately \$2,200,000 in millage revenue plus approximately \$10,000,000 to \$11,000,000 in program revenue (including a contribution from the City of Farmington), against total expenditures of approximately \$17,000,000, yielding the structural gap. He confirmed that

it is not a goal to fully balance Special Services as a fund; the goal is to structurally balance the general fund.

The Millage Proposal

To address the ongoing structural deficit in the general fund while also financing the \$6,000,000 in new debt, Director Skrobola proposed a multi-part millage package, benchmarking Farmington Hills against other communities. He provided the following comparative data for parks and recreation millages (inclusive of senior services):

- **Novi:** 0.368 mills (as of 2024)
- **Rochester Hills:** 0.83 mills
- **Royal Oak:** 0.89 mills
- **Livonia:** 1.01 mills
- **Southfield:** 1.72 mills
- **West Bloomfield Township:** 1.56 mills (combined)*
- **Farmington Hills (current):** 0.4483 mills (last renewed in 2019)

*West Bloomfield is not an official benchmark community, but is a data point.

The average among benchmark communities is approximately 1 mill. Director Skrobola proposed the following three-part millage package totaling approximately 1.15 mills:

1. **Special Services Enhancement Millage of 0.35 mills** — raising the combined existing and enhancement Special Services millage to 0.80 mills, generating an additional \$1,770,000 per year for Special Services operations.
2. **Senior Services Dedicated Millage of approximately 0.2178 mills** — generating approximately \$1,100,000 per year, sufficient to fully fund the existing senior services operating budget and permanently dedicate that revenue stream.
3. **New Activities Center Debt Millage of 0.13 mills** — generating approximately \$657,000 per year to service the \$6,000,000, 20-year bond.

Director Skrobola noted that together these three components would raise the total Special Services-related millage from 0.4483 mills to approximately 1.15 mills and would generate approximately \$3,500,000 per year in combined new revenue — sufficient to structurally balance the general fund in FY 2027-28. Under this plan, the general fund balance would stabilize at approximately 40 percent through the end of the planning horizon.

He also walked through an alternative scenario in response to questioning: if council wished to avoid new debt and the associated 0.13-mill debt millage, the general fund balance draw could be increased from \$17,000,000 to approximately \$23,000,000. This would result in a total millage of approximately 1.0 mill instead of 1.15 mills and would land the fund balance at approximately 35 percent at the end of the planning horizon — still within an acceptable range for maintaining the AAA rating. Director Skrobola confirmed that at \$23,000,000 from the fund balance, the total project budget could theoretically accommodate a project cost of up to \$37,000,000 when the \$1.8 million for the architects is included, though he noted this was a value decision for council.

In response to a question about the per-household tax impact, Director Skrobola stated that the 1.0-mill scenario (without the debt millage) would cost the average residential household approximately \$73 per year, or roughly \$6 per month.

Financial Projections and "Landing the Plane"

Director Skrobola displayed a spreadsheet showing the projected trajectory of the general fund balance under various scenarios, referencing a graphical "landing the plane" concept introduced during October small group sessions. He demonstrated that under the recommended millage proposal, the fund balance would stabilize in a predictable, level "landing strip" pattern — reassuring to rating agencies. Under the "no millage, no action" scenario, the fund balance would fall below 30 percent within one to two FYs.

Councilmember Dwyer raised concern about the escalating operational costs of the existing Hawk facility, noting its age and the ongoing deferred maintenance on items such as roof-mounted chillers and the undeveloped third and fourth floors. Director Skrobola acknowledged this, noting that a study update for the Hawk is budgeted for the upcoming year. He also noted that the new Activities Center would likely have lower operational costs than the current Costick Center because it would be right-sized (approximately 20,000 square feet smaller), brand-new equipment, and more energy-efficient — drawing an analogy to replacing old, high-maintenance vehicles with new ones.

Councilmember Aldred asked about the assumption regarding operating costs for the new Activities Center embedded in the model. Director Skrobola confirmed he had assumed operational costs would be comparable to or lower than the existing facility due to the foregoing efficiencies but acknowledged that more precise pro forma estimates would emerge through the work of the architect and construction manager.

Councilmember Aldred also raised the question of energy efficiency trade-offs — specifically whether higher upfront construction costs for more efficient systems would yield long-term operational savings. Director Skrobola agreed this was a worthwhile analysis and indicated it was precisely the type of evaluation that Neumann Smith would help the City conduct.

Discussion of Timing and the Ballot Deadline

Mayor Rich pressed Director Skrobola on the timing of expenditures, asking specifically: "*When do we have to start writing checks?*" Director Skrobola explained that the architect contract (\$1,800,000 in CIP funds) is already in the amended FY 2025-26 budget and checks can be written immediately. The next milestone would be engaging a construction manager within the next three to six months, with bricks-and-mortar expenditures likely beginning approximately six months after that.

He confirmed that in order to have any realistic chance of opening the new Activities Center in 2028, the full funding commitment must be in place within the next FY (2026-27).

Mayor Rich then raised the critical question of ballot timing. City Clerk Lindahl confirmed that the deadline to submit millage language to the Michigan Attorney General's office for the November 2026 ballot is June 12, 2026, requiring a council vote at the June 8 regular meeting or a special meeting. Mayor Rich noted that waiting for a November 2027 ballot would be impractical, as construction costs would have been committed long before then.

Director Skrobola projected that without new millage revenue, the fund balance percentage would fall below 30 percent as early as FY 2028-29, and that the rating agencies would likely place the City on a negative watch within one year and execute a downgrade within two years — approximately FY 2027-28.

Discussion of Budget Cuts as an Alternative

Councilmember Aldred and others raised the question of whether budget cuts could substitute for or reduce the size of a millage increase. Director Skrobola noted that approximately 80 percent of the city's operational budget is personnel costs, meaning any meaningful budget reduction would require headcount reductions. He offered a hypothetical to illustrate the difficulty: to save \$3,000,000 per year from the Special Services budget alone without a millage increase, one would have to entirely eliminate the Parks division (\$2,000,000 of net savings), the Senior Services division (\$800,000 of net savings), and the Cultural Arts division (\$300,000 of net savings).

He also noted that approximately 30 full-time equivalent positions would need to be eliminated to save \$3,000,000 across the organization at the average cost of \$100,000 per FTE — and that the majority of those positions would inevitably come from public safety given their share of the budget.

Director Skrobola described another element of the plan to achieve structural savings through vacancy variance budgeting — plugging negative budget line items for unfilled positions in police, fire, Special Services, and public services — as a new budgeting discipline that has not yet been employed.

Councilmember Bridges referenced the City's experience in the 2008-2010 recession, when staffing was reduced by approximately 25 percent, and argued that he did not observe a material reduction in service delivery at that time. He suggested this reinforced the view that expenditure management must remain a top priority alongside revenue generation.

Councilmember Dwyer observed that any budget cuts affecting the whole organization would require a disproportionate share to come from police and fire, which he implied was unacceptable.

Debate on Immediacy of the Millage Decision

A substantial portion of the discussion centered on whether council needed to commit to a ballot millage at this time or whether it could defer the decision by two to three years while monitoring the financial situation.

Councilmember Bridges stated that he was not convinced that the immediacy need for a millage increase today is the right action and an assessment in 2 or 3 years would be more appropriate. He argued that the City could commit to building the project while deferring the millage decision.

Councilmember Aldred expressed concern that there may not be time. He and others noted that if the City commits \$23,000,000 to \$25,000,000 from the fund balance for the project while maintaining an ongoing structural deficit, the fund balance percentage will decline sharply, likely triggering a rating agency warning within a year or two.

Councilmember Knol noted the political risk of deferral: *"If you wait, then you're really in a bind... the voters would not appreciate that because then they're like, you already committed to something without having the funding in place, and now you're putting me in a situation where I feel like I have to approve it."*

Councilmember Boleware expressed reservations, noting that when the community center project was first discussed, the estimated cost was approximately \$20,000,000, and it had since grown to \$35,000,000. She stated she was *"not there yet"* in terms of supporting a millage.

Councilmember Starkman acknowledged the difficulty and expressed support for moving forward with what had been presented, understanding the timeline pressure.

Mayor Rich noted that if the millage were approved and future councils found themselves with unanticipated revenue — donations, bequests, or other windfalls — there would be nothing preventing a future council from reducing the millage.

Mayor Rich also noted the political reality that some council members will be on the ballot in November 2027, and that waiting to address the millage question until then creates its own complications.

City Attorney Joppich advised that, even without a formal council vote this evening, he would need to begin drafting millage ballot language immediately and submit draft language to the Attorney General's office as soon as possible for informal review, noting the June 12 hard deadline. Council indicated they were comfortable with Attorney Joppich proceeding on that basis.

Additional Financial Questions and Clarifications

Councilmember Boleware asked about the Oakland County Parks contribution assumed in the \$7,000,000 donations and partners figure. Director Skrobola confirmed that only a token amount (approximately \$1,000,000) had been assumed from Oakland County Parks given the uncertainty in ongoing negotiations, where the County had indicated it may offer as little as \$2,000,000 and may wish to restrict use of those funds to Heritage Park improvements.

Councilmember Dwyer raised the question of the value and potential sale of the existing Costick Center property, noting it is a significant City-owned asset. Director Skrobola confirmed that a portion of the proceeds from the sale of the Costick Center site is already embedded in the \$7,000,000 partner/donation assumption. He cautioned that the sale would need to be carefully sequenced — the City must keep the existing facility operational during construction of the new building, and then the construction footprint of both buildings, equipment, and staging areas would limit what is immediately saleable.

Councilmember Starkman asked about the current return on the fund balance while it remains invested. Director Skrobola confirmed that the City is currently earning approximately 4 percent annually on the fund balance, generating approximately \$3,000,000 per year in interest income — down from a peak of \$4,000,000 but still significant.

Proposed Next Steps

Mayor Rich indicated she did not sense full consensus to take formal action this evening but characterized the direction of the discussion as tending toward putting a millage on the November 2026 ballot. She proposed a special meeting on June 1, 2026, at 6:00 PM, at which council members would have the opportunity for further deliberation and Director Skrobola and Acting City Manager Mondora to be available for individual consultations with council members in advance.

Mayor Rich also noted that an Ad Hoc Committee meeting was scheduled for the following evening, which she and Councilmember Aldred would attend, and at which this evening's discussion would be shared with community stakeholders to begin socializing the financing options.

PUBLIC COMMENT

Lori Daro expressed support for a combination of a modest millage increase and some budgetary reductions. She also asked whether anyone was actively pursuing grant funding, suggesting that a robust grant effort could reduce the need for both budget cuts and millage increases.

Anita raised the question of capital expenditures planned for the third floor and lower level of the Hawk. She noted that if Senior Activities and Recreation programming is relocated to the new Activities Center, the City might be able to eliminate or reduce planned expenditures on those spaces. She also noted that through her work on the Oakland County Senior Advisory Council, she was aware of funding models and strategies used by other communities that could potentially be instructive and offered to provide that information.

A resident asked council to consider requesting a detailed analysis of the total cost of borrowing \$6,000,000 over the life of the bond, suggesting that the true cost of debt might influence whether it would be preferable to draw more from the fund balance instead.

Cynthia Persitz referenced the Foundation Center/main library grant research database as a resource for identifying grant opportunities targeted to specific project elements. She suggested that a dedicated grant writer or grant researcher would be an investment worth making, as such a position could generate millions of dollars in grant revenue for multiple city purposes, not solely the Activities Center.

ADJOURNMENT

Mayor Rich adjourned the meeting at 7:58pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
SPECIAL STUDY SESSION
CITY HALL – COMMUNITY ROOM
JUNE 1, 2026 – 6:00PM**

The special study session of the Farmington Hills City Council was called to order by Mayor Rich at 6:01pm.

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

Councilmembers Absent: None

Others Present: Acting City Manager Mondora, City Clerk Lindahl, Directors Brockway, Davis, Kettler-Schmult, Rushlow, Skrobola, and Sullen-Winn and City Attorney Joppich

Discussion was held on reordering agenda items. By consensus, Council agreed to take up Item 5. Discussion on Funding Options for the New Activities Center first, followed by Item 3. Discussion on Utility Rate Model Options, and then Item 4. Discussion on Zoning Audit and Site Plan Review Process, if time permitted.

Acting City Manager Mondora advised that the only regular meeting in June was scheduled for June 8th, that the study session was already at capacity and that a closed session was set to begin at 5:30 PM that day.

DISCUSSION ON FUNDING OPTIONS FOR THE NEW ACTIVITIES CENTER

Mayor Rich provided brief background, noting that State Representative Slotkin had submitted a request for \$5,000,000 in state appropriations for the new Activities Center, and that testimony in support of that request had been given before a House committee earlier that same day. Mayor Rich emphasized that the \$5,000,000 was not guaranteed, as it was one of five requests submitted by the representative, and that a decision on the state budget was anticipated within approximately 45 days. She further noted that if Council wished to place a millage question on the November ballot, the resolution would need to be adopted at the June 8th Council meeting.

Finance Director Skrobola provided financial context, and Acting City Manager Mondora recapped the prior study session, during which various fund balance scenarios were modeled against the need to maintain a AAA bond rating. She noted that draft ballot language had been prepared by City Attorney Joppich and included in the Council packets for review.

Millage Language and Dedication

Councilmember Bridges asked City Attorney Joppich whether the proposed millage could be designated specifically as a "senior millage." City Attorney Joppich explained that the city's existing charter provision authorizes a parks and recreation facilities and programs special tax,

and that the draft resolution references the new Activities Center as a purpose in its whereas clauses, but the actual charter language—constrained to 100 words—would not specifically call out senior programs. He noted that specifically naming one category of service could raise questions about other categories and could complicate discretionary spending. City Attorney Joppich confirmed that Council could, as a policy matter on a year-to-year budget basis, direct that funds be dedicated to senior-related purposes through informational materials and the resolution language.

Farmington Parity

Councilmember Knol raised concern that a Farmington Hills–only millage increase would require Farmington Hills taxpayers to fund a facility also heavily used by City of Farmington residents, who pay resident rates under a 2008 agreement that has not been updated. She noted that approximately 25% of Costick users are not Farmington Hills residents. Acting City Manager Mondora confirmed that the city had recently met with the City of Farmington and provided updated cost information, but that no agreement had been reached. Council agreed that revisiting the Farmington cost-sharing arrangement was necessary, particularly in advance of any millage campaign.

Councilmember Boleware noted that non-resident usage extended beyond Farmington and that other communities benefit from Farmington Hills facilities without equivalent financial contribution.

Public-Private Partnership Opportunities

Councilmember Knol referenced a nonprofit organization in the community that operates similar recreational facilities in an aging building and suggested that a partnership arrangement could be explored to help offset ongoing operating costs of the new center. She noted that conversations had occurred, but no agreement had been reached. Council expressed general interest in continuing to pursue such arrangements.

Acting City Manager Mondora noted that several surrounding communities including Livonia, Southfield, and West Bloomfield, were each currently undertaking or completing their own new recreation or community centers, placing Farmington Hills behind the regional pace.

Fund Balance and Financing

Councilmember Bridges discussed the city's current general fund balance, which stands at approximately \$63 million—approximately 73% of annual general expenditures. He argued that this elevated fund balance represented a long-standing failure to dedicate accumulated reserves to capital needs, and that a draw-down to fund the new center was appropriate. Director Skrobola confirmed that using approximately \$23–25 million of the general fund balance, in conjunction with maintaining a structurally balanced general fund budget going forward, would result in a fund balance ratio of approximately 33–35%—within the range considered acceptable by Wall Street rating agencies and the Government Finance Officers Association.

Director Skrobola outlined the key components of the proposed financing plan:

- Approximately \$17–25 million drawn from the general fund balance
- \$7 million anticipated from donations, partner contributions, and grants
- \$5 million repurposed from existing bond proceeds originally designated for drain projects
- \$6 million in new debt issuance, at an estimated annual debt service of approximately \$650,000 over 20 years

Director Skrobola noted that the structural deficit in the General Fund would remain after drawing down the fund balance, and that the proposed millage—approximately 0.55 additional mills, increasing the parks and rec millage from approximately 0.448 mills to 1 mill—would generate roughly \$2.9 million annually to address that structural deficit and help balance the general fund going forward.

Councilmember Bridges asked whether the \$5 million state congressional appropriation request from Senator Peters and Representative Slotkin was factored into the model. Finance Director Skrobola indicated that one-time funding sources, while welcome, do not address the ongoing structural deficit and therefore cannot substitute for the millage component of the plan.

Councilmember Bridges expressed that, in his view, a \$25 million draw-down combined with the \$7 million in partnerships and the \$5 million from existing bond reserves could total approximately \$37 million toward the project without a millage increase and questioned whether debt issuance would be necessary. Director Skrobola clarified that the millage would not be needed to construct the center if sufficient fund balance and other resources were used but would be necessary to maintain the AAA bond rating by structurally balancing the general fund on an ongoing basis.

Councilmember Bridges also requested a future study session dedicated to establishing a formal fund balance policy with specific triggers—targeting a range of 25–35% of annual expenditures—to govern how excess reserves are identified and deployed.

Road Millage Offset Proposal

Councilmember Knol proposed that if Council moved forward with a parks and recreation millage increase, it could simultaneously reduce the major roads millage by a comparable amount—given the new state neighborhood road funding of approximately \$4–4.5 million annually—so that the net tax burden on residents would remain approximately neutral. She emphasized this would be a transparent, voter-approved swap, not a reallocation of dedicated funds.

Councilmembers Aldred and Knol indicated they could potentially support a millage going on the ballot under this offset condition. Councilmember Aldred summarized the logic: the city is receiving new road funding from the state, which would allow the road millage to be reduced without diminishing road program output, while the parks and rec millage increase would address the structural Special Services deficit.

Mayor Rich expressed discomfort with the linking of the two millages, citing concern that the city had just asked voters in November to approve road funding and that reducing that commitment would be problematic. Director Skrobola clarified that reducing the road millage by approximately \$2.8 million annually would, under the current budget plan, materially reduce the road and drain project program, since the new state road funding had already been committed to cover the transfer of drain projects from the general fund—a structural change enabling 8 new firefighters and 3 new police personnel to be added without worsening the structural deficit.

Council Positions on the Millage

Mayor Rich stated she would support placing the millage on the November ballot, citing in part the city's demographic trajectory—the population aged 85 and above is projected to double within the next decade—and the risk of continued deferral.

Councilmember Bridges stated he was not supportive of a millage increase given the existing fund balance level and the financing alternatives available, though he acknowledged the structural deficit argument made by Director Skrobola.

Councilmember Boleware expressed personal opposition to a millage increase due to broader economic pressures on residents but indicated she would not block the question from going to the voters.

Councilmember Knol stated she had difficulty supporting a millage increase as currently structured—particularly without resolution on the Farmington parity issue—but could support it if paired with a road millage reduction.

Councilmember Aldred expressed similar reluctance to a straight tax increase, noting that the millage is effectively needed to reduce the General Fund/Special Services structural deficit rather than to build the center per se, and that this framing may be difficult to communicate to voters. He expressed conditional support if paired with the road millage offset.

Councilmember Dwyer stated that after hearing the Finance Director's analysis, he believed a millage was necessary to fund the center and encouraged Council to move forward with a ballot question, leaving the decision to voters.

Councilmember Starkman noted the frustration of previous administrations having deferred action on the Costick Center for many years and acknowledged that using available fund balance responsibly combined with other funding sources was the right approach. He did not categorically oppose a millage but indicated uncertainty about whether it would pass.

City Attorney Joppich noted that the draft ballot resolution contained two blanks: (1) the year in which the millage would first be levied, and (2) the estimated first-year revenue. Director Skrobola confirmed the levy would first occur in July 2027. City Attorney Joppich noted he had submitted the draft language informally to the Michigan Attorney General's office for review and would communicate any recommended adjustments.

Public Comment on Funding Options

Lori Daro addressed Council, expressing skepticism about the need for a millage given the city's large fund balance. She urged Council to pursue grant writing more aggressively, suggested charging Farmington residents non-resident rates if no cost-sharing agreement is reached, and voiced concern that any new millage revenue might be directed toward the Hawk rather than the senior center.

Pat Hansen, a Farmington resident, expressed support for a millage dedicated solely to the senior building, noted that a new building should carry lower operating costs than the current aging facility, and advocated for a graduated increase in Farmington's contribution. She acknowledged that using \$25 million of fund balance, combined with other sources, would bring the project close to fully funded.

Anita Wagoner reported that informal conversations she had conducted indicated majority opposition to a millage increase among residents, citing existing tax burdens. She agreed with the suggestion to engage a professional grant writer.

Sue Dengiz asked why the potential sale of surplus Costick Center land had not been included in the financing discussion. She also supported grant writing and referenced potential private donations.

Lew Cantor raised the issue of the fungibility of grant funds, specifically referencing \$750,000 awarded to the city's Economic Development Corporation years ago for an innovation center that was never built. He urged Council to act with transparency and integrity regarding any designated grant funds, and suggested the unused funds be returned to the state or formally redirected with the grantor's approval.

Liane Kufchock cautioned against over-reliance on uncertain revenue projections. She also noted that the Finance Director's examination had consisted largely of closed-ended questions and questioned whether the full financial picture—specifically whether a millage was truly necessary to fund the project—had been clearly established for the public record.

DISCUSSION ON UTILITY RATE MODEL OPTIONS

Director of Public Services Rushlow introduced the item, noting that the discussion was a follow-up to the prior month's study session. He was accompanied by Brian Camiller and Amanda Garber from Plante Moran. Director Rushlow noted that a correction had been issued in a May 19th memo (correcting a cubic feet reference), and that a supplemental handout dated June 1st had also been distributed, consolidating the updated information.

Councilmember Aldred indicated that Options B and C answered the questions he had submitted and that Option A remained his preference.

Jump Start and Year-One Impact

The primary discussion centered on the proposed first-year "jump start." Consultant Camiller explained that the jump start was designed so that by collecting additional revenue in year one,

subsequent annual increases could be held to a lower, more predictable rate making it easier for future Councils to approve incremental increases rather than facing perpetual high-single-digit or double-digit annual increases.

Councilmember Aldred expressed concern that Option A, as structured, imposed two simultaneous increases on higher-volume users in year one: (1) the structural shift from a minimum bill to volumetric pricing, which by design increases costs for above-average users; and (2) the additional jump start surcharge on top of that adjustment. He questioned whether both changes needed to be implemented simultaneously.

Councilmember Boleware noted that approximately 40% of Farmington Hills customers use 15 units or fewer per quarter and would see rate decreases, while approximately 60% use more than 15 units and would face increases. She expressed concern about the impact on larger families who use more water but whose incomes may not qualify them for assistance programs such as the WRAP program or the emergency relief fund.

Councilmember Knol proposed exploring whether the low-end rate relief and the high-end increase could each be phased over two years rather than fully implemented in year one, to smooth the impact on higher-volume customers. Consultant Camiller acknowledged this was mathematically possible but noted it would result in higher annual increases in subsequent years for all customers.

After discussion, Council directed the consulting team to model a revised version of Option A in which the year-one increase for the sample 25-unit customer is capped at approximately 16%, with the corresponding adjustments carried through to all other customer tiers.

Raphael Chirolla of Oakland County Water Resources also addressed Council, noting that Farmington Hills is one of the most proactive communities in the county in terms of infrastructure investment, which contributes to longer-term rate stability relative to communities that defer maintenance.

DISCUSSION ON ZONING AUDIT AND SITE PLAN REVIEW PROCESS

Acting City Manager Mondora introduced the item, noting that zoning and permitting had been identified by Council as top priorities. She noted that the city's new planning consultant had completed a zoning ordinance audit and had developed site plan review process improvement recommendations. The goal of the effort was described as creating a fair, predictable, and efficient review process benefiting applicants, staff, and the Planning Commission.

Zoning Ordinance Audit

Ben Carlise, Planning Consultant of Carlisle Wartman, summarized the audit findings under seven evaluative principles: formatting, graphics, organization, readability, avoiding conflicting language, efficiency and reduction of redundancy, and alignment with current law and best practices.

Key findings included that the ordinance has not undergone a comprehensive rewrite in many years, resulting in regulations that are scattered, repetitive, and difficult to administer. For example, regulations related to swimming pools were found to appear in approximately 13 different locations within the ordinance. The ordinance also contains conflicting language, excessive hyperlinks that complicate digital navigation, and an unnecessarily large number of zoning districts (e.g., four separate office districts and four separate business districts).

Mr. Carlisle also identified several substantive gaps in the current ordinance, including: absence of conditional rezoning provisions; no regulation of short-term rentals; limited housing options (no provisions for duplexes, triplexes, or accessory dwelling units); outdated sign regulations that may not comply with current case law; lack of provisions for data centers; cumbersome Planned Unit Development regulations; and the need to incorporate recommendations from the recently completed master plan and pending state land division law changes.

Three options were presented for Council's consideration:

- **Option 1 – Comprehensive Rewrite:** A full reorganization and substantive revision of the entire ordinance, including community and stakeholder input; estimated timeline of 18–24 months.
- **Option 2 – Reorganization:** A structural reorganization to improve usability and reduce redundancy, without substantively changing specific regulations (except where required by law or best practices); estimated timeline of 6–12 months.
- **Option 3 – Status Quo:** Continue addressing regulations on a case-by-case basis as issues arise.

Council reached a general consensus in favor of **Option 2**, the reorganization approach.

Councilmember Bridges requested a separate follow-up meeting with Mr. Carlisle to discuss strategies for commercial revitalization along Orchard Lake Road, including the potential use of a Tax Increment Financing district. Mr. Carlisle noted that zoning tools such as addressing nonconformity issues, reducing excessive setback requirements, and streamlining access could help encourage private reinvestment along the corridor. He referenced the firm's long-term work in the City of Troy on the Big Beaver corridor, which resulted in hundreds of millions of dollars in investment attributable in significant part to targeted zoning changes.

Mr. Carlisle also acknowledged a question from Councilmember Bridges regarding blight regulations, noting that blight is typically addressed through the general code as a nuisance matter rather than through the zoning ordinance, but that it could be considered as part of either body of code.

Site Plan Review Process Amendment

Mr. Carlisle presented proposed amendments to the site plan review process, noting that the current process lacks clear codification of submittal requirements, contains conflicting provisions between the zoning ordinance and engineering standards, and does not clearly define how applications move from staff through the Planning Commission to Council adoption.

These deficiencies have led to inconsistent application quality and unnecessary back-and-forth between applicants and staff.

The proposed amendment would establish two distinct review tracks: a full five-step site plan review process for projects requiring Planning Commission action, and a three-step administrative review track for smaller projects that can be handled at the staff level. The amendment would clearly define submittal requirements, approval timelines, and review standards for each track.

Director of Economic Development Cristia Brockway confirmed that the revised process would provide the predictability and streamlining necessary to support implementation of the Grand River Corridor, 12 Mile and Orchard Lake Road corridor plans. Mr. Carlisle noted that the site plan review amendments and the zoning ordinance reorganization could proceed concurrently, with separate adoption timelines. The site plan review amendments are currently anticipated to go before Council for adoption in October or November 2026, following Planning Commission review.

PUBLIC COMMENT

Adam Rebandt addressed Council, distributing materials regarding fatherlessness statistics at the state and national levels. He requested that Council consider issuing a proclamation declaring June as Responsible Fatherhood Month in the City of Farmington Hills, in recognition of the role of engaged fathers in child development and community stability.

ADJOURNMENT

Mayor Rich adjourned the meeting at 8:48pm.

Respectfully submitted,

Carly Lindahl, City Clerk