

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
MAY 12, 2025 – 7:30 PM**

The regular session of the Farmington Hills City Council was called to order by Mayor Rich at 7:32PM.

Council Members Present: Aldred, Boleware, Bruce, Dwyer, Knol, and Rich

Council Members Absent: Bridges

Others Present: City Manager Mekjian; Assistant City Manager Mondora; City Clerk Lindahl; Directors Aranowski, Brockway, Kettler-Schmult, Rushlow, Schnackel and Skrobola; City Attorneys Joppich and Young

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Bill and Helene Heaton.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 6-0.

PROCLAMATION RECOGNIZING MAY 2025 FRONTLINE WORKER APPRECIATION MONTH

The following proclamation was read by Councilmember Aldred and accepted by City of Farmington Hills Dispatch Supervisor Katie Mason.

**PROCLAMATION
Frontline Worker Appreciation Month
May 2025**

- WHEREAS,** frontline workers, including nurses, teachers, law enforcement officers, firefighters, emergency medical personnel, and many others, are essential to the safety, well-being, and resilience of our communities; and,
- WHEREAS,** these individuals demonstrate unwavering dedication, compassion and professionalism as they provide critical services, often under challenging and high-pressure conditions; and,
- WHEREAS,** frontline workers are instrumental in safeguarding public health, educating our youth, maintaining public safety and responding swiftly in times of crisis; and,

WHEREAS, their tireless efforts during emergencies, natural disasters and public health challenges underscore the essential role they play in sustaining our communities and supporting those in need; and,

WHEREAS, the contributions of frontline workers often extend beyond their formal roles, as they offer emotional support, foster trust and strengthen the social fabric of the neighborhoods they serve; and,

WHEREAS, it is fitting to honor and celebrate these everyday heroes whose service often goes unseen but never unappreciated; and,

WHEREAS, May 2025 provides a special opportunity to recognize the collective impact of frontline workers during National Nurses Month, Teacher Appreciation Week, National Police Week, Firefighter Appreciation Day and National EMS Week, as part of **Frontline Worker Appreciation Month**; and,

WHEREAS, we join communities across the nation in saluting the commitment, integrity and resilience of all frontline workers who contribute immeasurably to our shared well-being.

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 2025 as **Frontline Worker Appreciation Month** in Farmington Hills and call upon the community to join in recognizing that frontline workers are essential to the operations of the City of Farmington Hills.

PROCLAMATION RECOGNIZING MAY 18-24, 2025 AS NATIONAL PUBLIC WORKS WEEK

The following proclamation was read by Councilmember Knol and accepted by Department of Public Works Superintendent Derek Schueller, who spoke of the dedication and high level of service provided by the DPW team.

**PROCLAMATION
National Public Works Week:
“People, Purpose, Presence”
May 18-24, 2025**

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, 2025 marks the 65th 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 18–24, 2025, 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.

PROCLAMATION RECOGNIZING MAY 11-17, 2025 AS NATIONAL POLICE WEEK

The following proclamation was read by Councilmember Boleware and accepted by Police Lieutenant Nick Miller, who thanked the Mayor, City Council, and all present for their support.

**PROCLAMATION
National Police Week
May 11-17, 2025**

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 11–17, 2025, 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.

PROCLAMATION RECOGNIZING JUNE 6, 2025 AS NATIONAL GUN VIOLENCE AWARENESS DAY

The following proclamation was read by Councilmember Dwyer and accepted by Farmington Hills residents Diane Mitchell and Melissa Maurer.

**PROCLAMATION
National Gun Violence Awareness Day
June 6, 2025**

- WHEREAS,** every day, 125 people in the United States are killed by gun violence and more than 260 are shot and wounded, with an average of more than 19,000 gun-related homicides every year; and,
- WHEREAS,** people in the United States are 26 times more likely to die by gun homicide than people in other high-income countries; and,
- WHEREAS,** in Michigan, there are more than 1,400 gun-related deaths per year — a rate of more than 15 deaths per 100,000 people, which costs approximately \$16.8 billion each year, of which \$380.5 million is paid by taxpayers; and,
- WHEREAS,** cities across the nation, including Farmington Hills, are working to end the senseless violence with evidence-based solutions; and,

- WHEREAS,** support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from those who are a danger to themselves or others; and,
- WHEREAS,** mayors, council members and law enforcement officers — in partnership with local violence intervention activists and resources — know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and,
- WHEREAS,** gun violence prevention is more important than ever as we see gun violence continue to impact communities across the country; and,
- WHEREAS,** we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them and encourage responsible gun ownership to help 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 6, 2025, as **National Gun Violence Awareness Day** and encourage all community members to wear orange on June 6 to raise awareness about gun violence and honor the lives of gun violence victims, survivors and their families.

Councilmember Boleware said that her advocacy for gun safety measures is informed by personal experience, as the family member of three gun violence victims. In all three cases, the shooters remain at large. She thanked the advocacy groups in the community working to reduce gun violence and noted that she was wearing orange this evening in recognition of the proclamation.

Councilmember Dwyer led all present in a moment of silence in remembrance of all victims of gun violence including thousands of law enforcement officers who over the years have been killed in the line of duty.

Diane Mitchell and Melissa Maurer thanked the Mayor and Council for the Proclamation. They acknowledged recent progress with Michigan's gun safety laws, including safe storage and extreme risk protection orders. On April 22 their group along with many others advocated in Lansing for additional legislation addressing ghost guns, bump stock conversion devices, and dealer licensing issues. They encouraged residents to wear orange on June 6 to honor gun violence victims and create visibility around this issue. They reminded residents that free gun locks are available from their group and from the police department.

PROCLAMATION RECOGNIZING MAY 2025 AS MENTAL HEALTH AWARENESS MONTH

The following proclamation was read by Councilmember Bruce and accepted by Ms. Tanya Nordhaus, member of the Children, Youth, and Families Commission, who spoke of her background studying mental health issues within the LGBTQ community and the need to end the stigma for anyone needing mental health care.

**PROCLAMATION
Mental Health Awareness Month
May 2025**

- WHEREAS,** mental health includes emotional, psychological, and social well-being, affecting how we think, feel, and act and how we handle stress, relate to others, and make choices; and,
- WHEREAS,** mental health is part of overall health and well-being and awareness, education, and access to quality care are critical to supporting individuals facing mental health challenges; and,
- WHEREAS,** one in five adults in the United States experiences a mental health condition and stigma continues to be a barrier that prevents many people from seeking the help they need; and,
- WHEREAS,** 50% of all mental health disorders begin by age 14, 75% of all mental health disorders begin by age 24, and suicide is one of the leading causes of death in the United States; and,
- WHEREAS,** evidence-based mental and behavioral health training teaches people how to recognize signs and symptoms of mental health and substance use challenges, and provides skills to assist people who may be facing a mental health crisis; and,
- WHEREAS,** the City of Farmington Hills is home to the Michigan School of Psychology, an independent not-for-profit graduate school that has been a leader in clinical, experiential self-directed education for over 40 years with a commitment to educate psychologists today who will transform our world tomorrow; and,
- WHEREAS,** investing in mental health and safety is critical to building strong workplaces and strong communities; and,

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 2025 as **Mental Health Awareness Month** and call upon community members, government agencies, public and private institutions, businesses, and schools to take action to strengthen the mental health of our community.

RECOGNITION OF CHILDREN, YOUTH & FAMILIES VOLUNTEER AWARDS PRESENTED BY JUDGE MARLA PARKER

Judge Marla Parker presented the annual Children, Youth, and Families Volunteer Awards on behalf of the Commission for Children, Youth, and Families. Awards were presented in the following categories:

Youth Awards:

- Amelia Nordhaus - For organizing bike-a-thons and fundraising events for the National Multiple Sclerosis Society, raising nearly \$10,000 for the Society; volunteering over 1,300 hours at Farmington Martial Arts; and other volunteer activities.
- Navia Murugan - For leadership in the Volunteer Health Care Club at STEAM Academy and Hillside Elementary, and achievements in HOSA (Health Occupation Students of America) competitions, including a bronze medal in the 2024 international competition.
- Rawahari Kathiresan - For over 200 hours of volunteer service at his local temple, participating in many service and volunteer activities at all levels, and 60 hours at Henry Ford Hospital performing such duties as medicine dispatch in the pharmacy and patient transport.

Family Award:

- Jamie and Julia Hobart - For consistent weekly volunteer work caring for the animal ambassadors at the Nature Center, and other service activities there.

Adult Awards:

- Bill Heaton - For dedicated volunteer work at CARES assembling snack bags for patrons
- Joshua Taylor - For advocacy work improving accessibility for people with disabilities
- Ron Gidoth - As president of the Council of Homeowners Association (COHAS)
- Dan Chrisler - For consistent, dedicated, and varied volunteer work at the Nature Center and Heritage Park
- Beth Cooley - For organizing wreath-making activities at the Nature Center

Organizational Award:

- Farmington Family YMCA - For their community partnerships and service programs

Business Award:

- Bosch - For their extensive community partnerships and contributions to local organizations

George Romney Volunteer Award:

- Kathie Brown - For her service on multiple boards and commissions including the Beautification Commission and Farmington Community Library Board

Nancy Bates Distinguished Public Servant Award:

- Sara Bowman - Former Farmington mayor and council member for her extensive public service and community leadership

ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS

There were no other announcements or presentations.

CORRESPONDENCE

Mayor Rich acknowledged continued correspondence regarding the deer management decision made at the previous meeting. She also acknowledged correspondence regarding the 13 Mile PUD (Agenda Item 8) from Beverly Mihalko, Craig Lapointe, Eric Schmidt, Joanne Zechar, Kevin and Nicole Martin, Lindsay Matych, and Lucy and Eugene Shoener.

CONSENT AGENDA

MOTION by Knol support by Aldred, to approve the consent agenda items as read by Mayor Pro Tem Dwyer.

Roll Call Vote:

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

Nays: NONE
Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0.

CONSENT AGENDA ITEMS FOR DISCUSSION

There were no consent agenda items for discussion.

COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS

Mayor Rich made the following announcements:

- Recognized May as ALS Awareness Month, noting that ALS (Lou Gehrig's disease) is a devastating neurodegenerative condition that disproportionately affects military veterans.
- Acknowledged Nurses Week and her attendance at the Corwell Farmington Hills Nurses Week event, specifically recognizing the emergency department team that treated 12 community members, including four police officers, during a recent fire incident.
- Recognized resident Ron Acho as the Chaldean Chamber of Commerce Business Person of the Year.
- Announced Walk the Hawk scheduled for the following day at noon at the Hawk track.

CITY MANAGER UPDATE

City Manager Mekjian reminded residents that rubbish pickup will be delayed one day due to the Memorial Day holiday on May 26th.

UNFINISHED BUSINESS

CONSIDERATION PLANNED UNIT DEVELOPMENT 2, 2024 INCLUDING SITE PLAN 56-8-2024, MULBERRY PARK AND THE TABERNACLE MULTI-FAMILY HOUSING, LOCATED ON 13 MILE ROAD, WEST OF MIDDLEBELT ROAD (POSTPONED FROM MARCH 3, 2025). CMR 5-25-81

Planning and Community Development Director Charmaine Kettler-Schmult introduced the item, highlighting the following:

- The 2-part development, named Mulberry Park and the Tabernacle, is located in the RA-1 zoning district on the south side of 13 Mile between Middlebelt and Orchard Lake Roads
- The Planning Commission approved the PUD qualification on April 18, 2024, and recommended approval after a public hearing held on November 21, 2024
- City Council considered the item on January 13, 2025, when it was postponed to March 3, 2025. At the March 3rd meeting, Council held and closed a public hearing, then postponed deliberation until this meeting.
- The applicant has made modifications to address Council discussion items. A revised plan and reviews from planning staff, consultants, and city staff have been provided to Council.
- It was important to note that City staff and consultants neither advocate for nor oppose developments, but process and review applications according to existing regulations. Staff then forwards items to approving bodies for their deliberation and decision.

Planning Consultant Jill Bahm, Giffels Webster, explained that the proposal had been revised since the last presentation. The number of buildings has not changed, but the number of units had been reduced:

the single story ranch units reduced from 33 to 31 homes, and the Mulberry Park townhome portion reduced from 36 to 34 units. The total reduction was from 69 to 65 units. The buffer to the south and the amount of landscaping has not changed.

In response to questions from Mayor Rich, Director Kettler-Schmult explained that the current zoning is RA-1, with a master plan designation of “flex residential”. Flex residential is not currently a zoning classification, but can be implemented through tools such as a Planned Unit Development (PUD). The purpose of flex residential is to allow for greater flexibility in the planning and development process.

This area was identified in the Master Plan as unlikely to attract single-family residential development, given the challenges posed by existing structures on the site. Instead, it has been highlighted in both the current and previous master plans as a location suitable for redevelopment consistent with the community’s identified housing needs.

Councilmember Bruce asked whether any of the parcels had been marketed in recent years for RA-1 development as single family homes. Planning Consultant Bahm replied she did not have the marketing history; she could only respond to development proposals that had been submitted to the City. Over time several development proposals had been submitted—with none being for the typical four to seven single-family homes permitted under the RA-1 district. Past proposals included attached residential at higher density than that being proposed this evening.

Councilmember Bruce raised concerns about long-time neglect of the properties, alleging that they had been allowed to deteriorate without attempts at maintenance or sale. Director Kettler-Schmult confirmed that enforcement actions are currently active on the properties, which are owned by Moby Investments and Detroit Baptist Manor.

Applicant presentation:

Aaron Schafer, Spencer Schafer and Steven Schafer were present on behalf of this application for PUD approval. Traffic engineer Julie Kroll, Fleis & VandenBrink, was also present.

In response to Councilmember Bruce’s earlier question regarding property neglect and maintenance, Aaron Schafer explained that the properties highlighted in orange on the presentation—located in front of the Tabernacle portion—are owned by Detroit Baptist Manor. Of the original three residences in that area, two have been demolished, leaving one remaining structure adjacent to the existing Baptist Manor facility along the western property line.

The parcels shown in blue are owned by Moby Investments. Following the March meeting, a violation notice was issued for those properties, citing the need for facade improvements, gutter repairs, exterior painting, and general cleanup. In response, Schafer Development voluntarily retained a contractor at its own expense to complete the required cleanup and repairs. All items in the violation notice have been addressed.

Mr. Schafer highlighted the following:

- Schafer Development conducted a comparative analysis of nearby local multi-family developments, particularly those between Orchard Lake and Northwestern Highway. The RC multi-family zoning is

calculated by rooms per acre (not units). The proposed density falls on the lower end of the allowable threshold, especially compared to neighboring developments like Cove Creek.

- As already discussed, although the parcels are currently zoned RA-1 single-family residential, the 2024 Future Land Use Map designates this corridor as "Flex Residential." Flex Residential supports clustered townhomes, attached units, and building heights up to three stories. The proposal aligns with this by including single-story ranch units on the Tabernacle parcel and two-story townhouses in Mulberry Park.
- Complying with Master Plan objectives, the project includes an 84–86 foot buffer to the adjacent Holly Hill Farms subdivision, and retains 56.5% open space, which far exceeds the 15% open space recorded in the nearby Cove Creek development.
- Ranch units measure approximately 16' 7" in height, while the townhouses are 26' 6" tall—both under the 30-foot maximum. Architectural features include board and batten siding, brick ledges, and materials that echo surrounding residential aesthetics.
- Pending approval, all existing homes on the site will be demolished. Baptist Manor has agreed to remove an existing duplex to enable a direct pedestrian connection to the nearby signalized intersection.
- They had met with City planning and engineering staff to address traffic and density concerns, and had participated in a focus group led by Economic Development Director Brockway to discuss regional redevelopment priorities along the Orchard Lake corridor, which had emphasized the importance of higher-density housing near residential nodes along Orchard Lake Road.
- They had also met with leadership from the Westgate Homeowners Association and a board member from Holly Hill Farms to update them on changes since the March Council meeting.

Project Evolution:

- January plan: 76 units total
- March plan: 69 units total
- Current May plan: 65 units total
- Units per acre have decreased by 14.5% since January, reflecting a net loss of 11 dwelling units. Room count has declined by 38, bringing density down from 20–22 rooms per acre in January to 17–18 rooms per acre in May. Compared to neighboring developments, the current proposal falls at the lower end of density levels. The proposal meets RC-1 zoning standards and offers a higher open space percentage than older developments like Cove Creek.

Current Proposal:

- 31 ranch-style units (Tabernacle section)
- 34 two-story townhouse units (Mulberry Park section)
- Increased setbacks to 84-86 feet from southern property line. The eastern setback is now 166 feet.
- Reduced units facing Holly Hill Farms from 24 to 21
- Enhanced stormwater management with a single detention basin. Cove Creek, by contrast, includes a simple ground depression for runoff rather than a compliant stormwater basin. The Schafer project is designed to meet modern engineering standards as outlined by the City of Farmington Hills and the Oakland County Water Resource Commission. The basin is designed to handle two back-to-back 100-year storm events. There will be 84% improvement in site drainage compared to existing conditions.

Recent restriping of 13 Mile addressed neighborhood concerns by creating a center turn lane and clear pavement markings.

Mr. Schafer showed photos illustrating conditions in both winter and summer. Where sight lines exist through foliage, additional evergreen plantings are proposed for year-round screening. One area adjacent to Mulberry Park features a relatively open field; additional tree plantings are planned to supplement privacy for abutting neighbors. Mr. Schafer emphasized responsiveness to neighboring residents, including individual meetings to discuss customized screening along the southern edge.

The development will be professionally managed by a third-party HOA. Initial maintenance will be overseen by the builder until 75% occupancy, when control will transition to a resident board. The HOA will be responsible for maintenance of roads, snow plowing, sidewalks, patios, windows, decks, facades, and ensuring consistent aesthetic standards.

Public benefits and site enhancements include:

- Deep buffering
- Public art installation along 13 Mile frontage
- A three-foot landscape wall along 13 Mile Road to mitigate lighting impacts.
- Relocation of the sidewalk further from the road to enhance pedestrian safety.
- Landscaping improvements along Baptist Manor's frontage to offset a shortfall of 59 trees.
- Two pocket parks: one featuring a public art installation and the other offering benches and native plantings near a tree preservation area and stormwater basin.
- A meandering central pathway with seating areas.

Comparison with the nearby Cove Creek development:

Councilmember Aldred pointed out that Cove Creek was a 10-acre cluster development with 31 approved units, which would equate to a density of 3.1 units per acre. Assuming an average of four rooms per unit, this translates to approximately 12.4 rooms per acre.

Director Kettler-Schmult explained that the Cove Creek property had initially been subject to a consent judgment that was vacated prior to the final layout approval. The development then proceeded through a cluster development process under RA-1 zoning, which permits a maximum of 3.1 units per acre. The approved plan allowed for 31 units on 10 acres, though only the section closest to Middlebelt Road was built.

Applying the methodology of four rooms per unit, the resulting room density would be approximately 12.4 rooms per acre. However, not all units have the same number of bedrooms – some have two bedrooms and some have three, and the City does not have complete floor plans to verify room counts precisely. The zoning ordinance provides a specific definition as to what type of space counts as a room and what size that space must be.

Mr. Schafer explained that his team used data obtained through the Freedom of Information Act to estimate density for Cove Creek's Phase One, which includes 17 units. In the absence of floor plan data, he referenced sources such as Zillow, BS&A, and real estate brokers, which indicated that most units likely contain three bedrooms. Due to the lack of consistent room data for Cove Creek and similar older

developments like Wood Creek Village, Mr. Schafer converted all comparative densities to rooms per acre to ensure a more consistent and equitable basis for evaluation. He emphasized that units per acre can be misleading when unit types vary significantly and that rooms per acre provides a more accurate measure under these circumstances.

Mayor Rich called a short recess at 9:32pm and reconvened the meeting at 9:42pm.

Public comment:

Mayor Rich asked for public comment.

Wanda Whalen, Woodbrook Street, opposed the proposed development, describing it as spot zoning that is incompatible with the character of the area and detrimental to adjacent residential properties. She was concerned about the project's impact on her property value, privacy, stormwater management, and the removal of mature trees near her home in the historic Holly Hill Farms subdivision. Ms. Whalen criticized the process as lacking transparency and questioned the public benefit of the project, noting her frustration with unaddressed neighborhood concerns and a perceived circumvention of zoning regulations through the PUD process.

John Nagoda, Richmond Hill, opposed the proposed PUD, citing concerns about increased density and its impact on neighborhood safety and quality of life. He emphasized that new development approvals should remain focused on the surrounding residential area rather than broader corridor planning. Mr. Nagoda also questioned the late-stage introduction of the "Flex Residential" designation and urged Council to reject both the PUD and the flex residential designation.

Katherine Leik, Richmond Hill, opposed the proposed development due to its density of 5.5 units per acre, which she argued was inconsistent with the character of the surrounding area. She was concerned that approving this plan would set a precedent for future high-density development on nearby parcels and suggested using Cove Creek's lower density of 3.1 units per acre as a more appropriate model. Ms. Leik also emphasized the importance of preserving legacy trees on the site.

Craig Kellman, Woodbrook Street, opposed the proposed PUD, citing concerns about the loss of natural beauty, increased flooding, and decreased privacy. He has already invested significantly in addressing existing drainage problems on his property and feared that the development will worsen flooding by redirecting stormwater into adjacent yards. Mr. Kellman was also concerned that thinning the tree canopy and constructing new units behind existing homes would diminish the neighborhood's character and reduce property values.

Lindsey Matych, Woodbrook Street, opposed the proposed PUD, citing concerns about flooding, excessive density, and violations of zoning and master plan provisions. She emphasized that the current plan greatly exceeds the RA-1 zoning limit of 26 units on the 12.04 acre site, provides inadequate rear setbacks, removes over 70% of 101 landmark trees, and channels stormwater runoff toward nearby homes. Ms. Matych argued that the plan circumvents zoning rules by using the PUD process solely to increase density and introduce townhomes, fails to preserve open space as required, and undermines the commitments previously made to residents in the master plan.

Craig LaPointe, Woodbrook Street, opposed the proposed PUD, citing concerns about declining property values, loss of privacy, and inadequate water management. He emphasized that the existing RA-1 zoning reflects the single-family character of the neighborhood and asked that it be maintained. Mr. LaPointe also warned that the development's stormwater runoff could overwhelm nearby properties, including his own, and urged Council members to deny this development.

Eric Schmidt, Woodbrook Street, opposed the proposed PUD, emphasizing that the development is incompatible with the existing residential zoning and would set a harmful precedent for the area. He raised concerns about the disruption to wetlands, privacy loss due to building elevation changes, and diminished quality of life for neighbors—especially during months when foliage does not provide screening. While acknowledging that his own property may be less affected than others, Mr. Schmidt stressed the collective impact on the community and urged Council to uphold the zoning protections that drew residents to the area.

Amy Broglin-Peterson, Northbrook Street, opposed the proposed PUD, criticizing the "flex residential" designation as baseless and expressing frustration over the years of neglect by the current property owners. She raised unresolved concerns from previous meetings, including the plan's incompatibility with surrounding neighborhoods, increased traffic hazards, lack of demonstrated affordability, and the absence of efforts to market the land as single-family parcels. Ms. Broglin-Peterson also questioned the integrity of the approval process, citing campaign contributions from project stakeholders to public officials, and called on Council to prioritize residents' interests in their decision-making.

Ms. Michele Nagoda, Richmond Hill, supported her husband John's earlier comments and expressed strong concern about the proposed density of the development. She acknowledged that while the design itself is visually appealing, it would only be appropriate on a significantly larger parcel and urged that the number of units be substantially reduced—not by a few, but by many. Citing the contrast between the proposal and her own neighborhood, where 73 homes exist on over 80 acres, she emphasized that placing a similar number of units on just 12 acres is excessive and incompatible with the area's established character.

Council questions and comments:

Councilmember Aldred summarized three key areas of concern: traffic, stormwater and drainage, and overall density.

- **Traffic:** The addition of a through-road connecting the development to Baptist Manor, along with a potential restriction on left turns from the secondary access, meaningfully addressed his prior concerns about traffic circulation and safety.
- **Stormwater management:** Councilmember Aldred asked Director of Public Services Jacob Rushlow for an analysis of the proposed stormwater system. Director Rushlow confirmed that the planned stormwater infrastructure meets both City and Oakland County Water Resource Commissioner standards. All runoff from impervious surfaces would be captured on site and directed through swales or underground storm pipes into a detention basin on the east side of the property before discharging into the 13 Mile Road storm sewer. This design would be a "massive improvement" over current conditions, where water drains uncontrolled from north to south onto neighboring yards.
- **Density:** Density remained as the primary concern. While acknowledging that the developer had improved the proposal with added sidewalks, pocket parks, and better traffic solutions,

Councilmember Aldred remained uncomfortable with the overall number of rooms per acre. He referred to Cove Creek as a benchmark and explained his calculation of its density as 3.1 units per acre, or 12.4 rooms per acre based on an average of four rooms per unit across 31 approved units on 10 acres. The Schafer proposal is 19 rooms per acre.

Spencer Schafer responded with a clarification of his own density methodology. His team calculated density based on room counts, following the City's RC zoning ordinance, and used a range of projections based on unit configurations. Mr. Schafer stated that the proposed development's density fell between 16.77 and 18.38 rooms per acre depending on whether all units were configured as two- or three-bedroom homes. Based on sales trends, he estimated the actual density to fall between 17 and 17.5 rooms per acre.

Mr. Schafer further contended that the Cove Creek site is listed as 8.22 acres on the tax rolls, not 10 acres; this would alter density calculations.

Councilmember Aldred reiterated that his density figures were based on official City data, which stated 31 units were approved on 10 acres, resulting in a maximum of 3.1 units per acre and 12.4 rooms per acre using four rooms per unit.

Director Kettler-Schmult clarified that when developments are approved based on a 10-acre site, that total typically includes areas later dedicated for public improvements, such as road rights-of-way. The reduced acreage currently being referenced likely reflects the remaining land after those dedications. Therefore both figures can be correct: the original approval was based on a 10-acre site at a density of 3.1 units per acre, while the smaller acreage now reflects the net developable area.

Councilmember Aldred concluded that, regardless of calculations, the current proposal stands at 19 units, and while the proposal included several improvements, the density remained too high. The development would need to feature single-story buildings along the rear of the site and smaller building configurations (preferably five-unit clusters instead of six), and be closer to 12.4 units per acre, in order for him to consider it acceptable.

Councilmember Knol stated that rather than debating density calculations, she is more concerned with the scale and visual compatibility of the development relative to its surroundings. She explained that Cove Creek feels less imposing due to its lower elevation and compact footprint, as well as its visual buffering from open space and woodlands—regardless of whether that space is defined as wetlands or undeveloped land.

Councilmember Knol emphasized that the proposed development feels too large in scale compared to the adjacent single-family neighborhoods with large-lot RA-1 zoning. While she appreciated the developer's efforts to increase rear setbacks and reduce building heights in some areas, she maintained that further changes—such as the use of single-story ranch units along the southern boundary—would provide more appropriate transitions to Holly Hill and neighboring parcels. She also suggested a further reduction in unit count to lessen overall scale and allow more open space preservation.

Aaron Schafer requested clear guidance from Council on what rooms-per-acre threshold or development configuration would lead to approval, noting that the project has gone through multiple public meetings and received unanimous Planning Commission support. Despite design revisions—reduced density, increased setbacks, and the addition of a Baptist Manor connection—there remains no clear feedback on what would make the proposal acceptable.

Mr. Schafer emphasized that the project's viability depends on maintaining sufficient density to meet cost and pricing goals, with for-sale units targeted at \$400,000 and rentals in the mid-to-upper \$1,500s. Mr. Schafer asked for the opportunity to meet with Councilmembers to discuss specific expectations, stating that continued investment without clearer direction risks wasting time and resources. He reminded Council that the property is privately owned, designated flex residential in the master plan, and should be evaluated based on overall community benefit as well as adjacent neighbor concerns.

Councilmember Bruce said that he remained firm in his opposition to the proposed PUD, as he believed the current proposal represented a dramatic shift in land use inconsistent with the surrounding RA-1 zoning. Additionally, the existing homes on the site had been allowed to deteriorate, possibly to encourage a higher-density redevelopment. Based on other development within the City, he believed that developing the existing properties with single-family homes would be marketable and profitable, even along a major roadway.

Councilmember Bruce likened the proposal to a use variance—a type of zoning relief rarely granted—stating this project would effectively override existing zoning to allow a higher-density project that changes the character of the surrounding neighborhood. Homeowners living adjacent to these lots would reasonably expect compatible single-family development, not a denser multi-family plan. He contrasted the proposal with the Cove Creek development, which is located on a corner surrounded by non-RA-1 zoning, and concluded that this site was inappropriate for the scale of development proposed. While complimenting the design and acknowledging the effort invested by the developer, Councilmember Bruce maintained that the proposal was incompatible with the area. He preferred to see the land developed under existing RA-1 standards.

Aaron Schafer requested that the item be tabled rather than voted down, indicating that the development team intended to revisit the proposal with the property owner, in order to explore alternative approaches, such as an RA-1 cluster layout or a ranch-only design, with increased setbacks.

Mr. Schafer spoke to the difficulty of navigating the City's development process. The project and received unanimous approval from the Planning Commission at both the PUD qualification and site plan stages. Only after those approvals could the applicants bring the project to City Council; it would have been helpful to receive Council's input earlier in the process, and he encouraged the City to consider mechanisms for earlier Council engagement in future projects that involve creative or non-traditional proposals, especially in light of the limited number of remaining development sites in Farmington Hills.

Mr. Schafer emphasized the development team's willingness to pursue a solution that aligns with the expectations expressed by Council and the surrounding community.

Councilmember Boleware referenced the City's thorough master planning process, which resulted in this portion of the 13 Mile Road corridor between Orchard Lake and Middlebelt being designated as a "flex residential" area. This designation accommodates higher density housing, including multi-family or clustered residential development. The current proposal aligns with the master plan, although it was clear that the residents preferred less dense, single-family development.

Councilmember Boleware raised concerns about stormwater management and runoff, especially in nearby Holly Hills, where residents have experienced drainage issues. Although the applicant's property contains no wetlands, stormwater impacts on adjacent neighborhoods remain a valid concern. She emphasized the financial burden individual property owners face when addressing drainage problems and urged the City to revisit this issue from a broader infrastructure perspective.

Councilmember Boleware noted that the proposed development would provide more attainable housing, with \$400,000 as an entry-level price point, and warned that substantial revisions could render such pricing infeasible.

Councilmember Boleware said that her decision-making is guided by the best interest of the city's residents, not campaign donations or her own personal preferences. She acknowledged community concerns about neighborhood character and setbacks, and was struggling to resolve the competing priorities represented by this proposal.

Mayor Rich said she and Councilmember Bridges had recently toured the affected properties where they observed substantial water saturation in the area. The proposed re-routing of stormwater might help alleviate current drainage issues. She praised the developer's responsiveness and flexibility in adapting the plan in response to council and resident feedback, especially in relation to traffic modifications, water flow improvements, increased park space, and providing a mix of housing, including options for residents aged 55 and older. She supported the idea of including playground areas within the townhome section to accommodate families.

Mayor Rich supported tabling the item to allow for further revisions.

Mr. Schafer said that if the item were tabled, his team would meet with City staff to clarify calculations on room/unit density, particularly related to the 31-unit component of the development. He emphasized the need to reach agreement with the land seller and to hold discussions with the Planning Department before finalizing significant revisions/wholesale changes, which could be presented in July.

Councilmember Aldred emphasized the importance of using the public meeting to discuss the proposal thoroughly. He was reluctant to table the item again if a resolution could be reached through discussion. He offered a potential compromise: reduce the number of buildings to five, all single-story, especially those bordering Holly Hills. This adjustment would lower the development's density and minimize its visual impact on the adjacent neighborhood while preserving adequate setbacks beyond RA-1 standards.

Councilmember Boleware expressed support for Councilmember Aldred's concept, noting that the current layout along the southern portion (facing Holly Hills) included three ranch-style buildings and

two two-story buildings. Maintaining the ranch-style character along that elevation could be a step toward building consensus among Councilmembers.

MOTION by Dwyer, support by Boleware, that the City Council of Farmington Hills hereby postpones consideration of Planned Unit Development 2, 2024 including Site Plan 56-8-2024, Mulberry Park and The Tabernacle Multi-Family Housing, located on 13 Mile Road, west of Middlebelt Road to August 11, 2025.

MOTION CARRIED 4-2 (Bruce, Alred opposed).

City Manager Mekjian summarized that future discussion should focus primarily on density; the other issues appeared to have been resolved.

NEW BUSINESS

CONSIDERATION OF APPEAL OF A FREEDOM OF INFORMATION ACT REQUEST DATED APRIL 2, 2025.

City Clerk Lindahl presented the appeal of a FOIA request submitted by Charles Blackwell on April 2, 2025. The request sought text message records exchanged between the City Manager and Assistant City Manager from January 1 to March 31, 2025.

The Clerk's Office coordinated with the IT Department and City Attorneys to determine how best to retrieve the requested records. After evaluating the effort required, an estimated fee of \$178.86 was calculated. The Clerk's Office asked Mr. Blackwell to provide half of that amount as a good-faith deposit. Mr. Blackwell appealed the FOIA response based on the cost of the request, and asked that the fees be waived.

Attorney Carlito Young, of the City's law firm Rosati, Schultz, Joppich & Amtsbuechler, noted that neither he nor the City had received any additional correspondence from Mr. Blackwell and that Mr. Blackwell was not present this evening.

Attorney Young said that FOIA allows public bodies to seek cost reimbursement for gathering and reviewing requested records. In this case, the requested material involved communications between the City's two highest-ranking administrators. Because the request lacked search terms or any narrowing parameters, the scope of the request remained broad. This required extensive review to ensure no private or privileged content would be disclosed, and the review must be done by a high-level individual due to the likelihood of confidential, privileged, or personnel related information.

Based on the work involved, the fee was reasonable and consistent with statutory authority. Additionally, no evidence was presented to justify a waiver of costs.

Mr. Young recommended that Council affirm the Clerk's decision to charge the fee and deny the waiver.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby upholds the City's deposit request, fee for cost reimbursement set forth in its itemized Fee Schedule, and denial of fee waiver request, relating to Mr. Blackwell's April 2, 2025, FOIA request for the following reasons:

1. The fee amount and deposit request comply with the City's publicly available procedures and guidelines and section 4 of the Freedom of Information Act;
2. FOIA Section 4 (1)(a) permits the City to seek the costs associated with preparing and responding to a FOIA request;
3. FOIA Section 4 (2)(a) does not apply as the requestor has not provided the necessary documentation required for a cost reduction of \$20.00;
4. The fee waiver request under FOIA Section 4 (2) is permissive, no basis has been provided supporting approval of a waiver in this instance, and the decision on a fee waiver request is not listed under FOIA Section 10a as being subject to appeal or challenge; and
5. FOIA Section 1 (a), (d) and (g) allows the City to redact information that would infringe upon an individual's privacy rights or disclosed privileged material. Finally, disclosure of the exempt material would not provide any beneficial information to the public should it be disclosed.

MOTION CARRIED 6-0.

CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE AMENDING THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 8, "BUSINESS LICENSING," ARTICLE II, "SMOKING LOUNGES," DIVISION 3, "OPERATION," SECTION 8-63, "STANDARDS OF CONDUCT AND SPECIAL PERMITS," TO ALLOW THE CONSUMPTION OF ALCOHOLIC BEVERAGES IN SMOKING LOUNGES.

City Clerk Lindahl presented the proposed ordinance amendment to allow the consumption of alcoholic beverages in smoking lounges. This topic was previously discussed at a City Council study session, where there was consensus to bring the matter forward for formal action.

The amendment was prompted by the City's earlier decision to eliminate the bona fide restaurant requirement from its liquor license ordinance, thereby permitting other establishment types, including cigar bars, to qualify for liquor licenses. The Clerk's Office recently received an application for a liquor license and smoking lounge license for a proposed upscale cigar bar. However, the current ordinance prohibits alcohol consumption in smoking lounges, making this amendment necessary to accommodate such uses.

There was consensus after discussion at the last study session to move this item forward by bringing this proposed amendment to Council for action at a regular Council meeting.

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance amending the Farmington Hills Code of Ordinances, Chapter 8, "Business Licensing," Article II, "Smoking Lounges," Division 3, "Operation," Section 8-63, "Standards of Conduct and Special Permits," to allow the consumption of alcoholic beverages in smoking lounges.

MOTION CARRIED 6-0.

CONSIDERATION OF APPROVAL OF APPOINTMENTS TO THE BEAUTIFICATION COMMISSION AND COMMISSION ON COMMUNITY HEALTH.

MOTION by Boleware, support by Dwyer, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals to various City Boards and Commissions:

Beautification Commission

	Length of Term:	Term ending:
Michael Harris	3 years	February 1, 2028

Commission on Community Health

	Length of Term:	Term ending:
Kimberlea Dungy	3 years	February 1, 2028

MOTION CARRIED 6-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF THE AMENDMENT TO THE USE OF CITY FACILITIES POLICY TO ALLOW FOR SIGNATURE GATHERING AT CERTAIN CITY FACILITIES IN DESIGNATED AREAS.

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves the amendment to the Use of Facilities Policy to allow for signature gathering at certain city facilities in designated areas.

Roll Call Vote:

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

MOTION CARRIED 6-0.

ACKNOWLEDGEMENT OF THIRD QUARTER FINANCIAL SUMMARY REPORT AND QUARTERLY INVESTMENT REPORT.

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby acknowledges the third quarter financial summary and quarterly investment reports.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR FARMINGTON COMMUNITY LIBRARY SUMMER OF STORIES FINALE EVENT TO BE HELD ON JULY 28, 2025.

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves a Special Event Permit for the Farmington Community Library to hold the Summer of Stories Finale Event on Monday, July 28, 2025, at the Farmington Community Library located at 32737 W. 12 Mile Road, from 6:30pm to 8:30pm, subject to the following terms and conditions:

- There will be parking on the property
- There will be one (1) 10x10 tent on site as well as a food truck
- The applicant has not asked for assistance from the Police Department and no issue with emergency vehicle access
- There shall be 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
- Proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
- Event shall comply with the minimum Fire Prevention Code requirements

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR WARD CHURCH CAR AND BIKE SHOW TO BE HELD SATURDAY, MAY 31, 2025.

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves a Special Event Permit for Ward Church Farmington Hills to hold the 2nd Annual Car and Bike Show featuring a Blessing of the Bikes on Saturday, May 31, 2025 at Ward Church located at 27996 Halsted Rd., from 11am 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, music and lawn games will be available and noise ordinance was discussed

- Emergency vehicles will have no issues entering onto the property if needed
- There will be no parking within 20' of any tent
- Egress shall be maintained throughout the building
- Fires lanes shall not be blocked or restricted
- Cooking/open flame devices shall not be used under tents/awnings and shall be at least 20' away
- Tent shall be properly anchored according to manufacturer's recommendation to prevent movement during unexpected winds
 - Tents require NFPA 701 flame resistance label affixed to panels/canopy
- 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

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE 14TH ANNUAL CIPRIANO CLASSIC 5K RACE TO BE HELD ON FRIDAY, JUNE 6, 2025.

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves a Special Event Permit for the 14th Cipriano Classic 5K Race to be held on Friday, June 6, 2025, 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
- The route is mainly in the residential area behind the YMCA. The start of the race will begin on the grassy field south of the YMCA to New Market St.
- There will be approximately 200 runners
- There will be 40-50 volunteers throughout the race route to assist the runners
- There will be ample parking for all attendees of the event at the YMCA
- The local ordinance of playing loud music has been discussed
- The residents of Kendallwood Subdivision will be notified by staff of the event the week prior to the run
- The applicant has agreed to the cost of five Police Officers at the overtime rate, and one Sergeant at the overtime rate for a period of three hours
- DPW will drop off 50 traffic cones and barricades in the morning of the event to assist with traffic

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED ADOPTION OF A RESOLUTION FOR REIMBURSEMENT OF ELIGIBLE EXPENSES RELATED TO THE OAKLAND COUNTY WEST NILE FUND PROGRAM. CMR 5-25-82

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby adopts the following resolution authorizing reimbursement of eligible mosquito control activities under Oakland County's 2025 West Nile Virus Program:

**RESOLUTION R-104-25
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 12th day of May 2025, at 7:30 o'clock p.m., with those present and absent being,

PRESENT: ALDRED, BOLEWARE, BRUCE, DWYER, KNOL, AND RICH

ABSENT: BRIDGES

The following preamble and resolution were offered by Councilperson Knol and supported by Councilperson Aldred:

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: ALDRED, BOLEWARE, BRUCE, DWYER, KNOL, AND RICH

NAYS: NONE
ABSENT: BRIDGES

RESOLUTION DECLARED ADOPTED.

RECOMMENDED APPROVAL OF A STANDARD ADVISOR CONFIDENTIALITY AGREEMENT WITH THE MICHIGAN ECONOMIC DEVELOPMENT CORPORATION. CMR 5-25-83

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves the Confidentiality Agreement between the City of Farmington Hills and the Michigan Economic Development Corporation and authorizes the City Manager to sign and return the agreement to the MEDC, subject to City attorney review.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A CAMP INSTRUCTOR. CMR 5-25-84

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Emma Watt, as a Camp Instructor, who is related to an employee of the City, Michael Watt, who is an Archery Instructor for Special Services.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A CAMP COORDINATOR. CMR 5-25-85

MOTION by, support by Knol, support by Aldred , that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Sydney Unruh, as a Camp Coordinator, who is related to an employee of the city, Jon Unruh, who is the Fire Chief for the Fire Department.

Roll Call Vote:

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

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MEETING MINUTES OF APRIL 28, 2025.

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves the City Council study session meeting minutes of April 28, 2025.

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF APRIL 28, 2025.

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves the City Council study session meeting minutes of April 28, 2025.

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

PUBLIC COMMENTS

Pea Gee, resident, thanked the Council for recognizing National Police Week and encouraged all Farmington Hills residents to participate in the Citizens Police Academy.

David Velor, Hunters Drive, spoke to the difficulties of buying a house in Farmington Hills, and advocated for more affordable housing.

Randi Resnick, Bellcrest St., was strongly opposed to the City's decision to cull the deer population, stating that alternative methods such as birth control should be considered despite their higher cost. Ms. Resnick said she had called Deputy Director Farmer and Director Schnackel, but had not received a response. She urged Council to revisit the decision, suggesting a citywide survey to gauge resident support.

Abigail Thompson, Willow Lane, also spoke against the deer culling program, stating that Farmington Hills is a densely populated suburban area where such a program poses safety risks to families, children, and pets. Ms. Thompson advocated for non-lethal alternatives such as sterilization, habitat modification, and public education, citing successful examples from Staten Island, Fairfax City, Rochester Hills, and Ann Arbor.

Monica Sipe, Royal Oak, expressed concern over plans to kill up to 200 deer annually in Farmington Hills, noting that this approach is intended to continue indefinitely as part of the City's master plan and would eliminate residents' input. She criticized the effectiveness and ethics of ongoing deer culling efforts, questioned the use of archery hunts, and raised concerns about food safety, disease transmission, and baiting practices. She disputed claims made by City staff regarding the source of advocacy mailers and AVMA's (American Veterinary Medical Association) position on deer euthanasia methods. She asked that Council rescind the resolution authorizing the deer cull.

Inez Garfield, West Bloomfield, asked City Council to reconsider their decision to support deer culling. She asked that, if residents present a proven non-lethal alternative—similar to approaches used successfully in other cities—the Council remain open to reversing its decision.

ADJOURNMENT

The regular session of City Council meeting adjourned at 11:18PM.

Respectfully submitted,

Carly Lindahl, City Clerk