



**Regular City Council Meeting
7:00 p.m., Monday, Oct. 19, 2026
City Council Chambers
23600 Liberty Street
Farmington, MI 48335**

REGULAR MEETING AGENDA

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF ITEMS ON CONSENT AGENDA**
 - A. City of Farmington Minutes**
 - B. Farmington Monthly Payments Reports**
 - C. Farmington Public Safety Monthly Report**
 - D. Department of Public Works Quarterly Report**
 - E. Building Department First Quarterly Report**
- 5. APPROVAL OF REGULAR AGENDA**
- 6. NEW BUSINESS**
 - A. SAD (Special Assessment District) Renewal: Principal Shopping District**
 - B. E-bike ordinance**
 - C. Lot Split for 32900 Grand River Ave., Farmington Place Apartments**
 - D. Resolution to amend Chapter 6 of the City of Farmington Traffic Code to prohibit parking on Whittaker Street**
- 9. PUBLIC COMMENT**
- 10. CITY COUNCIL COMMENTS**
- 11. ADJOURNMENT**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



Special City Council Meeting
6:00 p.m., September 21, 2026
23600 Liberty Street
Farmington, MI 48335

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on September 21, 2026 at 23600 Liberty Street, Farmington, Michigan.

The meeting was called to order at 6:01 PM by Mayor LaRussa

1. Roll Call

Attendee Name	Title	Status	Arrived
Johnna Balk	Mayor Pro-Tem	Present	
Joe LaRussa	Mayor	Present	
Kevin Parkins	Councilmember	Present	
Steve Schneemann	Councilmember	Present	
Maria Taylor	Councilmember	Present	

City Administration Present:

City Manager, David Murphy
City Clerk, Meaghan K. Bachman
City Engineering OHM, Austin Downie

2. Approval of the Agenda

Motion by Balk
Seconded by Taylor

Resolved, to approve the special meeting agenda.
Motion carried unanimously 5-0.

3. Public Comment

Resident Lena Stewart, 22814 Mayfield Avenue, expressed support for the proposed trellis at the Governor Warner Mansion. She thanked Council for considering the design and acknowledged the Historical Commission's support. She stated that the trellis would recognize Martha Warner's connection to the gardens and the community.

4. Rapid Flashing Beacon

City Manager Murphy reviewed the proposal to install a rapid flashing beacon at the Farmington Road pedestrian crossing. He explained that the project remained a Council goal and that engineering review was needed to identify impacts to the recently completed streetscape, including brickwork, concrete, irrigation, conduit, lighting, and trees. The staff report proposed authorization not to exceed \$58,000, including installation, engineering, restoration, landscaping impacts, and contingency. Council discussed the increase over the equipment installation quotations. Staff estimated a six- to eight-week lead time. Council discussed revisiting the project in spring, when pedestrian activity would increase, and obtaining updated quotations and community feedback.

Councilmember Taylor moved to authorize City Administration to contract with Sawyer Services of Chesterfield, Michigan, OHM Advisors of Livonia, Michigan, and other contractors needed to install a new rapid flashing beacon on Farmington Road, within the Road Commission of Oakland County right-of-way south of State Street at the pedestrian refuge island, for an amount not to exceed \$58,000. The motion received no support and was not voted upon.

5. Mansion Trellis Design

Council reviewed the proposed green screen trellis for the Governor Warner Mansion addition. OHM Representative Austin Downie discussed plant options, structural details, maintenance considerations, and questions requiring manufacturer confirmation. The proposed structure would have its own foundation, with limited attachments to the building for stability, and masonry veneer behind it.

Council discussed selecting vines suited to Michigan's climate and the different sun exposures around the addition. The manufacturer recommended twining vines and discouraged vines that attach directly to walls, including English ivy, Boston ivy, and Virginia creeper. Honeysuckle and clematis were discussed as possible options. Council agreed that plant species did not need to be selected at this meeting.

Councilmember Schneemann emphasized the importance of understanding the trellis's appearance immediately after installation and during winter before vegetation provided coverage. He shared images illustrating the exposed structure and discussed seasonal changes as plants matured. He asked whether the estimate included custom openings aligned with windows and noted that customization could increase costs.

Mayor Pro Tem Balk supported the greenery and potential flowers as a connection to the mansion gardens. Councilmember Taylor supported the design and suggested an explanatory sign with a rendering to help visitors understand how the planting would develop. Councilmember Parkins described the proposal as a good compromise and asked about costs and irrigation requirements.

Mayor LaRussa requested information about the galvanized coating classification, durability, and expected service life, expressing a preference for the greatest practical

corrosion resistance. He urged adherence to manufacturer recommendations for plant selection. Council discussed the distance between the wall and trellis, maintenance and window access, and precautions to prevent children or animals from entering or climbing the space. OHM agreed to obtain additional manufacturer information and refine the design.

Council discussed a preliminary additional construction estimate of approximately \$149,000, which could change as the design was finalized. Staff indicated that further design and engineering could require four to six weeks. Council emphasized maintaining the project schedule and protecting the \$1 million state grant and its December 31, 2026 expenditure deadline. The following motion was made:

Motion by Schneemann
Seconded by Taylor

Resolved, to approve OHM continuing to finalize the green screen facade structure design in the amount of \$25,000.

Roll Call Vote
Yeas: Balk, LaRussa, Parkins, Schneemann, Taylor
Nays: None

Motion carried unanimously 5-0.

6. Other Business

Civic Theater seating: City Manager Murphy relayed an update from the seating installation contractor. The downstairs slope and screen height were suitable for the replacement chairs. Upstairs stadium seating treads were not deep enough to permit full reclining, and the new chairs would occupy the same footprint without providing additional legroom.

Council discussed an approximate cost of \$32,000 for downstairs replacement and \$43,000 for both levels, approximately \$3,000 above the initial estimate. The total installation component was estimated at \$28,000. Council favored consistent seating throughout the theater and discussed locking upstairs reclining mechanisms to prevent contact and damage. Reconfiguring the upstairs layout was considered a possible future project. Floor cleaning and painting quotations were also being sought. No formal motion was made.

7. Public Comment

No public comments were offered.

8. Council Comment

No Council comments were offered.

9. Adjournment

Motion by Balk
Seconded by Taylor

Resolved, to adjourn the special meeting.
Motion carried unanimously 5-0.

The meeting adjourned at 7:06 p.m.

Joe LaRussa, Mayor

Meaghan K. Bachman, City Clerk



City Council Meeting
7:00 p.m., September 21, 2026
23600 Liberty Street
Farmington, MI 48335

REGULAR MEETING MINUTES

A meeting of the Farmington City Council was held on September 21, 2026 at 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order by Mayor LaRussa.

1. Roll Call

Attendee Name	Title	Status	Arrived
Johnna Balk	Mayor Pro-Tem	Present	
Joe LaRussa	Mayor	Present	
Kevin Parkins	Councilmember	Present	
Steve Schneemann	Councilmember	Present	
Maria Taylor	Councilmember	Present	

City Administration Present:

City Manager, David Murphy
City Clerk, Meaghan K. Bachman
DPW Superintendent, Josh Leach
City Attorney, Joellen Shortley
City Engineer Representative OHM, Austin Downie

2. Pledge of Allegiance

3. Public Comment

Joseph Nosnow, 32900 Grand River Avenue, expressed concern about visibility and driver compliance at the pedestrian crossing discussed in connection with a flashing beacon.

Mike Sweeney, an Emergency Preparedness Commission member, recognized National Preparedness Month, distributed preparedness materials, and encouraged residents to prepare their vehicles and households for winter and extended power outages. He demonstrated a portable battery power station as an option for residents unable to use an outdoor generator and announced upcoming community preparedness outreach.

Chuck Frost, 23660 Cass Ave., described concerns about a voter registration address discrepancy and a letter that was submitted to City Council.

Susan Kramer, 24105 Twin Valley Court, urged Council to prohibit electric bicycles on sidewalks. She described close encounters while walking, expressed concern about injuries to older pedestrians, and questioned how restrictions would be enforced.

4. Approval of Items on the Consent Agenda

- A. City of Farmington Minutes
- B. Farmington Public Safety Monthly Report
- C. Quarterly Investment Report
- D. DDA Resignation

Motion by Balk

Seconded by Parkins

Resolved, move to approve the items on the consent agenda as presented.

Motion carried unanimously 5-0

5. Approval of Regular Agenda

Motion by Balk

Seconded by Taylor

Resolved, move to approve the regular agenda as presented.

Motion carried unanimously 5-0

6. Presentation/Public Hearings**A. Main Street Connected Check Presentation for Table 42**

DDA Director, Jessica Westendorf introduced representatives of MSU Federal Credit Union, Main Street Oakland County, and Table 42 for a Main Street Connected grant presentation. The matching grant program assists small businesses with technology improvements, including point-of-sale systems, reservations, accounting, marketing, and cybersecurity. A Table 42 representative described the planned downtown restaurant, anticipated opening the following month, and explained that the grant would support its business technology systems. Council thanked the partners for supporting downtown businesses.

B. Historical Commission Annual Report

Historical Commission Chair Jill Keller presented the annual report, noting twelve meetings during the reporting year, a full membership of seven members and two alternates, and expanded work in preservation, public education, documentation, and Mansion activities.

Co-chair Kevin Russom reviewed the new historical marker at the Farmington Civic Theater and plans to expand the marker program to other significant downtown buildings. He also described development of an interactive historical website and map, including photographs of approximately 130 properties and opportunities for owners to contribute property histories. The Commission is working with Farmington Hills on the mapping platform.

Keller reviewed historical house plaques, the successful Founders Festival pre-party, and Commission support for the Governor Warner Mansion improvements. Future priorities include completing the website, expanding historical markers, exploring fundraising, and continuing community education. Council praised the Commission's renewed activity and suggested consulting the library's Heritage Room as the website develops.

C. DTE

DTE representatives Daniel Mahoney, Rafael Ramirez, and Liz Vogel discussed recent power outages, storm restoration, and planned reliability investments. Mahoney reviewed severe weather during 2026 and explained that limited advance warning of the July 3 storm, extensive tree damage, and competing demand for mutual-aid crews affected restoration efforts. He described improvements in storm preparation, field coordination, and restoration procedures.

Councilmember Taylor asked about outage credits and requested that DTE convey a recommendation for compensation more closely reflecting residents' food losses during extended or repeated outages. DTE explained that qualifying credits are applied automatically and function as a utility penalty rather than reimbursement for actual losses.

Mayor LaRussa asked DTE to explore innovative measures, such as distributed storage or assistance with backup power, to reduce the impact on residents. He emphasized the importance of accurate restoration estimates and reliable customer communications, asked about automation technology, and requested continued attention to the Farmington 5 and Drake 5 circuits. Council thanked DTE for their continued coordination with the City.

7. New Business**A. RCOC Road Maintenance Agreement**

Motion by Taylor
Seconded by Balk

Resolved, move to renew the Farmington Road 2026–2027 Maintenance Agreement with the Road Commission for Oakland County and allow City Administration to execute the contract documents reimbursing the City of Farmington up to \$28,267.09 for the maintenance.

Roll Call Vote:
Yeas: Balk, LaRussa, Parkins, Schneemann, Taylor
Nays: None

Motion carried unanimously 5-0

B. Allow the Use of Fintech for Farmington Civic Theater Bar

Civic Theater General Manager Clare Cooney requested authorization to use Fintech for wholesale alcohol payments, orders, and deliveries. She explained that electronic payment is required for these transactions and that the distributors contacted use Fintech.

Motion by Balk
Seconded by Taylor

Resolved, move to allow the use of Fintech for all wholesale alcohol-related payments, orders, and deliveries for the bar in the Farmington Civic Theater.

Motion carried unanimously 5-0

C. Nine-Mile Retention Basin Control Panel Replacement

Superintendent Leach presented the Oakland County Water Resources Commissioner's recommendation to replace the retention basin control panel and related equipment. The existing programmable logic controller is approximately fifteen years old, and replacement parts are becoming difficult to obtain. The project includes conversion from 120-volt AC to 24-volt DC controls to improve staff safety and meet current standards. Leach explained the operational and SCADA integration advantages of using the recommended controls vendor.

Motion by Taylor
Seconded by Balk

Resolved, move to authorize the Oakland County Water Resources Commissioner to replace the control panel and related equipment at the Nine-Mile Retention Basin for an amount not to exceed \$160,000.

Roll Call Vote:
Yeas: LaRussa, Parkins, Schneemann, Taylor, Balk
Nays: None

Motion carried unanimously 5-0

D. Special Event Application for Holly Days Including Light Up the Grand

Annette Compo presented plans for Holly Days and the Light Up the Grand Parade on December 5, 2026. Activities include holiday entertainment, Gift, Greens and Giving Market, partnerships with downtown businesses and community organizations, and new gingerbread and wreath contests. She discussed plans for a larger Christmas tree and requested the customary City services and road closures for the parade.

Council thanked the organizers and volunteers. Councilmember Taylor suggested considering the Art Park for the larger tree, maintaining closer spacing between parade groups, and providing additional lighting at the Governor Warner Mansion during setup. Members encouraged continued coordination and offered volunteer support.

Motion by Balk
Seconded by Taylor

Resolved, move to approve the special event application for the 2026 Holly Days and Light Up the Grand Parade on December 5, 2026.

Motion carried unanimously 5-0

E. Discuss E-Bike Draft Ordinance

City Manager Murphy and the City Attorney reviewed draft alternatives addressing electric bicycles in City parks, a downtown restriction, and a citywide sidewalk restriction. The attorney discussed regional interest in the issue, evolving state legislation, difficulties distinguishing vehicle classifications, and the need to clarify enforcement and penalties. The alternatives were presented for discussion; Council was not adopting an ordinance at this meeting.

Councilmember Schneemann asked for clarity about which devices each alternative would regulate and suggested using an existing district map to define the downtown area. Mayor LaRussa requested consideration of incorporating state vehicle definitions by reference, coordinating the proposal with existing skateboard restrictions, and consolidating the downtown provisions into a clear “walk your wheels” requirement. Council and staff discussed whether violations could be treated as civil infractions; the attorney indicated that further review was needed.

Councilmember Taylor conveyed the Pathways Committee’s support for walking wheels downtown and its opposition to broad prohibitions on electric bicycles in parks and on sidewalks outside downtown. The Committee requested that Public Safety examine provisions requiring care around pedestrians, including yielding and audible warnings. Council also noted DDA support for a downtown restriction.

Mayor Pro-Tem Balk emphasized courteous communication, audible warnings, and protection of pedestrians throughout the City. Taylor supported a downtown requirement but expressed concern that a citywide sidewalk prohibition could force riders onto higher-speed roads. She encouraged long-term consideration of bicycle facilities. Schneemann supported the downtown requirement and restrictions on electric bicycles in parks and on other City sidewalks, emphasizing pedestrian safety and the availability of lower-speed residential routes. Councilmember Parkins favored initially implementing a clearly defined downtown requirement, evaluating its effectiveness, and avoiding broader restrictions before additional experience and guidance were available.

Mayor LaRussa supported the downtown requirement and a restriction in parks, while encouraging longer-term planning for safe bicycle and pedestrian space along major corridors. Council discussed distinguishing park paths from roads and other park areas. A majority supported bringing forward a downtown “walk your wheels” ordinance for first reading; park restrictions remained a subject for further discussion. No formal motion or ordinance adoption occurred.

F. Oakland County Transportation Grant

City Manager Murphy reported that the City had received an additional Oakland County transportation grant for two pedestrian shelters, following the earlier grant for three locations. Treasurer Chris Weber had pursued the additional funding. The new award provides \$36,000 in County funding with a \$9,000 City match for shelters at Oakland and Grand River and in front of the Brookdale Condominiums on Grand River.

Motion by Taylor

Seconded by Balk

Resolved, move to accept and approve the use of the Oakland County Transportation grant funds to construct two pedestrian shelters, one at Oakland and Grand River and the other in front of Brookdale Condominiums on Grand River.

Roll Call Vote:

Yeas: Parkins, Schneemann, Taylor, Balk, LaRussa

Nays: None

Motion carried unanimously 5-0

8. Public Comment

Devon Schwalm, 25668 Rutledge Crossing, Farmington Hills, supported walking wheels downtown and urged Council to distinguish legal Class 1, 2, and 3 electric bicycles from electric mopeds and motorcycles. He expressed concern about youth operation and unsafe riding, including wheelies, and recommended waiting for further state action before prohibiting electric bicycles on all sidewalks. He also urged that any park restriction preserve access on park roads and parking areas.

9. City Council Comments

Mayor LaRussa announced an October 18th event from 2:00 to 4:00 p.m. at Fired & Fused benefiting the sister city (Vacri, Italy) committee. Glass pieces created during a visiting Venetian glassblower's demonstration would be available through a raffle or advance purchase. He recognized October as Italian American Heritage Month, noted the anniversary of the delegation's visit from the sister city, and thanked the business and committee for organizing the event.

10. Adjournment

Motion by Taylor
Seconded by Balk

Resolved, move to adjourn the meeting at 9:16 PM.

Motion carried unanimously 5-0

Joe LaRussa, Mayor

Meaghan K. Bachman, City Clerk



City Council Meeting
6:00 p.m., October 5, 2026
Conference Room
23600 Liberty Street, Farmington, MI 48335

REGULAR MEETING MINUTES

A meeting of the Farmington City Council was held on October 5, 2026 in the Conference Room at 23600 Liberty Street, Farmington, Michigan.

The meeting was called to order at 6:02 PM by Mayor LaRussa.

1. Roll Call

Attendee Name	Title	Status	Arrived
Johnna Balk	Mayor Pro-Tem	Present	
Joe LaRussa	Mayor	Present	
Kevin Parkins	Councilmember	Present	
Steve Schneemann	Councilmember	Present	
Maria Taylor	Councilmember	Present	

City Administration Present:

City Manager David Murphy
City Clerk Meaghan K. Bachman
Finance Director/Treasurer Chris Weber
City Attorney Tom Schultz

2. Approval of Agenda

Motion by Balk
Seconded by Taylor

Resolved, move to approve the agenda.

Motion carried unanimously 5-0

3. Public Comment

No members of the public spoke.

4. Resolution Approving the Farmington Place Act 381 Combined Brownfield Plan

Finance Director Weber introduced the plan for Farmington Place, 32900 Grand River Avenue. Approximately \$8.7 million in eligible activities includes \$7.9 million for building, sidewalk, and parking improvements and \$800,000 for Riverwalk Trail and related nonmotorized infrastructure improvements. The developer and Brownfield Redevelopment Authority would initially fund their respective activities and receive reimbursement through tax increment capture. An additional \$1.3 million for public improvements could become available if taxable value growth exceeds the plan's three-percent projection. The Brownfield Redevelopment Authority recommended approval following its review and public hearing; no public comments were offered at the hearing.

Scott Frye of Jonathan Rose Companies and Max Langenbach of Pante Moran described the rehabilitation and long-term preservation of the senior housing development. Of 153 units, 152 are income-restricted, with income limits ranging from 40 to 80 percent of area median income and averaging 60 percent. The proposed \$8–10 million investment includes apartment interiors, appliances, cabinetry, countertops, flooring, lighting, plumbing fixtures, and mechanical systems. The project would preserve affordability for at least thirty years. Brownfield consultant Eric Helzer participated remotely and addressed financing and eligible activities.

Motion by Balk

Seconded by Taylor

Resolved, move to adopt the resolution approving the Farmington Place, 32900 Grand River Avenue, Act 381 Combined Brownfield Plan to conduct MSHDA Housing Activities.

Roll Call Vote:

Yeas: Balk, LaRussa, Parkins, Schneemann, Taylor

Nays: None

Motion carried unanimously 5-0

5. Second Reading of Zoning Ordinance Amendments to Parking Requirements and Gross Usable Area

Staff reported that the amendments were unchanged from the first reading. They reduce parking requirements for studio and one-bedroom apartments in the Central Business District and revise the area used to calculate parking requirements to exclude items such as stairways and common hallways. Council expressed interest in extending parking reforms beyond downtown. Staff indicated that broader changes could be reviewed through the Parking Committee and Planning Commission; Council proceeded with the amendments before it.

Motion by Taylor

Seconded by Balk

Resolved, move to approve the second reading of amendments to Chapter 35, Article 7, Section 35-105; Article 14, Section 36-172 and Article 21, Section 35-252 of the Zoning Ordinance.

Roll Call Vote:

Yeas: Balk, LaRussa, Parkins, Schneemann, Taylor

Nays: None

Motion carried unanimously 5-0

6. Appoint MML Delegate

Motion by Taylor
Seconded by Balk

Resolved, move to appoint Mayor Joe LaRussa as Farmington's delegate for the annual MML meeting October 6–9, 2026, and Councilmember Steve Schneemann as alternate.

Motion carried unanimously 5-0

7. Budget Amendment 1

Weber explained that the amendment carries previously approved, unfinished projects from the prior fiscal year into the current budget. All projects had previously been approved by Council.

Motion by Balk
Seconded by Taylor

Resolved, move to adopt Budget Amendment Resolution No. 1, amending the Fiscal Year 2026–27 Budget.

Roll Call Vote:

Yeas: Balk, LaRussa, Parkins, Schneemann, Taylor

Nays: None

Motion carried unanimously 5-0

8. Budget Amendment 2

Weber explained that the amendment increases funding for the Farmington Hills emergency medical services contract by \$11,000, from the \$289,000 budget estimate to the agreed contract amount of \$300,000.

Motion by Taylor
Seconded by Balk

Resolved, move to adopt Budget Amendment Resolution No. 2, amending the Fiscal Year 2026–27 Budget.

Roll Call Vote:

Yeas: Balk, LaRussa, Parkins, Schneemann, Taylor

Nays: None

Motion carried unanimously 5-0

9. Budget Amendment 3

Weber explained that the amendment increases capital funding for Farmington Civic Theater seating and installation from \$30,000 to \$40,000. The additional \$10,000 would come from the Capital Improvement Fund.

Motion by Balk

Seconded by Taylor

Resolved, move to adopt Budget Amendment Resolution No. 3, amending the Fiscal Year 2026–27 Budget.

Roll Call Vote:

Yeas: Balk, LaRussa, Parkins, Schneemann, Taylor

Nays: None

Motion carried unanimously 5-0

10. Budget Amendment 4

Weber reviewed the funding needed for Governor Warner Mansion improvements, including previously approved asbestos abatement and rehabilitation and for the green façade and engineering oversight. It also adjusts funding for the Shiawassee Path, tree inventory and management, Smart Cities initiatives, and downtown parking lot work.

Councilmember Schneemann asked for clarification of the motion's reference to the supporting resolution. Staff confirmed that the resolution supplies the detailed changes and that the green façade costs would return to Council for separate approval.

Motion by Balk

Seconded by Taylor

Resolved, move to adopt Budget Amendment Resolution No. 4, amending the Fiscal Year 2026–27 Budget.

Roll Call Vote:

Yeas: Balk, Parkins, Schneemann, Taylor

Nays: LaRussa

Motion carried 4-1

11. Budget Amendment 5

Weber explained that the amendment adds \$45,000 for two additional bus stop improvements under the Access to Transit grant, including \$36,000 in grant funding and a \$9,000 City match. Council requested correction of a copied reference to Amendment No. 3 within the resolution so that it consistently identifies Amendment No. 5.

Motion by Balk
Seconded by Taylor

Resolved, move to adopt Budget Amendment Resolution No. 5, amending the Fiscal Year 2026–27 Budget.

Roll Call Vote:
Yeas: Balk, LaRussa, Parkins, Schneemann, Taylor
Nays: None
Motion carried unanimously 5-0

12. Financial Discussion

City Manager Murphy introduced a discussion of future funding as the additional three-mill taxing authority approved in 2018 approaches expiration. City Attorney Tom Schultz and Miller Canfield Attorneys reviewed two principal options: a charter amendment similar to the 2018 proposal or a Headlee override to restore a portion of the City's rolled-back operating millage.

The legal team explained the differences in process, purpose, and ballot language. A charter amendment would require state review, while a Headlee override would follow the millage proposal process.

Councilmember Schneemann stated for the record that he would support proceeding in substantially the same manner as in 2018. Members discussed the value of a defined term, explaining completed projects, and demonstrating how additional revenue would be used.

Discussion indicated a majority preference to continue developing a charter amendment similar to the existing measure and to target the November 2027 election. No formal ballot resolution was adopted; final language, rate, and term remained to be determined.

Council reviewed the effect of the expiring millage on the General Fund forecast. Weber explained that retirement of OPEB debt in 2033–34 could free revenue for operations and that future surpluses could potentially reduce unfunded pension liability. Council requested an updated forecast showing continuation of the millage, retirement of OPEB debt, and accelerated pension funding to illustrate the longer-term effect on operating finances. No formal action was taken.

13. Other Business

A. Purchase of Two Bus Shelters

Murphy requested approval of a \$27,900 quote from Brasco for two bus shelters under the previously accepted transit grant. The overall \$45,000 project includes the shelters and associated concrete work, with \$36,000 in grant funding and a \$9,000 City match.

Motion by Balk
Seconded by Taylor

Resolved, move to approve the purchase of two bus shelters from Brasco for \$27,900.

Roll Call Vote:
Yeas: Balk, LaRussa, Parkins, Schneemann, Taylor
Nays: None
Motion carried unanimously 5-0

B. Water and Sewer Connection Fee Payment Options

Weber asked if Council would consider allowing developers to pay water and sewer connection fees over several years through an interest-bearing agreement. He cited Novi's installment approach and the substantial initial cost for multiunit developments. Council was receptive to further review and requested appropriate interest, payment terms, enforcement, and protection against transferring unpaid developer obligations to subsequent homeowners or occupants. Staff and counsel would review the required authority and return with a proposal. No payment policy or individual agreement was approved.

14. Public Comment

No members of the public spoke.

15. Council Comment

Councilmember Schneemann referred to a reported September 30, 2026 incident in Farmington Hills in which a child leaving a school bus was struck by an e-bike on a sidewalk. He expressed concern about pedestrian safety and reiterated his support for prohibiting motorized vehicles on City sidewalks.

Mayor Pro Tem Balk described repeated encounters with fast-moving e-bikes on Grand River sidewalks and concerns about riders failing to yield or provide advance warning. She supported continued attention to pedestrian safety. No additional ordinance action was taken.

16. Adjournment

Motion by Balk

Seconded by Taylor

Resolved, move to adjourn the meeting at 8:08 PM.

Motion carried unanimously 5-0

Joe LaRussa, Mayor

Meaghan K. Bachman, City Clerk

CITY OF FARMINGTON - MONTHLY PAYMENTS REPORT

MONTH OF AUGUST 2026

FUND #	FUND NAME	AMOUNT:
101	GENERAL FUND	\$ 545,958.35
202	MAJOR STREET FUND	\$ 5,128.90
203	LOCAL STREET FUND	\$ 11,660.57
204	MUNICIPAL STREET FUND	\$ 76.72
247	CAPITAL IMPROVEMENT FUND	\$ 33.09
401	CAPITAL IMPROVEMENT MILLAGE	\$ 9,305.29
592	WATER & SEWER FUND	\$ 262,385.75
595	FARMINGTON COMMUNITY THEATER FUND	\$ 28,130.06
640	DPW EQUIPMENT REVOLVING FUND	\$ 5,819.01
701	AGENCY FUND	\$ 2,643.00
736	PUBLIC EMPLOYEE HEALTH CARE FUND	\$ 46,534.47
TOTAL CITY PAYMENTS ISSUED:		\$ 917,675.21
136	47TH DISTRICT COURT FUND	\$ 683,209.48
244	CORRIDOR IMPROVEMENT AUTHORITY FUND	\$ 1,851.02
248	DOWNTOWN DEVELOPMENT AUTHORITY FUND	\$ 120,669.92
TOTAL OTHER ENTITIES PAYMENTS ISSUED:		\$ 805,730.42
TOTAL PAYMENTS ISSUED		\$ 1,723,405.63

A detailed Monthly Payments Report is on file in the Treasurer's Office.

CITY OF FARMINGTON - ACH PAYMENTS REPORT

MONTH AUGUST 2026

TRANSFER	TRANSFER TO:	DESCRIPTION:	AMOUNT:
Agency Tax	Farmington Public Schools	Tax Payment #1	603,975.64
Agency Tax	Oakland County	Tax Payment #1	1,162,492.41
Agency Tax	Farmington Comm. Library	Tax Payment #1	67,320.95
Agency Tax	Farmington Public Schools	Tax Payment #2	155,802.75
Agency Tax	Oakland County	Tax Payment #2	287,126.60
Agency Tax	Farmington Comm. Library	Tax Payment #2	17,767.75
Agency Tax	Farmington Public Schools	Tax Payment #3	87,507.81
Agency Tax	Oakland County	Tax Payment #3	188,659.81
Agency Tax	Farmington Comm. Library	Tax Payment #3	11,717.46
Agency Tax	Farmington Public Schools	Tax Payment #4	277,003.65
Agency Tax	Oakland County	Tax Payment #4	492,989.32
Agency Tax	Farmington Comm. Library	Tax Payment #4	29,582.73
Agency Tax	Farmington Public Schools	Tax Payment #5	371,264.80
Agency Tax	Oakland County	Tax Payment #5	633,446.25
Agency Tax	Farmington Comm. Library	Tax Payment #5	38,346.00
General Fund	Chase (Payroll Acct)	Direct Deposit Payroll	278,423.47
General Fund	Federal Gov't	W/H & FICA Payroll	145,571.49
General Fund	MERS	Retirement Plans	203,972.17
General Fund	Total Administrative Services Corp.	Flexible Spending Accounts	2,484.50
TOTAL CITY ACH TRANSFERS:			630,451.63
Court Fund	Chase (Payroll Acct)	Direct Deposit Payroll	109,930.85
Court Fund	Federal Gov't	W/H & FICA Payroll	72,364.17
Court Fund	Total Administrative Services Corp.	Flexible Spending Accounts	1,959.98
Court Fund	MissionSquare	Retirement Plans	12,082.79
Court Fund	Western Michigan Health Insurance Plan	Medical Insurance	17,733.89
TOTAL OTHER ENTITIES ACH TRANSFERS:			214,071.68

Note- Payroll related items come from monthly cash spreadsheet. Tax info comes from vendor files.

Vendor Files:

County - 6039

School - 5176

Library - 5165

CITY OF FARMINGTON - MONTHLY PAYMENTS REPORT

MONTH OF SEPTEMBER 2026

FUND #	FUND NAME	AMOUNT:
101	GENERAL FUND	\$ 336,125.78
202	MAJOR STREET FUND	\$ 5,823.39
203	LOCAL STREET FUND	\$ 19,879.82
204	MUNICIPAL STREET FUND	\$ 75.75
247	CAPITAL IMPROVEMENT FUND	\$ 13.48
401	CAPITAL IMPROVEMENT MILLAGE	\$ 750,107.93
592	WATER & SEWER FUND	\$ 408,215.85
595	FARMINGTON COMMUNITY THEATER FUND	\$ 23,674.91
640	DPW EQUIPMENT REVOLVING FUND	\$ 9,582.49
701	AGENCY FUND	\$ 2,515.00
703	CURRENT TAX COLLECTION FUND	\$ 39,807.17
736	PUBLIC EMPLOYEE HEALTH CARE FUND	\$ 6,809.19
	TOTAL CITY PAYMENTS ISSUED:	\$ 1,602,630.76
136	47TH DISTRICT COURT FUND	\$ 26,800.13
244	CORRIDOR IMPROVEMENT AUTHORITY FUND	\$ 1,347.35
248	DOWNTOWN DEVELOPMENT AUTHORITY FUND	\$ 173,751.75
	TOTAL OTHER ENTITIES PAYMENTS ISSUED:	\$ 201,899.23
	TOTAL PAYMENTS ISSUED	\$ 1,804,529.99

A detailed Monthly Payments Report is on file in the Treasurer's Office.

CITY OF FARMINGTON - ACH PAYMENTS REPORT

MONTH SEPTEMBER 2026

TRANSFER

FROM:	TRANSFER TO:	DESCRIPTION:	AMOUNT:
Agency Tax	Farmington Public Schools	Tax Payment #6	349,868.03
Agency Tax	Oakland County	Tax Payment #6	714,430.26
Agency Tax	Farmington Comm. Library	Tax Payment #6	43,576.22
Agency Tax	Farmington Public Schools	Tax Payment #7	1,052,962.91
Agency Tax	Oakland County	Tax Payment #7	3,273,772.72
Agency Tax	Farmington Comm. Library	Tax Payment #7	204,683.03
Agency Tax	Farmington Public Schools	Tax Payment #8	4,843.78
Agency Tax	Oakland County	Tax Payment #8	11,648.44
Agency Tax	Farmington Comm. Library	Tax Payment #8	736.70
General Fund	Chase (Payroll Acct)	Direct Deposit Payroll	271,357.30
General Fund	Federal Gov't	W/H & FICA Payroll	95,128.60
General Fund	MERS	Retirement Plans	165,075.93
General Fund	Total Administrative Services Corp.	Flexible Spending Accounts	2,584.50
TOTAL CITY ACH TRANSFERS:			534,146.33
Court Fund	Chase (Payroll Acct)	Direct Deposit Payroll	109,774.45
Court Fund	Federal Gov't	W/H & FICA Payroll	37,323.07
Court Fund	Total Administrative Services Corp.	Flexible Spending Accounts	1,959.98
Court Fund	MissionSquare	Retirement Plans	12,080.64
Court Fund	Western Michigan Health Insurance Plan	Medical Insurance	19,351.57
TOTAL OTHER ENTITIES ACH TRANSFERS:			180,489.71



Farmington Public Safety Department

Public Safety Director Bob Houhanisin

September 2026 Public Safety Incidents

Customer Trouble:

Ongoing issue reported at the Worldwide Shopping Plaza involving groups of individuals congregating throughout the property. Customers are reportedly littering cigarette butts on the ground in front of neighboring businesses, creating a cleanliness and property-management concern. Groups of individuals have also been observed hanging out on the corners of the complex, in the parking lot, and in areas near neighboring businesses. At the time of the report, approximately 5–6 adults were loitering in the parking lot, smoking. The individuals had reportedly been asked to leave the property but refused to do so. Their continued presence and refusal to leave are contributing to ongoing concerns for neighboring businesses, customers, and overall property conditions. Officers were requested to address the group and have them leave the property.

Suspicious Person:

There is an ongoing concern involving the same adult male, described as a BM with a beard, who has reportedly been repeatedly approaching and harassing young females in the downtown area. The females have reported that the subject continues to ask them how old they are while they are walking or driving through the area. The subject is reportedly associated with a navy-colored older-model Buick, possibly a 2005 Crown Victoria. The vehicle has reportedly been seen repeatedly circling throughout the downtown area, raising additional concern due to the continued encounters with young females. Officers were unable to locate the vehicle downtown. The case has been referred to the detective bureau for review.

Fraud:

On September 11th, a resident came to the front desk to report a fraud. The resident advised they received a text message from an unknown number stating they had an outstanding balance with Apple and provided a phone number to call. The victim called the phone number and provided them with their personal information. They were advised to go to the bank and withdraw a large sum of cash and take it to a bitcoin ATM. The victim complied and deposited the cash into a Bitcoin ATM in Farmington Hills. The case is currently being investigated by the Detective Bureau.

Operating under the influence of alcohol / Child Endangerment:

On September 14th, at approximately 02:15 a.m., officers observed a vehicle traveling on M5 without taillights and conducted a traffic stop. During the investigation, officers determined the driver was operating the vehicle under the influence of alcohol. The driver was arrested without incident. A 2-year-old child was also present in the vehicle and was later released into the care of their father.

Possess/Receive Stolen Vehicle:

On September 16th, at approximately 09:10 p.m., officers were made aware of a stolen vehicle that had been picked up by LPR cameras headed westbound Grand River entering Farmington City. An officer located the vehicle in question while it was driving through downtown. The officer initiated a traffic stop, and the driver (41 YO B/F) was taken into custody without incident. The vehicle had been



purchased fraudulently out of another jurisdiction. The driver was transported to the station and interviewed. The case has been forwarded to OCPO for review.

Operating While Intoxicated/Child Endangerment:

On September 27th, at approximately 00:15 a.m., a Sergeant observed a possible OWI vehicle in the area of Freedom Rd and Farmington Rd. The Sergeant followed the vehicle westbound Freedom and observed various indicators of intoxication. The Sergeant initiated a traffic stop on the vehicle at Freedom Rd and Grand River Ave. Contact was made with the driver (41 YO W/F), and several indicators of intoxication were present. The sergeant observed a child asleep in the back seat, laying across both rear seats unrestrained. The sergeant conducted standardized field sobriety tests on the driver, who was subsequently placed under arrest for OWI/Child Endangerment. The driver was transported to the station where a search warrant was obtained for a blood test. The case is to be forwarded to the county prosecutor pending her blood alcohol results.

CALL TYPE & QUANTITY				
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TOTAL CALLS	TRAFFIC STOPS	MEDICALS	FIRE CALLS	CRASHES
592	172	65	13	20

OWI	OUID	DWLS	WARRANT	FELONY
5	0	7	17	3



DEPARTMENT OF PUBLIC WORKS QUARTERLY RPT.
JULY THROUGH SEPTEMBER 2026

Pay Code ID	Distribution	Reg Hours	Reg Gross	Ot Hours	OT Gross	Gross
BUILDINGS & GROUNDS	101-265.00-706.000	512.00	11,830.00	0.00	0.00	11,830.00
BUILDINGS & GROUNDS, OVERTIME	101-265.00-709.000	0.00	0.00	21.00	971.92	971.92
CEMETERIES	101-276.00-706.000	142.25	4,605.56	0.00	0.00	4,605.56
CEMETERIES, OVERTIME	101-276.00-709.000	0.00	0.00	5.75	287.82	287.82
SAFETY INSPECTION	101-371.00-930.001	6.25	208.72	0.00	0.00	208.72
PUBLIC WORKS	101-441.00-706.000	438.25	14,311.26	0.00	0.00	14,311.26
PUBLIC WORKS, OVERTIME	101-441.00-709.000	0.00	0.00	150.00	7,434.27	7,434.27
DDA	101-442.00-706.000	138.75	4,641.64	0.00	0.00	4,641.64
DDA, OVERTIME	101-442.00-709.000	0.00	0.00	9.00	464.04	464.04
PARKING LOTS	101-443.00-706.000	111.00	3,682.90	0.00	0.00	3,682.90
PARKING LOTS, overtime	101-443.00-709.000	0.00	0.00	8.00	391.90	391.90
SIDEWALKS	101-444.00-706.000	137.75	4,468.76	0.00	0.00	4,468.76
RUBBISH-RECYCLING COLLECTION	101-528.00-706.000	4.50	143.28	0.00	0.00	143.28
PARKS	101-751.00-706.000	597.00	19,435.18	0.00	0.00	19,435.18
PARKS, OVERTIME	101-751.00-709.000	0.00	0.00	105.25	5,297.62	5,297.62
WARNER HOME	101-804.00-706.000	65.50	2,182.33	0.00	0.00	2,182.33
ROUTINE MAINTENANCE, MAJOR STREETS	202-463.00-706.000	388.00	12,572.55	0.00	0.00	12,572.55
ROUTINE MAINTENANCE, MAJOR STREETS, OVERTIME	202-463.00-709.000	0.00	0.00	15.50	782.50	782.50
TRAFFIC SERVICES MAINTENANCE, MAJOR STREETS	202-474.00-706.000	75.25	2,560.24	0.00	0.00	2,560.24
TRAFFIC SERVICES MAINTENANCE, MAJOR STREETS, OVERTIME	202-474.00-709.000	0.00	0.00	24.50	1,259.15	1,259.15
SURFACE MAINTENANCE, TRUNK	202-486.00-706.000	6.75	221.18	0.00	0.00	221.18
SWEEP & FLUSH, TRUNK	202-488.00-706.000	8.25	261.18	0.00	0.00	261.18
SWEEP & FLUSH, TRUNK	202-488.00-709.000	0.00	0.00	10.50	511.83	511.83
GRASS TRUNK,	202-493.00-706.000	24.25	777.47	0.00	0.00	777.47
ROUTINE MAINTENANCE, COUNTY ROAD	202-508.00-706.000	6.00	193.74	0.00	0.00	193.74
ROUTINE MAINTENANCE, COUNTY ROAD, OVERTIME	202-508.00-709.000	0.00	0.00	3.50	172.35	172.35
TRAFFIC SERVICE MAINT, MAJOR	202-511.00-706.000	0.00	0.00	0.00	0.00	0.00
TRAFFIC SERVICE MAINT, MAJOR, OVERTIME	202-511.00-709.000	0.00	0.00	7.75	375.37	375.37
ROUTINE MAINTENANCE, LOCAL STREETS	203-463.00-706.000	648.50	21,064.70	0.00	0.00	21,064.70
ROUTINE MAINTENANCE, LOCAL STREETS, OVERTIME	203-463.00-709.000	0.00	0.00	12.50	648.67	648.67
TRAFFIC SERVICES MAINTENANCE, LOCAL STREETS	203-474.00-706.000	8.75	301.58	0.00	0.00	301.58
TRAFFIC SERVICES MAINTENANCE, LOCAL STREETS, OVERTIME	203-474.00-709.000	0.00	0.00	9.00	441.89	441.89
SUPERVISION, WATER/SEWER	592-620.00-706.000	11.00	2,896.36	0.00	0.00	2,896.36
TRANSMISSION & DISTRIBUTION, WATER	592-621.00-706.000	151.25	4,961.59	0.00	0.00	4,961.59
TRANSMISSION & DISTRIBUTION, WATER, OVERTIME	592-621.00-709.000	0.00	0.00	0.75	36.23	36.23
SEWER LINES	592-622.00-706.000	396.25	12,732.71	0.00	0.00	12,732.71
SEWER LINES, OVERTIME	592-622.00-709.000	0.00	0.00	14.75	703.90	703.90
MAINTENANCE, METERS	592-623.00-706.000	17.75	609.81	0.00	0.00	609.81
MAINTENANCE, SEWAGE RETENTION FACILITY	592-625.00-706.000	90.50	2,980.58	0.00	0.00	2,980.58

MAINTENANCE, SEWER PUMPS	592-626.00-706.000	85.75	2,892.97	0.00	0.00	2,892.97
MAINTENANCE, SEWER PUMPS, OVERTIME	592-626.00-709.000	0.00	0.00	3.00	148.86	148.86
METER READINGS & UTILITY BILLING	592-632.00-706.000	72.75	2,386.73	0.00	0.00	2,386.73
MISCELLANEOUS CUSTOMER SERVICES	592-633.00-706.000	0.50	17.19	0.00	0.00	17.19
MAINTENANCE, GENERAL PLANT	592-666.00-706.000	7.25	251.27	0.00	0.00	251.27
INSPECTIONS, WATER/SEWER, MISS DIGS	592-671.00-706.000	119.25	4,084.16	0.00	0.00	4,084.16
INSPECTIONS, WATER/SEWER, MISS DIGS, OVERTIME	592-671.00-709.000	0.00	0.00	3.75	181.37	181.37
NEW WATER METERS	592-692.00-706.000	59.50	1,970.93	0.00	0.00	1,970.93
CAPITAL OUTLAY	640-000.00-706.000	174.75	5,825.77	0.00	0.00	5,825.77
Grand Totals:		5,280.00	170,589.60	404.50	20,109.69	190,699.29

CITY OF FARMINGTON
BUILDING DEPARTMENT

1st Quarter Report

July 1, 2026
through
September 30, 2026

Jeffrey Bowdell
Building Official
Building Inspector

FY 2026 - 27

MONTH	NEW HOMES		HOME REMODEL		SHEDS/GARAGE		COMMERCIAL REMODEL		COMMERCIAL BUILDING		INDUSTRIAL REMODEL	
	No. of Permits	Value	No. of Permits	Value	No. of Permits	Value	No. of Permits	Value	No. of Permits	Value	No. of Permits	Value
JULY	8	\$2,052,218	2	\$62,000	1	\$88,000	1	\$10,000	0	\$0	0	\$0
AUGUST	0	\$0	3	\$389,011.00	0	\$0	1	\$526,835	0	\$0.00	0	\$0
SEPTEMBER	0	\$0	1	\$70,000	1	\$45,000	1	\$875,000	0	\$0	0	\$0
OCTOBER												
NOVEMBER												
DECEMBER												
JANUARY												
FEBRUARY												
MARCH												
APRIL												
MAY												
JUNE												
TOTAL	8	\$2,052,218	6	\$521,011.00	2	\$133,000	3	\$1,411,835	0	\$0.00	0	\$0

NUMBER OF PERMITS ISSUED BY MONTH

FY 2026 - 27[illegible]

BUILDING PERMITS

	2026-2027		2025 - 2026		2024 - 2025	
MONTH	NUMBER OF PERMITS	FEES	NUMBER OF PERMITS	FEES	NUMBER OF PERMITS	FEES
JULY	58	\$41,050	28	\$22,115	45	\$23,102
AUGUST	45	\$21,605	62	\$42,365	25	\$15,800
SEPTEMBER	28	\$35,470	39	\$13,920	47	\$10,880
OCTOBER			49	\$31,275	49	\$11,380
NOVEMBER			48	\$34,405	30	\$20,190
DECEMBER			30	\$13,455	36	\$7,690
JANUARY			17	\$7,975	17	\$7,110
FEBRUARY			17	\$7,410	29	\$6,610
MARCH			33	\$8,660	30	\$23,305
APRIL			30	\$13,480	48	\$42,955
MAY			42	\$11,380	52	\$21,100
JUNE			51	\$25,975	51	\$31,340
TOTAL	131	\$98,125	446	\$232,415	459	\$221,462

ELECTRICAL PERMITS

	2026-2027		2025 - 2026		2024 - 2025	
MONTH	NUMBER OF PERMITS	FEES	NUMBER OF PERMITS	FEES	NUMBER OF PERMITS	FEES
JULY	38	\$5,187	36	\$10,014	27	\$2,038
AUGUST	44	\$11,510	42	\$3,657	34	\$3,091
SEPTEMBER	15	\$2,554	37	\$9,208	38	\$3,926
OCTOBER			39	\$4,902	49	\$4,659
NOVEMBER			26	\$2,752	25	\$2,081
DECEMBER			33	\$4,265	24	\$1,831
JANUARY			34	\$7,969	22	\$2,532
FEBRUARY			21	\$1,961	18	\$1,897
MARCH			18	\$1,505	16	\$1,434
APRIL			17	\$4,311	22	\$2,355
MAY			17	\$1,827	25	\$2,834
JUNE			24	\$2,269	36	\$6,227
TOTAL	97	\$19,251	344	\$54,640	336	\$34,905

MECHANICAL PERMITS

	2026-2027		2025-2026		2024-2025	
MONTH	NUMBER OF PERMITS	FEES	NUMBER OF PERMITS	FEES	NUMBER OF PERMITS	FEES
JULY	29	\$4,480	30	\$6,265	24	\$3,305
AUGUST	25	\$4,910	45	\$9,495	31	\$5,390
SEPTEMBER	17	\$5,645	12	\$2,055	14	\$2,244
OCTOBER			19	\$3,020	18	\$2,870
NOVEMBER			24	\$3,550	16	\$2,207
DECEMBER			28	\$7,595	21	\$3,050
JANUARY			18	\$2,955	19	\$2,875
FEBRUARY			33	\$5,080	16	\$2,286
MARCH			13	\$1,735	15	\$2,440
APRIL			23	\$4,160	20	\$2,960
MAY			16	\$2,580	27	\$5,290
JUNE			24	\$4,500	27	\$4,030
TOTAL	71	\$15,035	285	\$52,990	248	\$38,947

PLUMBING PERMITS

	2026-2027		2025 - 2026		2024 - 2025	
MONTH	NUMBER OF PERMITS	FEES	NUMBER OF PERMITS	FEES	NUMBER OF PERMITS	FEES
JULY	13	\$1,215	7	\$905	8	\$2,395
AUGUST	18	\$5,385	11	\$1,815	11	\$2,425
SEPTEMBER	10	\$1,575	7	\$1,335	12	\$2,155
OCTOBER			8	\$1,475	18	\$2,640
NOVEMBER			10	\$2,420	7	\$1,330
DECEMBER			9	\$1,810	7	\$875
JANUARY			14	\$4,650	10	\$1,820
FEBRUARY			8	\$1,235	14	\$1,760
MARCH			9	\$1,475	8	\$1,385
APRIL			15	\$5,370	8	\$1,015
MAY			14	\$2,811	32	\$11,067
JUNE			7	\$2,130	8	\$2,530
TOTAL	41	\$8,175	119	\$27,431	143	\$31,397

CODE ENFORCEMENT LOG

MONTH: July 2026

VIOLATIONS	METHOD OF CONTACT				
	PHONE	VERBAL	LETTER	WARNING TICKET	TOTAL
inoperable/com vehicle			1		1
Recreational Vehicles			2		2
Trash cans at curb					0
Streets / Sidewalks					0
Commercial Property Maint./Dumpster			3		3
Signs			1		1
Housing Code / Fire			1		1
Fences					0
Nuisances					0
Zoning: unapproved use			1		1
rats					
Work w/o permit			3		3
Blight: yard/outdoor			1		1
Animal Offenses					
Residential Prop maint					0
unauthorized use of bldg					
improper storage					0
Snow removal					0
Unregistered Rental			3		3
Leaves / trees /tall grass			18		18
Total	0	0	34	0	34

RESULTS						
COMPLIANCE	NON- COMPLIANCE	COURT	PENDING	CITY COUNCIL	ZONING BOARD	TOTAL
1						1
2						2
						0
						0
1			2			3
			1			1
			1			1
						0
						0
			1			1
						0
2			1			3
1						1
						0
						0
						0
						0
1			2			3
13	1		4			18
21	1	0	12			34

INSPECTIONS	
Gas Pressure Tests	0
Rough Building	11
Final Building	13
Foundation	1
Initial Compliance	0
Roof	8
Heating/Cooling	27
Fire Supression	1
Fireplace	0
Foreclosure	0
Total	61

PLAN REVIEW	
Signs	4
Buildings/addition	8
Fences	5
Decks	4
Hood Suppression	0
Demolition	0
Zoning Compliance	1
Total	22

CODE ENFORCEMENT LOG

MONTH: July 2026

[illegible]

CODE ENFORCEMENT LOG

MONTH: August 2026

VIOLATIONS	METHOD OF CONTACT				
	PHONE	Inspection	LETTER	WARNING TICKET	TOTAL
Automobiles					0
Recreational Vehicles					0
Trash/dumpster					0
Streets / Sidewalks			1		1
Comm. Property Maint.			1		1
Zoning Compliance					0
Unapproved use					0
Fences					0
Nuisances					
Shed/acc bldg					
Property Blight			2		2
Tall Grass/weeds			12		12
Leaves/bush/tree			1		1
Blight					0
Storage / Pods			1		1
Signs			2		2
rats					0
Unregistered Rental					0
Work w/o permit					0
Total	0	0	20	0	20

RESULTS						
COMPLIANCE	NON-COMPLIANCE	COURT	PENDING	CITY COUNCIL	ZONING BOARD	TOTAL
						0
						0
						0
1						1
			1			1
						0
						0
						0
						0
1			1			2
9			3			12
			1			1
						0
1						1
			2			2
						0
						0
						0
12			8			20

INSPECTIONS	
Gas Pressure Tests	1
Rough Building	11
Final Building	22
Foundation	0
Observable Component	0
Roof	12
Heating/Cooling	29
Fireplace	0
Foreclosures	0
Total	75

PLAN REVIEW	
Signs	2
Buildings	9
Fences	4
Decks	0
Hood Suppression	0
Demolition	0
Fire Repair	0
Pool	0
Demo	0
Total	15

CODE ENFORCEMENT LOG

MONTH: August 2026

COMPLAINTS:

CODE ENFORCEMENT LOG

MONTH: September 2026

VIOLATIONS	METHOD OF CONTACT				
	PHONE	Drive by	LETTER	WARNING TICKET	TOTAL
Automobiles			1		1
Recreational Vehicles					0
Trash/bag/dumpster left@curb					0
Streets / Sidewalks					0
Comm. Property Maint. Parking lot lights					
Signs					0
Nuisances					0
Fences					0
Exterior house lights					
Work w/o permit			2		2
Tree trimming/yard			1		1
Grass (over 8")			2		2
Comm. Prop					0
Noxious Weeds					0
Commercial Vehicle					0
Property Maintenance-housing					0
Blight/cars/outside junk					0
Unregistered Rental					0
Rodents					0
Total	0	0	6	0	6

RESULTS						
COMPLIANCE	NON-COMPLIANCE	COURT	PENDING	CITY COUNCIL	ZONING BOARD	TOTAL
1						1
						0
						0
						0
						0
						0
			2			2
			1			1
1	1					2
						0
						0
						0
						0
						0
						0
2	1	0	3			6

INSPECTIONS	
Gas Pressure Tests	2
Rough Building	12
Final Building	33
Foundation	0
Initial Compliance	1
Roof	8
Heating/Cooling	16
Fireplace	0
Foreclosures	0
Post Hole	9
Footing/sidewalk forms	0
Total	81

PLAN REVIEW	
Signs	3
Buildings	8
Fences	3
Decks	1
Hood Suppression	0
Demolition	0
Fire Repairs	0
Pool	0
Shed	0
Swim Club	0
Porch	1
Basement waterproofing	1
Total	17

CODE ENFORCEMENT LOG

MONTH: September 2026

[illegible]

**Farmington City Council
Staff Report**

**Council Meeting
Date:**
October 19, 2026

**Item
Number**

6A

Submitted by: Jess Westendorf, DDA Executive Director and David Murphy, City Manager

Agenda Topic: SAD (Special Assessment District) Renewal: Principal Shopping District

Proposed Motion:

Move to approve Resolution #2 determining the necessity of the assessment and scheduling the public hearing for November 16, 2026 regarding advisability of proceeding to establish the SAD (Principal Shopping District).

Background:

The Principal Shopping District (PSD) special assessment will expire at the end of the current fiscal year, June 30, 2027, after a five-year effective period. The PSD currently generates \$225,259 in the DDA District and is critical their operations. At the August 17, 2026 City Council Meeting, Council directed the City Manager and DDA Director to prepare a report and recommendation for City Council to consider PSD renewal.

The PSD study group and DDA Board of Directors hereby recommends a renewal of the Special Assessment as follows:

- Renewal Period: 5 years; July 1, 2027 through June 30, 2032
- Basis: Valuation as a percentage of the whole
- Annual Increase: 3.3%
- One time increase of \$10,000 in year one to support maintenance of new public space: Art Park Promenade.
- Addition of multifamily residential properties with 4 or more units, owned by the same individual or entity

Proposed Five-Year Assessment

Year	Fiscal Year	Total Assessment
Year 1	2027-28	\$242,016.77*
Year 2	2028-29	\$250,003.32
Year 3	2029-30	\$258,253.43
Year 4	2030-31	\$266,775.80
Year 5	2031-32	\$275,579.40

*Year 1 consists of a \$232,016.77 base plus \$10,000 for maintenance of newly added public spaces.

City and DDA Administration are requesting that the City Council adopt the second resolution to determining the necessity of the assessment and schedule the public hearing for November 16, 2026 regarding advisability of proceeding to establish the SAD (Principal Shopping District).

Materials:

- Recommendation by PSD Study Group
- Recommendation by DDA Board of Directors
- Resolution #2 determining the necessity of the assessment and scheduling the public hearing for November 16, 2026 regarding advisability of proceeding to establish the SAD (Principal Shopping District).
- Schedule for PSD Renewal, to include in the July 2027 tax bill



**Farmington Downtown Development Authority
Principal Shopping District
Special Assessment Renewal Recommendation
2027 - 2032**

HISTORY

The elimination of most school district property taxes because of Proposal A in 1994 diminished the effectiveness of tax increment financing as an economic development tool. The effects of Proposal A reduced the amount of revenues formerly received by the Farmington DDA.

Consequently, the Farmington City Council, under the authority of Public Act 120 of 1961, established a Principal Shopping District (PSD) Special Assessment for the purpose of funding **marketing and maintenance** functions of the Farmington Downtown Development Authority. While the PSD enabling legislation allows for a broader diversity of eligible expenditures, the DDA has preferred a more narrow scope of services to improve specificity and transparency of where funds are spent.

The last 5-year special assessment cycle was:

2022-2026 Special Assessment

Fiscal Year	Special Assessment
2022 / 1 st year	\$200,140
2023 / 2 nd year	\$206,144
2024 / 3 rd year	\$212,329
2025 / 4 th year	\$218,698
2026 / 5 th year	\$225,259

The 2022 version of the Special Assessment of the Principal Shopping District expires at the end of the current fiscal year on June 30, 2027. The PSD represents approximately twenty (20%) of the DDA's annual operating budget.

This expiration provided an opportunity to examine the activities that are funded by the Special Assessment, to investigate alternate scenarios for projects and funding and to develop a renewal recommendation.

A study group convened to complete those tasks. The group was comprised of representatives as follows:

- DDA Board Members/Business Development Committee: Todd Craft, James McLaughlan, Don Singleton, Joe Lordon
- DDA Executive Director Jess Westendorf

- Assistant City Manager & Director of Finance and Administration Chris Weber
- City Assessor Kim Feigley

PROCESS

The PSD study group met on May 5 and September 4, 2026. The following information was collected and presented:

- Discussion about the Downtown Development Authority and its funding sources, including Tax Increment Financing, Principal Shopping District, and 2-mill levy
- Discussion about the Principal Shopping District enabling legislation, a PSD Special Assessment and its uses
- Review of current special assessment methodology
- Review of top contributors to current special assessment
- Review and discussion of alternate special assessment methodologies
- Review of past and current functions and programs
- Discussion of recommendation

KEY FINDINGS

Key findings are described below:

- The Downtown Development Authority is an agency tasked with accomplishing projects and programs with a goal of revitalizing Downtown Farmington. The DDA participates in the Oakland County Main Street Program, a preservation-based revitalization strategy.
- The DDA is funded through various mechanisms, including tax increment financing, a special assessment and special event income.
- A community may create a Principal Shopping District if it is a city and the area under consideration is primarily commercial and contains a minimum of ten retail businesses. The Principal Shopping District must have a board if its activities are on-going as opposed to non-recurring. In the case of Farmington, the DDA and the PSD boundaries are the same and the Board Members are the same.
- A Special Assessment *may* be utilized to fund improvements, including, but not limited to, streets and walkways, public buildings, marketing and promotional campaigns, maintenance and security.
- The Special Assessment may be levied on non-tax-exempt real property, commercial property, and residential property with more than 4 units owned by the same entity.
- The current special assessment does not include residential property, but the future assessment will include residential properties with more than 4 units owned by the same entity as those properties also benefit from programming and maintenance funded by the special assessment. This affects one property today but creates a structure that can accommodate future multifamily development.
- Many formulas exist for determining the Special Assessment, including price per square foot and price per foot of frontage. In Farmington, the formula is based on valuation of a property in relation to the valuation of the district as a whole and represented as a percentage.
- Apply a 3.3% annual increase to address rising utility costs, contractor labor and other maintenance expenses.

- Expanded maintenance responsibilities: Add \$10,000 to the Year 1 assessment to support maintenance of new and improved public spaces, including the Farmington Road Streetscape, Dinan Park, Masons Corner and Art Park Promenade.

PRELIMINARY RECOMMENDATION

The study group entertained a series of questions as it considered the renewal of the PSD Special Assessment. The questions were:

- Should the study group recommend renewal of the PSD Special Assessment?
- How should the Special Assessment be structured?
- At what funding level should the Special Assessment be set and at what duration?
- What other changes are recommended by the study group?

The study group concurred that:

- The special assessment should be renewed in a five-year increment;
- Its basis should be on valuation as a percentage of the whole;
- The amount of the special assessment should be that of the current special assessment, increased by 3.3% annually over the renewal period, with an additional increase in the first year to support increased maintenance costs.
- Business impact: With the expanded assessment base, the increase to existing business properties is expected to be just over 3.3% in Year 1, followed by 3.3% in each subsequent year.

FINAL RECOMMENDATION

The PSD study group hereby recommends a renewal of the Special Assessment as follows:

- Renewal Period: 5 years; July 1, 2027 through June 30, 2032
- Basis: Valuation as a percentage of the whole
- Annual Increase: 3.3%

Proposed Five-Year Assessment

Year	Fiscal Year	Total Assessment
Year 1	2027-28	\$242,016.77*
Year 2	2028-29	\$250,003.32
Year 3	2029-30	\$258,253.43
Year 4	2030-31	\$266,775.80
Year 5	2031-32	\$275,579.40

**Year 1 consists of a \$232,016.77 base plus \$10,000 for maintenance of newly added public spaces.*

PROJECTS TO BE FUNDED

The DDA Board of Directors formulates and executes an annual work plan that is presented to the City Council as part of its annual budget. It is expected that the funds generated by any special assessment shall be allocated toward maintenance and marketing-related activities, as has been past practice. Such programs are: general maintenance, seasonal decorations, public space maintenance, marketing and advertisement, business assistance, retail promotions, public relations, volunteer recruitment and retention and public utilities.

Mission: To promote and enrich a vigorous downtown business and residential district while retaining and enhancing our Main Street atmosphere.



September 29, 2026

TO: DDA Board of Directors

FROM: Jess Westendorf, Executive Director

SUBJECT: Principal Shopping District Special Assessment Renewal

BACKGROUND:

The award winning Great American Main Street Organization, Farmington Downtown Development Authority, currently is funded, in part, by a Principal Shopping District (PSD) Special Assessment. The PSD is funding through the current fiscal year ending June 30, 2027, after a five-year effective period.

The PSD currently generates \$225,259 in the DDA District and is critical to operations. At the August 17, 2026 City Council Meeting, Council directed the City Manager and DDA Director to prepare a report and recommendation for City Council to consider PSD renewal. Two PSD Study Group meetings were held. On October 19, City Council will consider adopting the second resolution confirming necessity of the assessment and schedule the public hearing to establish the SAD (Principal Shopping District).

Attached is the PSD study group's report and recommendation to renew the special assessment so that it can be included in the July 2027 tax bill.

ACTION:

Motion by Claire Perko, seconded by Sean Murphy, to confirm the necessity of the special assessment and recommend that council approve the second resolution and proceed with the public hearing to establish the Special Assessment District.

Motion passed unanimously.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON

[Principal Shopping District]

RESOLUTION DECLARING NECESSITY AND TENTATIVE INTENT TO PROCEED
WITH PROJECT AND SETTING PUBLIC HEARING

(Resolution No. 2)

Minutes of a _____ Meeting of the City Council of the City of Farmington, County of Oakland, Michigan, held in the City Hall in said City on _____, 2026, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

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

R E C I T A T I O N S:

The City is considering the levy of a special assessment under the authority of Act 120 of 1961, being MCL 125.981, et seq., within the City's Principal Shopping District (PSD).

On August 17, 2026, the City Council adopted a resolution directing the City Manager, in conjunction with the Executive Director of the Downtown Development Authority, to prepare or cause to be prepared marketing and development plans, specifications, and cost estimates for a PSD Project.

Plans, specifications, and cost estimates have duly been submitted to the City Council for the Project, and the City is tentatively considering the establishment of a special assessment district to finance and defray the cost of the Project.

The Project is designed and intended to especially benefit the properties in the proposed special assessment district through development and marketing improvements and activities.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The City Council determines that the Project is necessary and that it tentatively intends to proceed with the Project, and to establish a special assessment district to defray the entire (100%) cost of the Project.

2. A preliminary estimate of the cost of the plan/activities of the Project is \$0.00. Such cost estimate has been filed with the City Clerk.

3. The City Council tentatively designates the properties on the list attached to this Resolution as the special assessment district against which the cost of the Project is to be assessed and which shall be identified as Special Assessment District No. _____ (the “**District**”).

4. The City Clerk shall give notice in the manner provided below that the City Council shall conduct a public hearing on November 16, 2026, at 7:00 P.M. at the City Hall, 23600 Liberty Street, Farmington, Michigan, for the purpose of hearing comments and objections to the proposed Project, and to the tentatively established District.

5. Notice of the public hearing shall be published once in a newspaper published or circulated in the City, and sent by first class mail, certified with return receipt not requested, to the record owner or party in interest in whose name each property in the District is assessed as shown on the City’s last preceding tax assessment roll for *ad valorem* tax purposes. The notice

shall be published at least ten (10) full days prior to the date of the hearing and shall be sent by first class mail at least ten (10) days before the date of the hearing. The notice shall specify that appearance and protest at the hearing is required in order to appeal the matters to be considered to the State Tax Tribunal and that an owner or party in interest or his or her agent may appear in person at the hearing to protest, or he or she may appear by filing his or her appearance or protest by letter, which shall then not require his or her personal appearance. The notice shall further specify the preliminary cost estimate for the Project, and include a card to be completed by the owner or party in interest and returned to the City Clerk's office, indicating whether the owner or party in interest supports or disapproves of the project and special assessment district.

6. The Clerk shall retain a copy of the file in the Clerk's office for examination.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

CERTIFICATION

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the City Council of the City of Farmington at a meeting duly called and held on the _____ day of _____, 2026.

CITY OF FARMINGTON

By: _____
MEAGHAN BACHMAN, CLERK

Principal Shopping District Renewal Schedule - 2026

3/11/2026	Introduction to DDA Board regarding renewal and proposed changes to PSD District
8/17/2026	Resolution #1 — City Council initiates process and directs City Manager to prepare report. (Code Sec. 27-2).
10/19/2026	Council reviews report and adopts Resolution #2 —determining the necessity of the assessment and scheduling public hearing for November 16, 2026 regarding advisability of proceeding to establish SAD. (Code Sec. 27-4)
10/20/2026	Mail notice of public hearing to all property owners in the assessment district by first class mail.
10/20/2026 - 10/31/2026	Publish notice of public hearing in Farmington Observer. (Public hearing held not less than 10 days after publication — Code Sec. 27-4).
11/16/2026	Council holds public hearing regarding necessity and adopts Resolution #3 — approving plans, specifications, assessment district, and cost estimates and directing City Assessor to prepare a special assessment roll and report same to Council for confirmation. (Code Sec. 27-6 to 27-10).
12/7/2026	Resolution #4 — Council accepts assessment roll and schedules public hearing for December 21, 2026. (Code Sec. 27-11).
12/7/2026	Mail notice of public hearing to property owners in the district along with the preliminary assessment roll. (Code Sec. 27-11).
12/8/2026	Publish notice of public hearing in the Oakland Press
12/21/2026	Council holds public hearing regarding Assessors roll and adopts Resolution #5 — determining that assessments are in proportion to benefits received. (Code Sec. 27-12).

Farmington Staff Report	City Council Date: September 21,2026	Reference Number 6B
Submitted by: Bob Houhanisin, Director of Public Safety		
<u>Description</u> Electric Bicycles		
<u>Motion</u> No Motion at this time		
<u>Background</u> <p>The Michigan Vehicle Code authorizes municipalities to adopt an ordinance regulating electric bicycles</p> <p>Several municipalities, including the City of Farmington, have experienced potentially dangerous situations with individuals riding electric bicycles.</p> <p>On June 15, 2026 during a Study Session, Council had a preliminary discussion about the possibility of regulating electric bicycles.</p> <p>On August 17, 2026 during a Council meeting, Council discussed potential options for regulating electric bicycles.</p> <p>City Council indicated it would like to consider three options for regulating electric bicycles: 1) in City parks 2) on sidewalks within the downtown area and 3) all sidewalks within the City.</p> <p>A draft ordinance amendment with all three options has been provided.</p> <p>HB 1156 was recently introduced. The Bill would add regulations and penalties for children between the ages of 14-18 riding electric bicycles. It is unclear if this bill will be adopted.</p>		
<u>Materials:</u> Letter from Assistant City Attorney re: options for addressing electric bicycles		

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF FARMINGTON

ORDINANCE NO. C-____-2026

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF FARMINGTON CHAPTER 21, "PARKS AND RECREATION", ARTICLE I- "IN GENERAL" AND ARTICLE II "RULES AND REGULATIONS", SECTION 21-32 "ADDITIONAL RULES" AND CHAPTER 31, "MOTOR VEHICLE AND UNIFORM TRAFFIC CODES," ARTICLE I "IN GENERAL", AND ARTICLE II "MOTOR VEHICLE AND UNIFORM TRAFFIC CODES", DIVISION 3, "ADDITIONAL REGULATIONS", SECTIONS 31-67 AND 31-68 PERTAINING TO BICYCLES

THE CITY OF FARMINGTON ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington City Code, Chapter 21, "Parks and Recreation", Article I "In General, shall be amended add a new section 21-1 Definitions to read as follows:

Article I-IN GENERAL

Sec. 21-1 Definitions:

Bicycle means a device propelled by human power upon which a person may ride, having either 2 or 3 wheels in tandem or tricycle arrangement, all of which are over 14 inches in diameter.

Electric bicycle means a device upon which an individual may ride that satisfies all of the following:

- (a) The device is equipped with all of the following:
 - (i) A seat or saddle for use by the rider.
 - (ii) Fully operable pedals for human propulsion.
 - (iii) An electric motor of not greater than 750 watts.
- (b) The device falls within 1 of the following categories:

(i) *Class 1 electric bicycle* means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

(ii) *Class 2 electric bicycle* means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

(iii) *Class 3 electric bicycle* means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

Electric bicycle does not include an e-moto device, which are generally regulated as motorcycles.

E-moto means a high-powered moped, dirt bike, motorcycle or similar device (has a motor ranging from 1,000 to 6,000 watts, with a maximum speed of 30 or more mph).

Electric personal assistive mobility device means a self-balancing non-tandem 2-wheeled device, designed to transport only 1 person at a time having an electric propulsion system with average power of 750 watts or 1 horsepower and a maximum speed on a paved surface of not more than 15 miles per hour.

Section 2 of Ordinance. Ordinance Amendment.

OPTION 1- RESTRICTING ELECTRIC BICYCLES ONLY IN PARKS

The Farmington City Code, Chapter 21, "Parks and Recreation", Article II "Rules and Regulations", shall be amended move the current wording in section 21-32 to a new section 21-33, replace the current section 21-32 with new language relating to the use of electric bicycles and adding a new section 21-3 to read as follows:

Sec. 21-32 Electric Bicycles Prohibited

It shall be unlawful to operate an electric bicycle or e-moto/ high-powered moped like device in a park. Nothing in this article shall prohibit a person from using an electric personal mobility device related to a disability, in any park.

Sec. 21-33. - Additional rules.

The city manager is hereby empowered to make such rules and regulations subject to the approval of the council, pertaining to the conduct and use of parks and public grounds as are necessary to administer the same and to protect public property and the safety, health and welfare of the public. No person shall fail to comply with such rules and regulations.

Sec. 21-34 Violations

Violations of this Article shall be a _____.

Section 3 of Ordinance. Ordinance Amendment.

The Farmington City Code, Chapter 31, "Traffic and Motor Vehicles", Article I "In General", shall be amended add a new section 31-1 Definitions to read as follows:

Article I-IN GENERAL

Sec. 31-1 Definitions:

Bicycle means a device propelled by human power upon which a person may ride, having either 2 or 3 wheels in tandem or tricycle arrangement, all of which are over 14 inches in diameter.

Downtown area means the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27 and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, T1N, R9E, City of Farmington, Oakland County, Michigan. The subject area being specifically described as:

(1) Lots 1, 2, 3 except the N 116.25 feet of the E 6 feet of Lot 3, the S 25 feet of lots 4, 5 and 6 and the S 41 feet of lot 8 of Ebenezer Stewart's Plat;

(2) All of Assessor's Plat No. 6;

(3) All of Davis Addition except lots 25, 26 and 27, and that part of lots 32, 33 and 34 falling within the boundaries of the Farmington Place project;

(4) Lots 12, 13 and 14, lot 15 except that part occupied by the River Glen condominiums, and lots 16, 17 and 18 of Assessor's Plat No. 3;

(5) Lots 3 and 4 of Warner's Grand River Avenue Sub;

(6) All of Assessor's Plat No. 2;

(7) All of Lapham's Addition;

(8) Lots 3, 4, 7, 8 and lots 39 thru 42 plus $\frac{1}{2}$ of the vacated alley to the W of lots 39 thru 42 of Assessor's Hatton Gardens;

(9) Lots 1 thru 5, and the E 44.82 feet of lots 6 and 9 of Gardurous Webster's Addition;

(10) All of Fred M. Warner's Addition No. 2;

(11) Lot 28 except the E 55 feet, lots 29, 31 and 44 thru 52 of Assessor's Plat No. 7;

(12) Plus the property described as:

Beginning at a point S 0°33' W 25.4' from the W $\frac{1}{4}$ corner of Section 27,

Th S 89°24' E 110.55 ft.,

Th S 0°02' W 140.00 ft.,

Th S 89°24' E 300.00 ft.,

Th N 0°02' W 140.00 ft.,

Th S 89°24' E 50.00 ft.,

Th S 0°02' W 140.00 ft.,

Th S 89°24' E 50.00 ft.,

Th S 0°02' W 266.48 ft.,

Th West 79.47 ft.,

Th N 78°17'50" W 143.07 ft.,

Th West 294.57 ft.,

Th N 0°33' E 377.00 ft., to point of beginning;

(13) Also including the property described as:

Beginning at NE corner of lot 234 of Warner Farm Sub No. 5,
Th N 32°23'14" E 159.90 ft.,
Th N 57°41'17" W 155.00 ft.,
Th S 31°33'14" W 102.92 ft.,
Th N 58°05'10" W 100.00 ft.,
Th N 31°52'00" E 103.51 ft.,
Th N 57°18'00" W 47.75 ft.,
Th S 32°41'00" W 103.57 ft.,
Th S 32°33'14" W 56.33 ft.,
Th S 57°42'10" E 302.75 ft., to point of beginning.

Electric bicycle means a device upon which an individual may ride that satisfies all of the following:

(a) The device is equipped with all of the following:

- (i) A seat or saddle for use by the rider.
- (ii) Fully operable pedals for human propulsion.
- (iii) An electric motor of not greater than 750 watts.

(b) The device falls within 1 of the following categories:

(i) *Class 1 electric bicycle* means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

(ii) *Class 2 electric bicycle* means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

(iii) *Class 3 electric bicycle* means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

Electric bicycle does not include an *e-moto bicycle*, which are generally regulated like motorcycles.

E-moto means a high-powered moped, dirt bike, motorcycle or similar device (has a motor ranging from 1,000 to 6,000 watts, with a maximum speed of 30 or more mph).

Electric personal assistive mobility device means a self-balancing non-tandem 2-wheeled device, designed to transport only 1 person at a time having an electric propulsion system with average power of 750 watts or 1 horsepower and a maximum speed on a paved surface of not more than 15 miles per hour.

Electric skateboard and *electric scooter* mean a wheeled device that has a floorboard designed to be stood upon when riding that is no more than 60 inches long and 18 inches wide, is designed to transport only 1 person at a time, has an electronic propulsion system with power of

no more than 2,500 watts, and has a maximum speed on a paved level surface of no more than 25 miles per hour. An electric skateboard or electric scooter may have handlebars and, in addition to having an electrical propulsion system with power of no more than 2,500 watts, may be designed to also be powered by human propulsion.

Traffic Control Device means signs, signals, markings, and devices consistent with the Michigan Vehicle Code, placed or erected by the City or other public body having jurisdiction, for the purpose of regulating, warning, or guiding traffic. This includes, but is not limited to, sandwich board signs, painted markings on sidewalks, fixed signage placed throughout the downtown area, and other traffic control devices authorized by law.

Section 4 of Ordinance. Ordinance Amendment.

The Farmington City Code, Chapter 31, "Traffic and Motor Vehicles", Article II "Motor Vehicles and Uniform Traffic Codes", Division 3 "Additional Regulations", shall be amended to remove the current wording in Section 31-67 "Bicycle License Required" to replace it with the wording below and to remove the current wording in Section 31-68 "Bicycle Dealers" to replace it with the wording below read as follows:

Article I- MOTOR VEHICLE AND UNIFORM TRAFFIC CODES, DIVISION 3 ADDTIOINAL REGULATIONS

OPTION 2 RESTRICTION IN DOWNTOWN AREA ONLY.

Sec. 31-67 : Areas Prohibited from riding Bicycles and Electric Bicycles and Electric Skateboards/scooters

- (a) No person shall ride a bicycle or electric skateboard/scooter on the sidewalk in the downtown area as indicated by a traffic control device.
- (b) No person shall ride an electric bicycle upon a sidewalk in the downtown area indicated by a traffic control device.
- (c) The city manager is hereby authorized to erect signs and traffic control devices in the downtown area prohibiting the riding of bicycles, electric bicycles and electric skateboards/scooters thereon. These prohibitions are intended to ensure pedestrian safety.
- (d) A person who violates sections 31-67(a) shall be responsible for a municipal civil infraction. A person who violates section 31-67(b) shall be responsible for a misdemeanor.

OPTION 3 RESTRICTING ELECTRIC DEVICES ON ALL SIDEWALKS.

Sec. 31-67 : Areas Prohibited from riding Bicycles and Electric Bicycles and Electric Skateboards/scooters

- (a) No person shall ride a bicycle or electric skateboard/scooter on a sidewalk as indicated by a traffic control device.
- (b) No person shall ride an electric bicycle upon a sidewalk as indicated by a traffic control device.
- (c) The city manager is hereby authorized to erect signs and traffic control prohibiting the riding of bicycles, electric bicycles and electric skateboards/scooters thereon. These prohibitions are intended to ensure pedestrian safety.
- (d) A person who violates sections 31-67(a) shall be responsible for a municipal civil infraction. A person who violates section 31-67(b) shall be responsible for a misdemeanor.

Sec. 31-68 Use of Bicycles and Electric Bicycles

- (a) When a User is operating or riding a bicycle or electric bicycle upon a sidewalk, he or she shall give an audible warning either verbally, by bell, or other suitable warning device to pedestrians and other lawful users of the sidewalk. Such signal shall be given a reasonable distance before overtaking or passing by such pedestrian or other lawful user of the sidewalk or trail.
- (b) When any User operating or riding a bicycle or electric bicycle upon a sidewalk and is approaching an intersecting street or roadway, he or she shall slow down to a speed which will permit him or her to stop prior to entering the intersection, and shall make such reasonable observations as will enable him or her under the existing conditions of the sidewalk, the weather, the visibility and any other conditions then existing to yield the right-of-way and he or she shall yield the right-of-way to traffic on the intersecting street or roadway prior to entering the intersecting street or roadway.
- (c) When any User is operating or riding a bicycle or electric bicycle upon a street he or she shall obey all traffic control devices and signs posted thereon.
- (d) No User shall operate his or her bicycle or electric bicycle in a manner or at a speed greater than is reasonable and proper under the conditions then existing, or at speed greater than will permit him or her to bring his or her bicycle or electric bicycle to a stop within the assured clear distance ahead.
- (e) When any User is riding a bicycle or electric bicycle within the city and the bicycle or electric bicycle is involved in an accident resulting in injury or death to a person or damage to property, the User shall within twenty-four (24) hours report the accident to a Police Officer or personally report the accident to the Public Safety Department at the Information Desk at Police Headquarters.

Section 5 of Ordinance. Severability.

If any section, clause, or provision of this ordinance shall be declared by the courts to be invalid, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Section 6 of Ordinance. Repealer

All other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 7 of Ordinance. Effective Date.

This amendatory ordinance shall be effective 10 days after adoption by the City Council and after publication as provided by the Charter of the City of Farmington.

Ayes:

Nays:

Abstentions:

Absent:

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the ordinance adopted by the City Council of the City of Farmington at a meeting held of the ____ day of _____, 2026, the original of which is on file in my office.

Meaghan Bachman, City Clerk
City of Farmington

Farmington City Council Staff Report	Council Meeting Date: October 19, 2026	Item Number 6C
Submitted by: David Murphy, City Manager		
Agenda Topic: Consideration to Approve Lot Split for 32900 Grand River Ave, Farmington Place Apartments		
<p>Proposed Motion: Move to Approve Lot Split of 32900 Grand River Ave into three parcels, A, B, and C as surveyed by Michigan Surveying Inc., Job No. 26-0264.03, Dated October 6, 2026 subject to:</p> <ul style="list-style-type: none"> a) Approval by the ZBA for a Variance from the City of Farmington Zoning Ordinance Section 35-105, Central Business District – Residential Design Standards, (A) Area, Bulk and Density Requirements, (2) Density, to Allow a Density of Seventy-One (71) Dwelling Units Per Acre b) Planning Commission approval for reduced parking requirements as defined in Section 35-172, Off-Street Parking Space Requirements by Use, (I) Reduction or Modification of Required Spaces. 		
<p>Background: RAHE IV Farmington Preservation Limited Dividend Housing Association LLC (Farmington Place Apartments) has applied for a lot split dividing the parent parcel into 3 child parcels. This lot split has been reviewed by the City's Planning Consultant, Building Official, City Assessor and City Attorney. The Planning Consultant's review letter is included in the packet and recommends approval of the split subject to the ZBA granting a variance for density and the Planning Commission approving a revised site plan that reconfigures and adds parking.</p> <p>The lot split will enable redevelopment in accordance with the City's Master Plan.</p>		
<p>Materials: Land Division Application including Survey OHM Planning Review Letter Excerpts of the City's Master Plan</p>		



Date: 10/01/2026 /

CITY OF FARMINGTON APPLICATION TO DIVIDE PARCEL

PARCEL ID 20-23-27-177-093 - - - - -

ZONING CRD INTENDED USE Multifamily SUB / LOT / ACRE - - - - -

Application Requirements

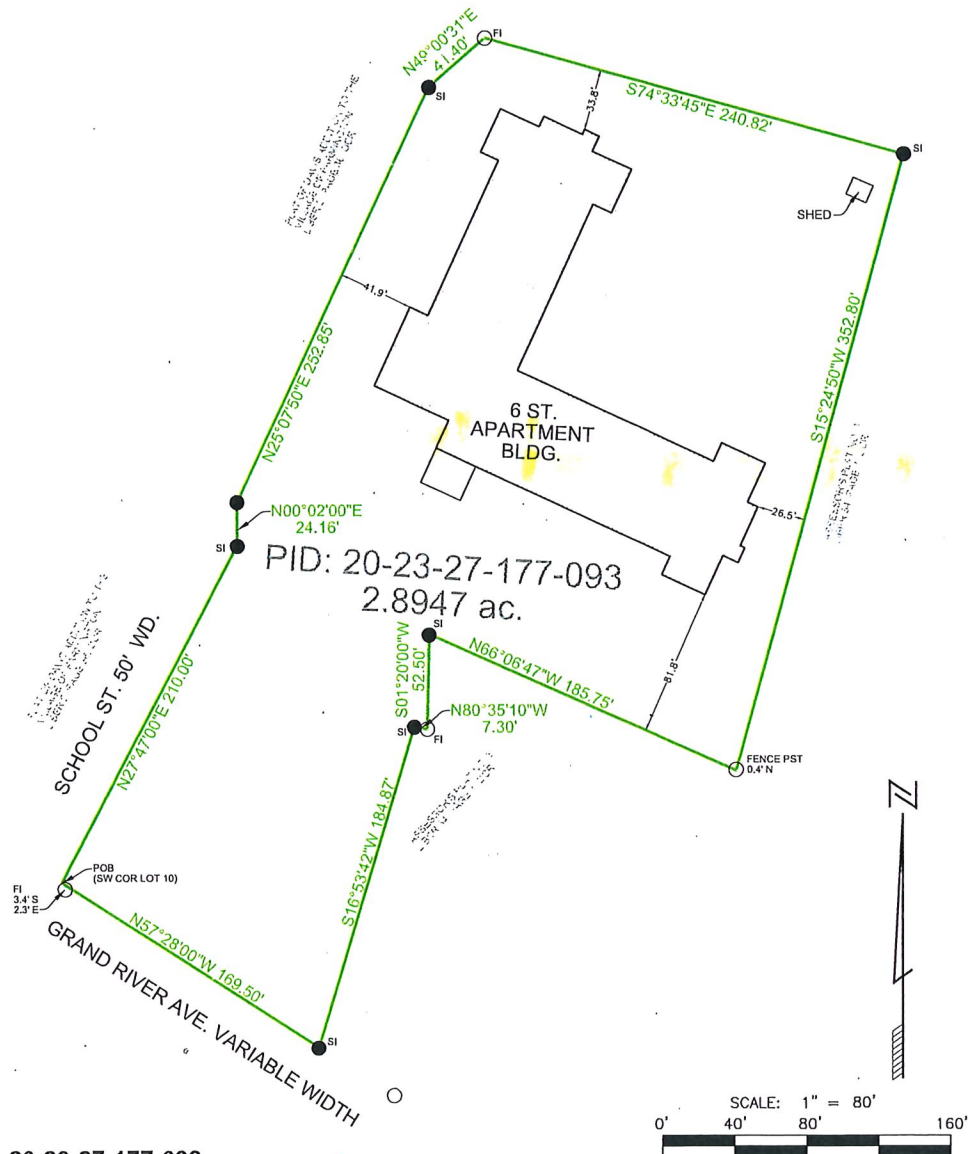
1. A scale drawing or plot plan, of the original parcel(s).
2. A scale drawing of the proposed land division(s) which must include road frontage, square footage of each parcel, and location of all existing buildings, and the setback distance to the proposed new property lines, wells and septic systems.
3. Name and address of all legal owners of original parcel(s).
4. Copy of all restrictions and/or covenants which apply to land.
5. Date of any previous applications for same parcel and decision made by the City, if applicable.
6. A fee of two hundred and fifty dollars (\$250) for two resultant parcels, and an additional fifty dollars (\$50) for each resultant parcel in excess of two.
7. Any parties having any of the following interest in the subject property must sign this petition; Owners in fee, all parties in any land contract, all parties having interests in any purchase or option agreements. (If necessary, additional sheets may be attached.) If the parcel has already been split, those that have any legal interest in the ownership of any part of the parcel must sign this application.
8. Application and fee should be submitted to the City Assessor.
9. If property is in a trust, LLC, Corporation, a copy of the documents must be included and/or a letter of authorization designating the legal signors.

Conditions Required for Approval

10. A survey and legal description prepared by a registered land surveyor or civil engineer is required after City Council approval is given to split the parcel.
11. Splits will not be finalized until all Taxes, Water and Sewer Usage bills, and Deficit Escrow Accounts, are paid in full.
12. Where special assessments apply, the current billings on the original parcel must be paid up-to-date. The assessments for each parcel created have to be paid in full before the split will be processed.
13. Approval by the City Council is made without knowledge of any private party agreements such as Deed Restrictions, Private Road Agreements, etc. The Split Committee cannot, and will not, be held accountable for conformance with, or enforcement of, private party agreements.
14. Final Split Committee recommendation and City Council approvals of a division of land on a private road does not ensure that applicant has rights to further burden the density of use of the private road.
15. The City relies on the accuracy of data submitted by the Petitioner. Approval of proposed split is made assuming data submitted by the Petitioner is correct and complete. If data submitted is later found to be incorrect, the action by the City Council is null and void. A resubmittal to the Split Committee, and possibly the Zoning Board of Appeals, and City Council may be required.

Required Documentation	Provided Y/N
Before drawing with all setbacks & dimensions labeled	
Proposed split drawing with all setbacks & dimensions labeled	
Trust, LLC, Corporation documentation and letter of authorization	

SPLIT SURVEY EXISTING PARCEL



PID: 20-23-27-177-093

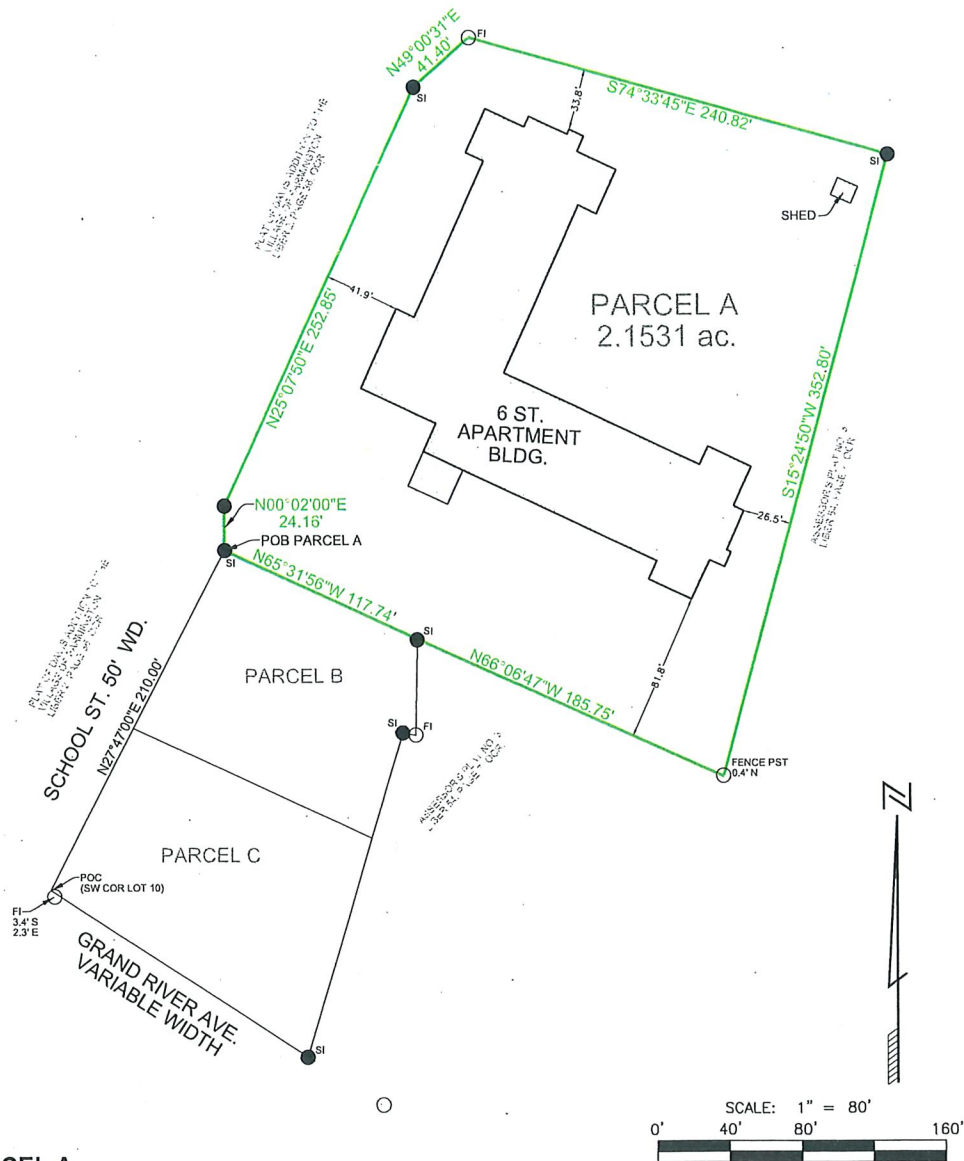
(As contained in the Commitment for Title Insurance issued by Chicago Title Insurance Company; File Number: CNT-MI-2025-206;
Commitment Date: 2/19/2026 at 8:00 AM)

Part of Lot 14, Part of Lot 10 and all of Lot 11, of Assessor's Plat No. 3, according to the plat thereof as recorded in Liber 54 of Plats, Page 7, Oakland County Records,
also Part of Lots 32, 33 and 34, Block 4, of Plat of Davis Addition to the Village of Farmington, according to the plat thereof as recorded in Liber 2 of Plats, Page 36, Oakland County Records,
all described as:

Beginning at the Southwest corner of Lot 10 of said subdivision;
thence from said Point of Beginning, North 27°47'00" East, 210.00 feet;
thence North 00°02'00" East, 24.16 feet;
thence North 25°07'50" East, 252.85 feet;
thence North 49°00'31" East, 41.40 feet;
thence South 74°33'45" East, 240.82 feet;
thence South 15°24'50" West, 352.80 feet;
thence North 66°06'47" West, 185.75 feet;
thence South 01°20'00" West, 52.50 feet;
thence North 80°35'10" West, 7.30 feet;
thence South 16°53'42" West, 184.87 feet along the East line of said Lot 11 to a point on the North line of Grand River Avenue;
thence North 57°28'00" West, 169.50 feet along the North line of Grand River Avenue to the Point of Beginning.
Containing 2.8947 acres, or 126,092 sf, more or less.

CLIENT: ROSE COMMUNITY DEVELOPMENT COMPANY	JOB NO. 26-0264.03
MICHIGAN SURVEYING, INC. 37637 Five Mile Rd., Suite 364 Livonia, MI 48154 tel. (734) 542-9088 www.MichiganSurveying.com	DATE 10/06/26
	SCALE 1"=80'
	SHEET 1 OF 4

SPLIT SURVEY PROPOSED PARCEL A



PARCEL A

Part of Lot 14 of Assessor's Plat No. 3, as recorded in Liber 54 of Plats, Page 7, Oakland County Records, also Part of Lots 32, 33 and 34, Block 4, of Plat of Davis Addition to the Village of Farmington, as recorded in Liber 2 of Plats, Page 36, Oakland County Records, all described as:

Commencing at the Southwest corner of Lot 10 of Assessor's Plat No. 3;

thence North 27°47'00" East 210.00 feet, to the Point of Beginning;

thence North 00°02'00" East 24.16 feet;

thence North 25°07'50" East 252.85 feet;

thence North 49°00'31" East 41.40 feet;

thence South 74°33'45" East 240.82 feet;

thence South 15°24'50" West 352.80 feet;

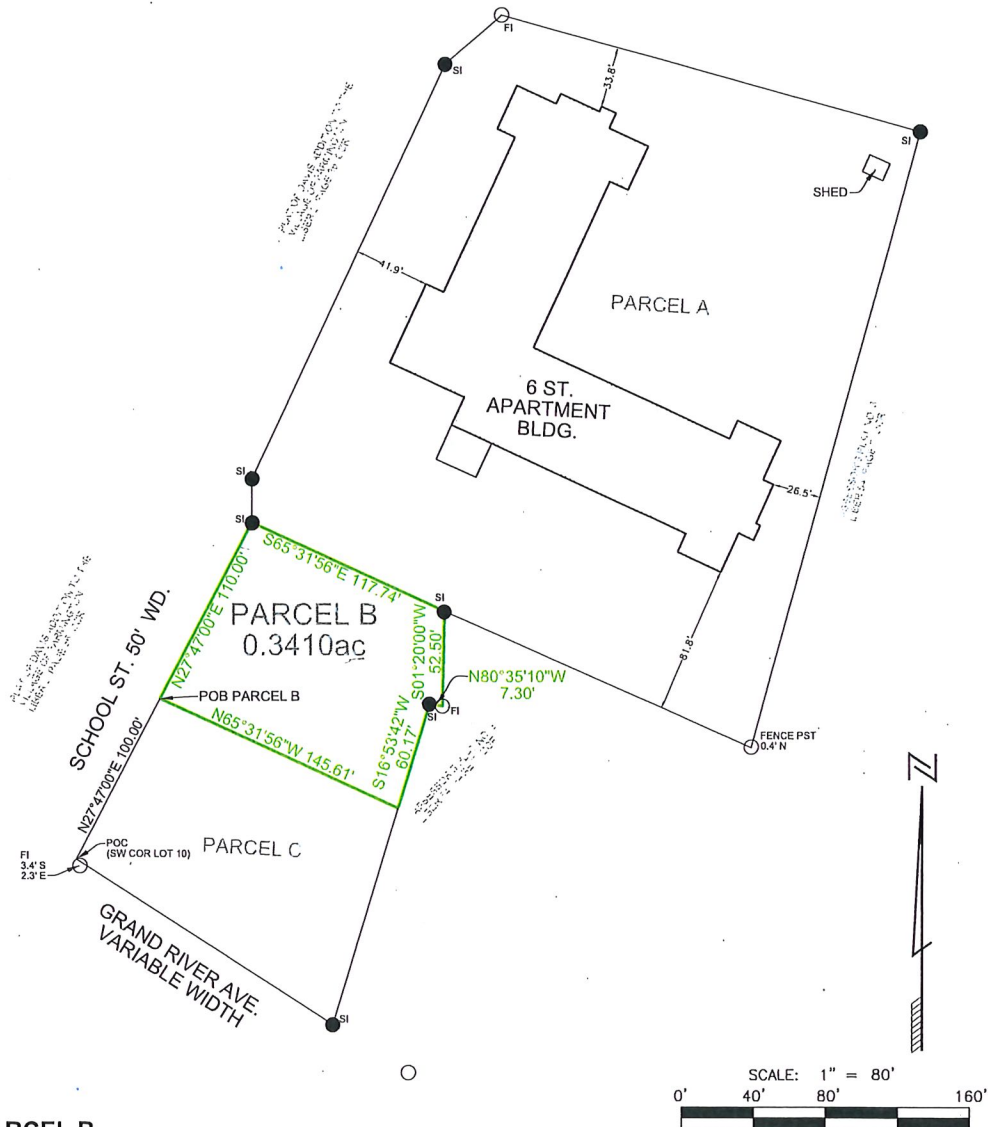
thence North 66°06'47" West 185.75 feet;

thence North 65°31'56" West 117.74 feet, to the Point of Beginning.

Containing 2.1531 acres, or 93,790 sf; more or less.

CLIENT: ROSE COMMUNITY DEVELOPMENT COMPANY	JOB NO. 26-0264.03
MICHIGAN SURVEYING, INC. 37637 Five Mile Rd., Suite 364 Livonia, MI 48154 tel. (734) 542-9088 www.MichiganSurveying.com	DATE 10/06/26
	SCALE 1"=80'
	SHEET 2 OF 4

SPLIT SURVEY PROPOSED PARCEL B

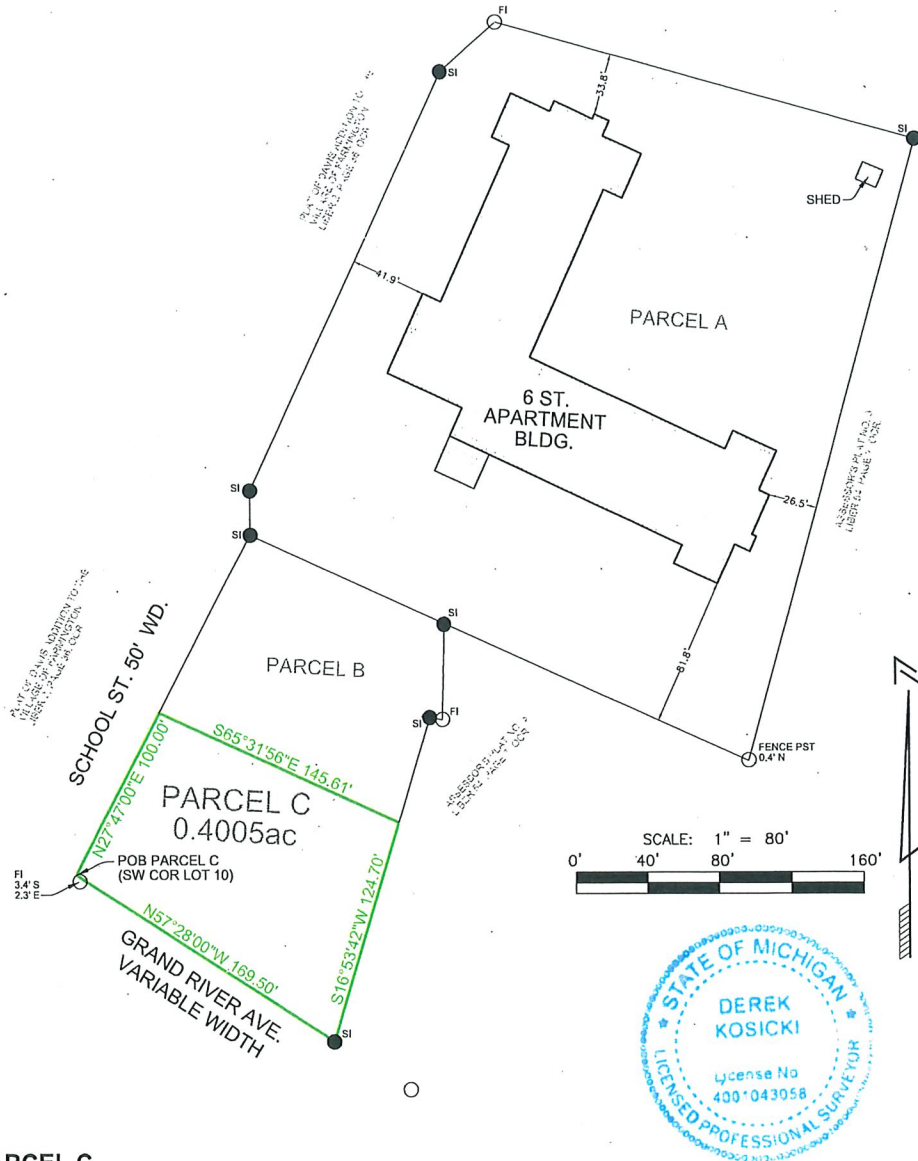


PARCEL B

Parts of Lots 10 & 11 of Assessor's Plat No. 3, as recorded in Liber 54 of Plats, Page 7, Oakland County Records, described as:
Commencing at the Southwest corner of Lot 10;
thence North 27°47'00" East 100.00 feet, to the Point of Beginning;
thence North 27°47'00" East 110.00 feet;
thence South 65°31'56" East 117.74 feet;
thence South 01°20'00" West 52.50 feet;
thence North 80°35'10" West 7.30 feet;
thence South 16°53'42" West 60.17 feet;
thence North 65°31'56" West 145.61 feet, to the Point of Beginning.
Containing 0.3410 acres, or 14,856 sf; more or less.

CLIENT: ROSE COMMUNITY DEVELOPMENT COMPANY	JOB NO. 26-0264.03
MICHIGAN SURVEYING, INC. 37637 Five Mile Rd., Suite 364 Livonia, MI 48154 tel. (734) 542-9088 www.MichiganSurveying.com	DATE 10/06/26
	SCALE 1"=80'
	SHEET 3 OF 4

SPLIT SURVEY PROPOSED PARCEL C



PARCEL C

Parts of Lots 10 & 11 of Assessor's Plat No. 3, as recorded in Liber 54 of Plats, Page 7, Oakland County Records, described as:
Beginning at the Southwest corner of Lot 10;
thence North 27°47'00" East 100.00 feet;
thence South 65°31'56" East 145.61 feet;
thence South 16°53'42" West 124.70 feet;
thence North 57°28'00" West 169.50 feet, to the Point of Beginning.
Containing 0.4005 acres, or 17,445 sf; more or less.

SURVEYOR'S NOTE

This Survey and corresponding Descriptions are subject to municipal approval, state division laws and local ordinances.

CERTIFICATION

I hereby certify that I have surveyed and mapped the land above platted and described on May 19, 2026,
And that the relative positional precision of each corner is within limits accepted by the practice of professional surveying.

Derek Kosicki
Derek Kosicki, P.S.#4001043058
Professional Surveyor
Derek.K@MichiganSurveying.com

CLIENT: ROSE COMMUNITY DEVELOPMENT COMPANY	JOB NO. 26-0264.03
MICHIGAN SURVEYING, INC. 37637 Five Mile Rd., Suite 364 Livonia, MI 48154 tel. (734) 542-9088 www.MichiganSurveying.com	DATE 10/06/26
	SCALE 1"=80'
	SHEET 4 OF 4

PARCEL ID 20-23-27-177-093 - - -

Page 2 of 3

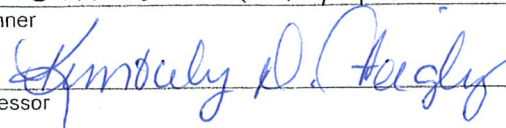
Date: 10/01/2026 /

PARCEL ID 20-23-27-177-093 - -

Comments


Building Official

See letter dated 10/9/26
City Planner


City Assessor

Land Division Committee Recommendation

Approve

Conditional
Approval

Deny

10/15/26
Date

ZBA Approval Needed	Y	N
Variance Applied for to ZBA	Y	N
Legal Review Required	Y	N
Final Survey Required	Y	N

Comments

☐ City Attorney Review

☐ City Council Review

City Council Approval Date

Reason for Approval

City Council Denial Date

Reason for Denial

☐ City Council Minutes Attached

Routing

Taxes and Specials Paid
Parcels Created
Verified Owners Identity
Verified MLS for New Parcels



October 9, 2026

Chris Weber, Assistant City Manager
City of Farmington
23600 Liberty Street
Farmington, MI 48335

Subject: Farmington Place (Review of Proposed Land Divisions)
Location: 32900 Grand River Ave (parcel ID: 20-23-27-177-093)
Zoning: CBD, Central Business District
Date: October 1, 2026
Owner/Applicant: RAHF IV Farmington Preservation Limited Dividend Housing Association, LLC

Dear Mr. Weber,

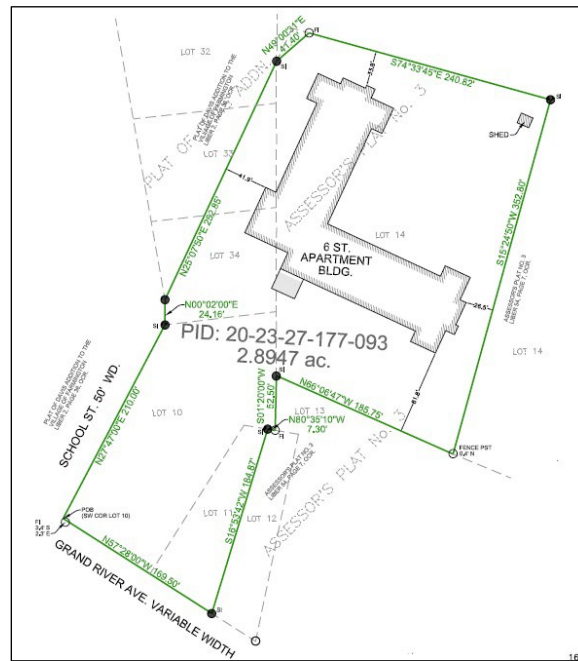
At your request, OHM Advisors has performed a review of the proposed land division(s) for the property located at 32900 Grand River Avenue (parcel ID: 20-23-27-177-093) which is presently 2.8947 acres in size.

The opinions in this report are based on a review of the survey submitted by the applicant and conformance to the City's application requirements, conditions required for approval and the Zoning Ordinance. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. Key review items in this letter are underlined for the benefit of the applicant.

SITE DESCRIPTION

The site currently consists of one (1) parcel and is located on the north side of Grand River Avenue, east of School Street. It is presently a corner parcel. The submitted survey indicates that the existing parcel has 169.50 feet of frontage on Grand River Avenue and approximately 487 feet of frontage on School Street. The site is home to Farmington Place, a multiple-family residential development. This is a use permitted by right in the CBD, Central Business District.

EXHIBIT A: SITE SURVEY



Survey of the existing parcel as submitted by the applicant.

EXHIBIT B: AERIAL VIEW OF SITE



Aerial from Oakland County Gateway.



REVIEW COMMENTS

1. **Zoning and Use (§35-102).** The site is in the CBD, Central Business District where multiple-family dwelling units are a use permitted by right. Any structures or uses on new parcels would be subject to zoning compliance and site plan review.
2. **Central Business District – Residential Design Standards (§35-105).** In the split survey submitted with the land division application, the applicant shows the existing Farmington Place multiple-family dwelling unit to be located on “Parcel A”. Parcel A would be 2.1531 acres in size with approximately 277 feet of frontage on School Street. *Subsection A. Area, Bulk and Density Requirements*, states the following:
 - (1) **Lot Area and Width.** There is no required minimum lot area or width. **Comment: Proposed land division meets this standard for Parcel A, B and C.**
 - (2) **Density.** Density permitted by right shall be thirty-four (34) dwelling units per acre, provided the planning commission may approve an increased density of up to forty-seven (47) units per acre for projects approved as a PUD under Article 10, PUD. **Comment: Proposed land division meets the standard for Parcels B and C as Parcel B contains a parking lot and Parcel C is vacant and undeveloped. The proposed land division does not comply with the density standards for Parcel A. With one hundred fifty-three (153) dwelling units on a 2.1531-acre parcel, the density would be seventy-one (71) dwelling units per acre, which exceeds the permitted thirty-four (34) dwelling units per acre.**
 - (3) **Setback Requirements.** The required residential building setbacks promote streetscapes that are consistent with the desired character of the CBD and reinforce a pedestrian orientation and built-up streetscape. The setback requirements for areas that abut single-family residential zones promote development that will maintain light, air, and the potential for privacy for adjacent residential zones. **Proposed land division meets this standard for Parcel A, B and C.**

Residential setbacks in the CBD, Central Business District are shown as follows:

Setbacks	
Front	The building shall be set back a minimum of 5 feet, provided a stoop, steps or ramp may project into the required front yard. <u>Comment: Proposed land division meets the standard for Parcel A and does not apply to Parcels B or C.</u>
Side	There shall not be a minimum setback required, provided a side wall of a building that is not a fire rated wall or contains windows shall be set back a minimum of 10 feet from the side lot line. <u>Comment: Proposed land division meets the standard for Parcel A and does not apply to Parcels B or C.</u>
Rear	The minimum rear yard setback shall be 25 feet. <u>Comment: Proposed land division meets the</u>



	<u>standard for Parcel A and does not apply to Parcels B or C.</u>
Lot line abutting a residential zone	Where the side or rear lot line adjoins a lot that is zoned single-family residential, a minimum 30 foot setback shall be provided. <u>Comment: Proposed land division meets the standard for Parcel A and does not apply to Parcels B or C.</u>

3. Central Business District - Parking (§35-105D). Parking in the CBD, Central Business District is regulated as follows:

- (1) Shall meet the requirements of *Article 14, Off-Street Parking and Loading Standards and Access Design*. The Planning Commission may reduce the number of parking spaces required to one and one-half (1.5) per dwelling unit where on-street parking is provided for guest parking at the rate of one-half (0.5) spaces per dwelling unit. **Comment: Per the current numerical parking requirements of the Zoning Ordinance, the site should have a total of seventy-nine (79) parking spaces. As part of the land division application, the applicant submitted a site plan detailing the proposed location of new parking spaces on Parcel A. The site plan showed a total of sixty-four (64) spaces on Parcel A and a total of thirty-five (35) spaces on Parcel B. Parcel C will be subject to zoning compliance and site plan review for any future proposed use or structure, and numerical parking requirements based on the use will be calculated at that time. Sec. 35-172, Off-Street Parking Requirements by Use, (I) Reduction or Modification of Required Spaces, states that the Planning Commission may reduce or modify the required number of parking spaces under the specific circumstances detailed in the Zoning Ordinance. The applicant shall submit a site plan for Planning Commission review and approval of a reduction of the required number of parking spaces on Parcel A.**
- (2) Parking shall not be permitted between the front of the building containing the pedestrian entrance and the front lot line. Off-street parking shall be to the side or rear of the building. Where side yard parking is visible from the street, a streetwall shall be provided consisting of a picket fence, ornamental wrought iron fence, a brick wall or a continuous evergreen hedge. **Comment: The applicant proposes new parking areas between the front of the building facing School Street and the front lot line. Construction of a new parking lot is a use or activity that requires Planning Commission site plan review as detailed in Sec. 35-162, Uses Subject to Site Plan Review. The applicant shall propose a streetwall or landscaped screening where parking is visible from the street for Planning Commission review and approval.**

RECOMMENDATION

We recommend approval of the proposed land divisions for the property located at 32900 Grand River Ave (parcel ID: 20-23-27-177-093) subject to the following conditions:



1. Zoning Board of Appeals granting a variance from *Sec. 35-105, Central Business District – Residential Design Standards, (A) Area, Bulk and Density Requirements, (2) Density*, to allow a density of seventy-one (71) dwelling units per acre.
2. Planning Commission review and approval of the site plan for Parcel A which proposes new parking areas and approval of a reduction of the required number of parking spaces on the site.

If you have any questions, please don't hesitate to contact me at (810) 215-0993.

Sincerely,
OHM Advisors

A handwritten signature in black ink that reads "Kristen Hatfield".

Kristen Hatfield AICP
Senior Planner



Source: LanCarte Commercial

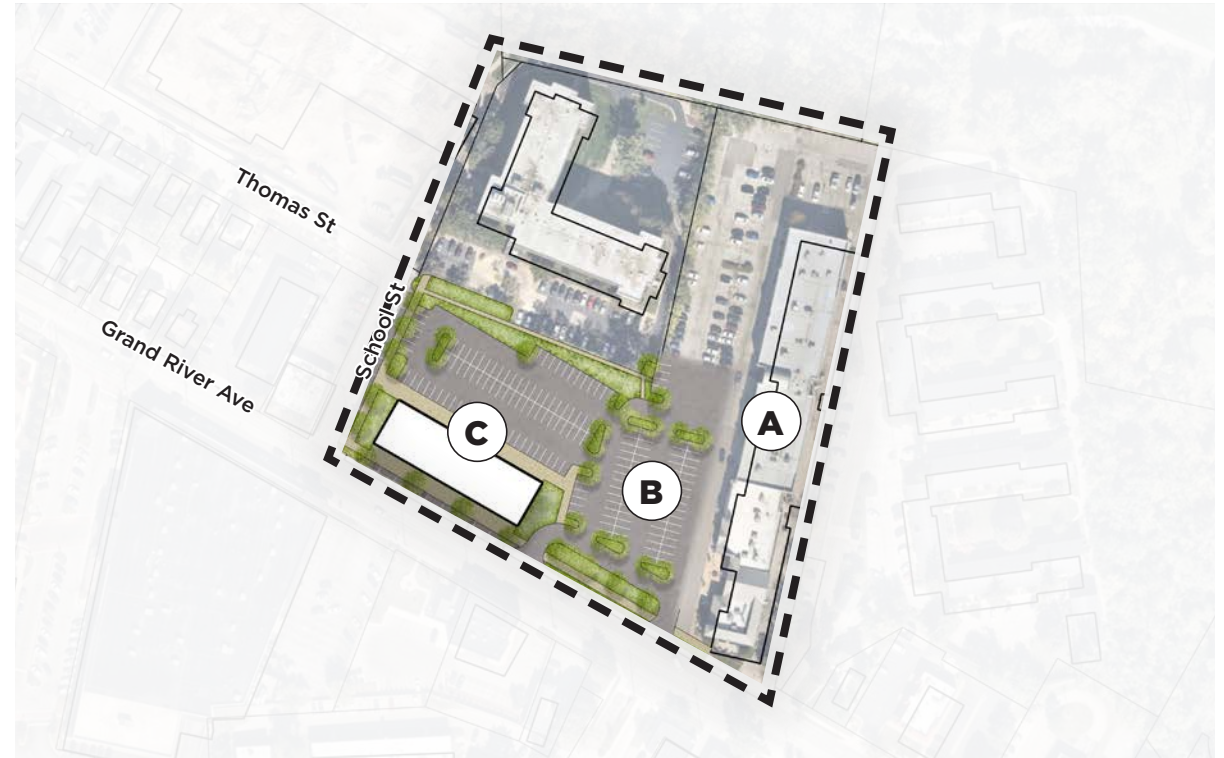


Source: LoopNet



Source: Eley Barkley Dale Architects
Character Imagery

Village Commons (Phase 1 Concept Plan)



Development Details

A Existing Commercial

B 318 Parking spaces
(304 surface, 14 on-street)

C 12,000 s.f. ground-level restaurant/
retail, 24 units total
(flats, 2nd and 3rd floor)

Farmington City Council Agenda Item	Council Meeting Date: Oct. 19, 2026	Item Number 6D	
<u>Submitted by:</u> Bob Houhanisin, Public Safety Director			
<u>Agenda Topic</u> Resolution to Amend Chapter 6 of the City of Farmington Traffic Code to prohibit parking on Whittaker Street.			
<u>Proposed Motion</u> Motion to Approve Resolution amending Chapter 6 of Farmington City Traffic Control Order to add a new Section 6.2 to prohibit parking on both sides of Whittaker Street from Grand River, south to the alley on the south side of Worldwide Plaza (34701 -34805 Grand River Ave) .			
<u>Background</u> Delivery trucks are required to make deliveries to the World Wide Plaza on Grand River via the alley to the rear of the building. If vehicles park on Whittaker between Grand River and this alley, the trucks cannot make the turn into the drive. Therefore, parking on Whittaker should be prohibited. This amendment was also recommended by the Parking Committee			
<u>Materials Attached</u> Current Chapter 6 of the Traffic Control Order Resolution			
Agenda Review			
Department Head	Finance/Treasurer	City Attorney	City Manager

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

**RESOLUTION OF THE FARMINGTON CITY COUNCIL TO AMEND TRAFFIC
CONTROL ORDERS**

RESOLUTION NO. _____

The Farmington City Council resolves that the Traffic Control Order issued by the Director of Public Safety of the City of Farmington, dated February 1972, is hereby amended as follows: as provided for in Section 28-1153 of the Uniform Traffic Code, as adopted in Section 31-51 of the City Code of the City of Farmington, and Section 31-60 of the City Code of the City of Farmington.

Chapter 6 – Regulations Prohibiting Stopping, Standing or Parking

ADD:

Section 6.2 –Whittaker Street

(a) both sides of Whittaker Street from Grand River, south to the alley on the south side of Worldwide Plaza (34701- 34805 Grand River Ave.)

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

RESOLUTION DECLARED ADOPTED _____, 2026.

Meaghan Bachman, 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 at a regular meeting held this _____ day of _____, 2026.

Meaghan Bachman, City Clerk
City of Farmington

Farmington City Council Staff Report	Council Meeting Date: Oct. 19, 2026	Informational
Submitted by: Melissa Andrade, Assistant to the City Manager		
Agenda Topic: Minutes from City's Boards and Commissions		
CIA: August 2026, October meeting canceled DDA: September 2026 Historical: September 2026 Parking: Next meeting Oct. 21 Pathways: September 2026 Planning: October meeting canceled ZBA: Previous meeting minutes not yet posted (May 28, 2025; July 1, 2026; & August 18, 2026) Library: September 2026 Commission on Aging: June 2026 Farmington/Farmington Hills Arts Commission: September minutes not yet posted Commission on Children, Youth and Families: September, Special Meeting Emergency Preparedness Committee: July 2026		

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
AUGUST 13, 2026**

1. ROLL CALL:

The meeting was called to order at 8:06 AM by Chairperson Thomas.

Present: Mark Accenttura, Frank Andreae, David Carron, Randy O'Dell, Richard Graham,
Maria Taylor, Patrick Thomas

Staff: David Murphy City Manager, Kristen Hatfield OHM, Cristia Brockway – FH GRCIA

2. APPROVAL OF AGENDA

Roll Call – introduced new member Frank Andreae

Motion by Taylor, support by O'Dell. Passed unanimously.

3. APPROVAL OF MINUTES

July 9, 2026 minutes. Motion by O'Dell, support by Taylor. Passed unanimously.

4. UNFINISHED BUSINESS

A. Winery engineering study – OHM estimates will cost \$10,000.00 to pursue

5. NEW BUSINESS

A. Farmington Hills GRCIA Meeting Update – Cristia Brockway

1) Street Scape Plan Grand River from 8 Mile Road to Purdue

Pocket parks with seating on side streets near Grand River

2) Artistic Elements and landscaping within the median

Will take 5-10 years to complete plan

B. Architectural Plan Review and Recommendation for

31506 Grand River Avenue (Zap Zone)

Motion by O'Dell to approve the site plan for Zap Zone Farmington, subject to the recommendation that the bold blue color be used primarily as an accent color, complemented by shades of gray, consistent with the more balance color treatment seen at the Zap Zone Ypsilanti location. Support by Taylor.

Passed unanimously.

6. OTHER BUSINESS

A) Grand River Corridor Improvement Authority (GRCIA) Investment Scoring Matrix;

Two different templates were introduced to discuss at the next meeting

7. PUBLIC COMMENT: None

8. BOARD MEMBER COMMENT: None

9. ADJOURNMENT:

Motion to adjourn the meeting made by O'Dell, support by Taylor.

Passed unanimously.

Adjourned at 9:02 AM.



DDA Board Meeting
8:00 am Wednesday September 2, 2026
City Hall Conference Room
23600 Liberty Street
Farmington, MI 48335

Meeting Minutes

The meeting was called to order at 8:07 AM by Todd Craft.

1. Roll Call

Present: Todd Craft, Karlyn Cassidy, Claire Perko, Joe LaRussa, Sean Murphy, and Tom Pascaris

Absent: Shawn Kavanagh, Donovan Singleton, and James McLaughlin

Others Present: Jess Westendorf, Jenny Gray

2. Approval of Consent Agenda

Motion by **LaRussa**, seconded by **Cassidy** to approve the Consent Agenda. Motion passed unanimously.

3. Approval of Regular Agenda

Motion by **LaRussa**, seconded by **Cassidy** to approve the regular agenda. Motion passed unanimously.

4. Public Comment

No public comments.

5. Executive Director Update

Westendorf reported a strong close to the summer programming season, including the highest-attended Friday night concert to date, with attendance estimated at more than 1,000 people. Planning was underway for Harvest Moon and the Grand Raven Festival, with additional volunteer opportunities available.

Physical improvement projects were nearing completion. Work at Farmington Insurance Agency included window and sidewalk improvements, while the Art Park Promenade was down to final punch-list items. The Public Art Committee selected 11 sculptures for Riley Park and the Art Park Promenade, with installation anticipated by mid-October.

The Retail Lab continued to receive positive media attention. Staff was assisting the current tenant with next-step opportunities while preparing for Valbona Vintage to move into the space, with a late-September opening anticipated. Six additional incubator applications had been received, providing a strong pipeline of future candidates.

Westendorf also reported on recent engagement with the Mayors Association of Michigan and anticipated future familiarization tours for other downtown organizations. A

proposal was being prepared for a 2027 Main Street Now mobile workshop featuring Farmington, Ferndale, and Rochester. SEMCOG Experience Farmington filming was scheduled for September 17.

6. Approval of Invoice #1 Midwest Sculpture Initiative

Westendorf shared the Midwest Sculpture Initiative Fall Outdoor Exhibit Series. Farmington is one of seven participating communities and selected 11 sculptures by 11 different artists for a one-year exhibit in Riley Park and the Art Park Promenade. The total program cost is \$24,800, with the first invoice totaling \$15,675. Funding will include the annual public art allocation, Art on the Grand proceeds, sculpture-sale commissions, and the Main Street Oakland County District Placemaking Award.

Motion by **LaRussa**, seconded by **Perko**, to approve Invoice #15275 in the amount of \$15,675 to Midwest Sculpture Initiative for the 2026 Fall Outdoor Series. The motion passes unanimously via roll-call.

Votes

Ayes (6): Perko, Cassidy, Murphy, Craft, LaRussa, Pascaris

Nays (0)

Absent (0): Kavanagh, McLaughlin, Singleton

7. Hillside Townes TIF Reimbursement #1

Motion by **Murphy**, Seconded by **Pascaris**, resolved to approve Reimbursement Request #1 for Hillside Townes, 33000 Thomas Street, in the amount of \$1,021,954. The motion passes unanimously via roll-call voting.

Votes

Ayes (6): Perko, Cassidy, Murphy, Craft, LaRussa, Pascaris

Nays (0)

Absent (0): Kavanagh, McLaughlin, Singleton

8. Committee Updates

a. Promotions Committee

Promotions Committee had not formally met. Staff reported significant activity surrounding Harvest Moon, Grand Raven, and other fall programming following a strong conclusion to the summer concert season. The committee was expected to meet to review the Metromode contract and future promotional services.

b. Business Development Committee

A committee meeting was being scheduled to discuss renewal of the Principal Shopping District and review six Retail Lab/incubator applications. The Board

discussed the current Retail Lab tenant's progress, including repeat customers and lessons learned through the 90-day model. Permanent Retail Lab signage and a tenant blade sign had also been approved.

c. Design Committee

The Design Committee reviewed and approved for new businesses. Staff also noted that Comicade had submitted information for a potential sign grant, which will return for future committee and Board consideration.

d. Public Art Committee

The committee completed selection of the 11 sculptures for the Midwest Sculpture Initiative exhibit to be displayed in the Art Park Promenade and Riley Park on a 1 year contract. The Make a Wave project continued to receive positive public feedback, and staff was exploring the addition of further panels to allow more community members to participate.

e. Organization Committee

Cassidy reported that the committee had met with three prospective volunteers who had recently expressed interest in DDA involvement. The conversations helped identify individuals' interests, skills, and availability, with at least two expected to participate in Harvest Moon. The Board emphasized the importance of timely volunteer follow-up and matching volunteers with appropriate committees and projects.

f. Harvest Moon Committee

Gray reported that volunteer shifts were approximately 75% filled. Additional volunteer outreach was planned. Food and beverage participation was strong, including Sante's planned participation in the wine area, and staff reported receiving more food vendor applications than in prior years.

g. Grand Raven Caw-mittee

Planning was underway for the month-long Grand Raven programming. The Strut will include the Moonlight Mischief Makers and a family-friendly choreographed witch dance. Thrill the World rehearsals had begun with performance October 24th, Raven installation was scheduled for September 27, and additional programming included Tuesday evening story readings and activities throughout downtown.

9. Other Business

The Board discussed bicycle, e-bike, scooter, and similar wheeled-device activity downtown. Members expressed support for a "Walk Your Wheels" approach in the central downtown area to improve pedestrian safety. Sidewalk decals were identified as a possible communication tool, and the Board discussed reviewing the number and location of bike racks.

The Board also discussed pedestrian crossing patterns on Grand River Avenue and Farmington Road and whether temporary measures could be used to test additional crosswalk locations where pedestrian behavior does not align with existing infrastructure. Westendorf noted that Grand River Avenue is under MDOT jurisdiction, making even temporary testing subject to state approval. Members also raised liability concerns regarding unauthorized or informal crosswalk markings.

Westendorf also advised the Board that staff was reviewing a draft public art policy prepared by the City's attorneys.

10. Board Comment

Craft thanked the Board members for the time and volunteer effort they contribute to the DDA and emphasized the importance of recognizing those contributions.

11. Adjournment

A motion by **Pascaris**, seconded by **Murphy** to adjourn the meeting at 9:13 AM. The motion passed unanimously.

HISTORICAL COMMISSION REGULAR MEETING

Minutes

August 26, 2026

1. Meeting was called to order at 7:01pm
2. Roll call: Laura Myers, Kevin Parkins, Jill Keller, Kevin Russom, Peggy Castine, Lena Stewart, and Rudy Wengorovius
3. Approval of agenda: Rudy Wengorovius approved, Laura Myers seconded; all ayes
4. Public Comment: none
5. Approval of Minutes – regular meeting of July 22, 2026: Laura Myers approved Jill Keller seconded; all ayes
6. Financial Report: n/a
7. Warner Mansion Activities: discussion of Monday 9/24 City Council Meeting where funding for design work of green wall trellis was approved.
8. New Business:
 - a. Raven Scarecrow contest - next year HC will contribute a scarecrow. Will include on August 2027 agenda
 - b. Christmas Holiday Decoration Contest - Historical Commission would like to sponsor a contest withing the historic district. Kevin R will outline the event – initial discussions:
 - i. Communication plan – create flier; promote through social media - FB and Instagram (city/ DDA sites) starting 1st of November with weekly reminders
 - ii. Historical Commission judging – December 4th
 - iii. Winners announces at Holly Days – December 5th; prize a Civic or city business gift card.
 - c. Historical Marker Book – coffee table type, pictures of historical Farmington. Open discussion – possibility of creating this.
9. Old Business:
 - a. Historic District Survey: Rudy, Peggy, and Laura met with Matt Malone on August 27th. More detail of site elements reviewed, and Matt supported adjustments to layers, creating “highlighted sites” layer, and new website draft. Building has been in process for the highlighted sites area (adding photos, adjusting map points, etc). Narratives of 14 addresses are kicked-off with target Oct 14th (Peggy/Laura) and then incorporate into website by Oct 28 meeting (Rudy).
 - b. Downtown Historic Plaques: Civic plaque mount and unveiling was completed Sept 8th with Claire, Maria, and HC members in attendance.
 - i. Plaque design for State Savings Bank was presented by Kevin R. He has also approached representative from GLP. They do like the idea and we will take next steps to finalize design and funding.

10. Correspondence and communications:

- a. Annual Report was presented at 9-24 Council meeting.

11. Commission Comments:

- a. Next meeting October 28th.

12. Adjournment at 8:07pm



FARMINGTON PATHWAYS COMMITTEE

LOCATION: Conference Room at City Hall

7:00 p.m.

AGENDA

SEPTEMBER 9, 2026

1. CALL TO ORDER heather 7:01 pm by Heather Davies
2. ROLL CALL Present: Chris Weber, Jamie Palmisano, Dave Haering, Maria Taylor, Joe VanDerZanden, Tim Prince, Heather Davies, Kevin Daniels
3. APPROVAL OF AGENDA Tim moved to approve by Dave, seconded. Approved unanimously.
4. APPROVAL OF MEETING MINUTES, AUGUST 12, 2026 Joe moved to approve by motion, seconded by Kevin. Approved unanimously.
5. MONTHLY INSPO - Kevin Northville streets and reopening order
6. OLD BUSINESS
 - a. GRAND RIVER PEDESTRIAN COUNTS Update - All five counts have been concluded and all met the minimum amount of pedestrians was met. Information being forwarded to MDOT for next steps.
 - b. E-BIKE UPDATE Heather - Making a motion for Pathways Committee to have a letter sent City Council and Public having the downtown area would be a pedestrian area that anyone riding any bike in downtown. Courtesy enforcement, yielding to pedestrians.
 - i. Council considering 3 alternatives:
 1. Prohibiting the riding of e-bikes on sidewalks in the downtown - Yes. Committee supports making downtown a pedestrian-only zone (walk your wheels).
 2. Prohibiting the riding of e-bikes in City parks (while allowing e-bikes to be walked) - No. Pathways Committee would like to allow ebikes in city parks.
 3. Prohibiting all bikes on all sidewalks - No. Committee would like to allow ebikes on sidewalks outside of downtown. Committee also requests Public Safety to investigate language to protect pedestrians when they are around wheeled devices, making clear that wheeled devices need to yield or exhibit care around pedestrians. (See Monroe, MI ordinance as example) Motion by Heather, supported by Kevin, to send a letter from committee to Public Safety and City Council with these recommendations. All in favor.
 - c. SEMCOG TRAINING UPDATE
 - i. E-Bike, E-Moto, and Micromobility Safety Workshop 9/2/26 - Committee unable to attend.
 - ii. 2026 MDOT Advanced Training Wheels: Bicycle Facility Design Training 9/20/26 - Committee unable to attend. Checking for recordings.
 - d. RADIO SHACK UPDATE - Owner has been cited twice and the third letter will be delivered to complete repairs or other legal issues will take place.
 - e. SCHOOL STREET AND GRAND RIVER SIDEWALK UPDATE - City is going to fix the issues.
 - f. SHIAWASSEE TREE UPDATE - DPW is sending out the tree service to take a look at it.
 - g. GRAND RIVER SPEED SIGN UPDATE - DPW has asked traffic engineers to look into and will provide an update next meeting.
 - h. GILL ROAD SPEED UPDATE - Resident complaints, public safety added a speed measuring devices stated the satisfactory
 - i. GILL ROAD DESIGN UPDATE - Gill and Freedom Shorten turn lane heading west on Freedom. Removing extra space on bumpout. Beechwood and Moore will be narrowed. Moore to Shulty will widen back out. Shulty to State Road the road will be bumped back in 3 feet and flashing beacons added. Gill and Grand River narrowing down the road. New pedestrian signage and sharrows. Taking place spring of 2027.

- j. SELF-GUIDED FALL WALKING EVENT BETWEEN PATHWAYS AND BEAUTIFICATION COMMITTEES UPDATE - [Still in progress](#)
 - k. SAFE STREETS BUNDLE UPDATE (includes: 25 sets of bike lights; 25 light-up wristbands; 25 reflective armbands; 25 *Safe Streets* stickers; 25 *Safe Streets* pamphlets; 25 each of Pedestrians, Bicyclists, and Drivers tip cards; 1 of Michigan's Guide for Aging Drivers and Their Families; 1 *Safe Streets* poster; NEW: 1 Southeast Michigan Guide to Transportation Planning; NEW: A safety educational resource on e-bikes, e-motos, and micromobility)
[Ordered!](#) ☺☺ [Event in progress.](#)
7. NEW BUSINESS
- a. LETTERS OF SUPPORT FOR 9LINE
 - i. Farmington Hills application to MDOT for FY 2029 TAP funds to construct the 9 Mile pathway from I-275 Metro Trail to Farmington Road - [Heather motion to support Farmington Hills to write letter, Dave seconded - Jamie to write the letter.](#)
 - ii. Southfield application to MDOT for FY 2029 TAP funds to construct the 9 Mile pathway for a critical gap to cross the M-10/M-39 interchange - [Heather motion to support Southfield to write letter, Kevin seconded - Jamie to write the letter.](#)
 - b. ANY NEW TARGET AREAS? - [The sidewalk in front of Teleia salon needs improvement. Lighting needs to be checked for multiple power outages. Grand River and Liberty and City Hall and Masonic. Look into connecting with cities with bikes lanes to get some advice. Grand River near Rams Horn sidewalks need attention](#)
 - c. ANY NEW CITY CONSTRUCTION PROJECTS? - [Farmington Place public meeting.](#)
8. PUBLIC COMMENT - [N/A](#)
9. COMMITTEE MEMBER COMMENT - [N/A](#)
10. ADJOURNMENT - [8:57 MOVED MT, SUPPORT KEVIN. ALL AYES Meeting adjourned at 8:35. Next meeting: October 14, 2026 Minutes submitted by Jamie Palmisano](#)

Next meeting: OCTOBER 14, 2026

Farmington Community Library Board of Trustees
Regular Board Meeting
6:00 p.m. - September 10, 2026

Board Members Present: McClellan, Muthukuda, Brown, Murphy, Snodgrass, White (Snead and Doby arrive late)

Board Members Absent: None

Staff Members Present: Matthews, Baker, Peterson

Staff Members Absent: Showich-Gallup

CALL TO ORDER

The regular Board meeting was called to order at 6:06 by President McClellan.

APPROVAL OF AGENDA

MOTION by Snodgrass to approve the Agenda for the September 10, 2026 Board meeting was supported by Muthukuda.

Vote: Aye: All in favor (6-0)

Opposed: None

Motion passed.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

MOTION by White to approve the Minutes of the Regular Board Meeting held August 13, 2026, was supported by Brown.

Vote: Aye: Muthukuda, Brown, Murphy, Snodgrass, White

Opposed: None

Abstain: McClellan

Motion passed.

TREASURER'S REPORT

MOTION by Brown to approve paying August 2026 operating bills totaling \$327,500.96 was supported by Murphy.

Vote: Aye: All in favor (6-0)

Opposed: None

Motion passed.

MOTION by Brown to receive and file August 2026 financial reports was supported by White.

Vote: Aye: All in favor (6-0)

Opposed: None

Motion passed.

K. Brown:

- YTD interest earned from Michigan Class is \$358,829.56.

FRIENDS' REPORT (S. Charlesbois)

- Elizabeth Johnson will likely be joining Friends Board.
- Friends are receiving many offers of help from prospective volunteers.
- There will be a "pop up" book sale, likely October 24-25.
- All book / media donations are being paused during construction, due to lack of storage.
- Reminder - TJ Klune (*The House in the Cerulean Sea*) will come to FCL on October 19.

LIBRARY DIRECTOR'S REPORT (S. Matthews)

- Please sign up for e-mail building alerts to learn of any changes to service.
- Renovation set to begin at FH on September 21. West parking lot resurfacing at FH will also begin on September 21.
- FH will only open during evenings on days that beam removal is being done (likely to begin before October 1 and expected to take at least two weeks; weekends not affected). Staff will be available to patrons during day via phone. Daytime programming will be canceled during this period.
- FA work is still waiting on permits. FCL has to sign an easement agreement with the City of Farmington because parking spaces on north side of building will be affected.
- FCL will be sending out an RFP for soil borings to be done in zones of excavation.
- Full-page ad was placed in *Farmington Press* to alert of renovation work.

(Trustees Snead and Doby both arrive during Director's Report.)

SUBCOMMITTEE UPDATES

Personnel (D. Muthukuda)

Committee is studying:

- Tuition reimbursement
- Possible offering of dental and vision coverage as opposed to reimbursing staff for costs
- Heat map of door counts to determine optimum hours of service

Facilities (S. Snodgrass)

Farmington Community Library Board of Trustees

Regular Board Meeting

6:00 p.m. - September 10, 2026

- At last meeting, committee discussed: easement protective fencing at FA, beam removal at FH, rusty pipes in front of FH and exterior stairwell on east side, possible standing desk stations for patrons and staff.
- RealPoint will join committee at October meeting and McCarthy Smith will come in November. S. Matthews: Phase 2 wants and needs will be clarified.

E. McClellan asks for exterior survey to be done to look at any problem like rusty doors on east side of FH. K. Brown asks for study of changing triangle island in west driveway at FH as entrance seems tight.

Finance (K. Brown)

- Gifting and Donation Policy nearly ready for board consideration.
- Committee also discussed MI Class Term Series II program as possible investment and possibly giving the director a temporary delegation of special procurement authority. Currently, director must have board approval for any expenditure exceeding \$15,000.

UNFINISHED BUSINESS

Holiday Schedule

MOTION by Snodgrass to approve the 2027 Holiday Schedule was supported by Brown.

Vote: Aye: All in favor (8-0)

Opposed: None

Motion passed.

NEW BUSINESS

- Update By-Laws

Trustees should send suggested changes to S. Matthews by September 21.

- Moving FH Children's Area Shelving

MOTION by Snodgrass to approve Library Design Associates bid for \$48,955 to cover all necessary moving of shelves in Children's area at FH during construction was supported by Doby.

Vote: Aye: All in favor (8-0)

Opposed: None

Motion passed.

CORRESPONDENCE

None

PUBLIC COMMENT

None

Farmington Community Library Board of Trustees

Regular Board Meeting

6:00 p.m. - September 10, 2026

TRUSTEE COMMENT

D. Muthukuda - S. Matthews is having salaried employees take care of book returns when buildings are closed for multiple days, such as on a holiday weekend (two or three times a year). This alleviates need for overtime. SM also has made contact with neighbors of FA building so that they are aware of imminent noise and dust. Lastly, thank you to staff for smooth handling of September 3 tornado warning at FA. J. White - warning also handled well at FH.

K. Brown - what is return on investment of using Unique to capture fines for lost materials?

C. Doby - encountered patron who was upset over faxing cost per page. Elks Club will again be looking for scholarship application judges in December.

ADJOURNMENT

The Board meeting was adjourned at 7:50 by President McClellan. The next regular meeting of the Library Board is scheduled for Thursday, October 8, 2026, at 6:00 pm.

Respectfully Submitted,

Jim White, Secretary
Library Board of Trustees

**APPROVED
MEETING MINUTES
FARMINGTON AREA COMMISSION ON AGING
Tuesday, June 23, 2026-5:30 PM
Costick Center, Shannon Hall
28600 Eleven Mile Road, Farmington Hills, MI 48336**

Meeting called to order at 06/23/26> 5:30 pm

ROLL CALL:

Mary Buchan, Farmington Hills
Vivek Das, Farmington Hills
Mic Fahey, Farmington
Dan Fantore, Farmington Hills
Christina Mui, Farmington Hills
Dolli Lewis, Farmington Hills
Tiffany Tuttle, Farmington Hills
Marsha Koet, Senior Division Liaison

OTHERS IN ATTENDANCE:

Sue Dengi
Tiffany's Sister

APPROVAL OF February 2026 MEETING MINUTES & Agenda
Motion by Mary Buchan, 2nd by Dolli Lewis

COMMITTEE REPORTS

Nothing to report

COMMUNICATION, PROMOTIONS AND WEBSITE

Website issues reported: possibly putting COA information on the City Website
Updated directory by Marsha Koet
Lori Daro, New Park & Recreation Commissioner

EDUCATION COMMITTEE

Nothing to report

SENIOR CENTER LIAISON/ADVOCACY

A big thank you to all the volunteers for the cookie sales
Theresa Bryant retirement 7/22/26
Lindsey Wondra taking Theresa's place

OLD BUSINESS

No Report

NEW BUSINESS

Suggestion brought forth for Active Shooter Training for Seniors

AMBASSADOR REPORT

No Report

PUBLIC COMMENT

Visitors' discussion on advocacy for new center

Discussion on partnerships for new center

ADJOURNMENT

6:35 pm Motion by Tiffany Tuttle, 2nd by Dolli Lewis

Next meeting Tuesday, September 22, 2026 at Costick Center

Draft Minutes submitted by Mic Fahey

APPROVED MINUTES
FARMINGTON HILLS/ FARMINGTON
COMMISSION ON CHILDREN, YOUTH, & FAMILIES
September 10th, 2026
Room 382, The Hawk Community Center
29995 W 12 Mile Rd in Farmington Hills, Michigan 48334

1. Call To Order

Meeting called to order at 6:10 pm by Dr. Tanya Nordhaus

Members in attendance: Dr. Tanya Nordhaus, Manni Kohli, Bridget Gibbons, Daniela Peric, Bria Lewis, Monique Green Jones, Bhumika Mistry, Maiia Kishchukova, Alt. Alyson Gay

Liaisons in attendance: Caroline Silvagi

2. Approval of Agenda

Bria motioned for approval; Bhumika seconded

3. Approval of June Minutes

Manni motioned to approve; Bhumika seconded

4. Around the Table Introductions

The commission welcomed our newest members, Monique Green Jones and Maiia Kishchukova.

5. 2026 Final Expenses Updates

Update from Tanya: Shirts for the commission could not be purchased under last year's budget due to timing issues. We will instead be going with T-shirts. The reallocated funds for the t-shirts were able to be donated to the Farmington African American Parent Network as additional supplies. Tanya will meet with the FAAPN the week of 9/14 to donate the supplies. Monique will also share the schedule with the wider commission.

As a note: the 2027 fiscal year CYF budget is \$2700

6. Upward Mobility Initiative Discussion

Tanya brought the wider commission up to speed on her work with the Upward Mobility Initiative, a strategic program developed by the think tank Urban Institute, aimed at

supporting local governments and local leaders with data, metrics, and planning tools to boost economic mobility

7. Development and Approval of 2026-27 Strategic Action Plan

The group discussed the possibility of the Upward Mobility Initiative being a part of our strategic action plan and decided that it would be best to hold off on finalizing the 2027 strategy until the report is finalized ahead of the October 1st meeting. **The group will vote on strategic priorities in our November meeting.**

Tanya also discussed the possibility of inviting UMI to a presentation with the members and liaisons to give further detail about the initiative and development of the strategy. Outside of the initiative, the group discussed additional priorities as follows:

The Annual CYF Career Fair

- Moved to February
- Bria, Alyson, and Manni volunteered to assist

The Kindness Rock Garden

- Tanya to connect with Arts Commission to determine if they would be open to assisting with the “library” art house at Heritage Park.
- Caroline mentioned that Hay Day could be a good event for the rock garden.
- Alyson, Bria, and Bridget volunteered. In the meeting, the group contemplated participating in Hay Day, but the volunteers needed to confirm their schedules.
- The group should budget around \$250 for the initiative to help pay for paints, brushes, spray varnish, and other crafting supplies.

Volunteer Recognition

- Bhumika and Daniella expressed interest in assisting—more details are needed.

Hay Day

- Manni will be hosting a table at the event—she will be bringing the prize wheel as discussed in our June meeting.

Open House

- Bridget will be hosting a table at the event—she will be bringing the street sign craft as discussed in our June meeting.

Financial Literacy

- Manni mentioned financial literacy as a priority. Tanya mentioned potential for hosting events for adults at The Hawk. Alyson will work on financial literacy at The Hawk, and Caroline mentioned that the evenings work best for an event.

Mental Health

- Alyson asked if we'd supported in the past. Tanya gave background on specific support CYF has provided.

Clarifying Our Mission

- Monique pointed out that it could be helpful to host a collection of resources and information about CYF on our page on the Farmington Hills city website. The group discussed compiling a list of resources.
- Daniella pointed out that other commissions are able to house information within their section of the Farmington Hills website and pointed to the Commission on Public Health as an example of such. Caroline will follow up internally to better understand the capabilities of the website.

8. New Business and Announcements

Alyson followed up on her question from last session on whether we're able to include more youth voices in our conversations. The group mentioned the possibility of working with the Youth Council—Alyson will reach out to Krystal (Library Liaison) and Mayor Rich. Tanya noted that we would need to change bylaws.

9. Public Comments

No public comments.

10. Adjournment

Tanya motioned to adjourn; Manni seconded.

MEETING MINUTES
Emergency Preparedness Commission
July 6, 2026 – 5:00 PM
Farmington Hills City Hall – Community Room
31555 W. 11 MILE RD.
Farmington Hills, MI 48336
248-473-1800 www.fhgov.com

MEETING CALLED TO ORDER: Chair Sweeney called the meeting to order at 5:01 PM.

MEMBERS PRESENT: Avie, Card, Ciaramitaro, Dilts, Dixon, Foshee, Hopfe, Igwe, Sloan, Schertel, Sweeney, Thomas, and Tyler.

MEMBERS ABSENT: Dilts.

OTHERS PRESENT: Aldred (FH City Council), Pankow (FHFD), and Piggott (FHPD).

OTHERS ABSENT: Wren (FPS).

CITIZENS PRESENT: None.

APPROVAL OF AGENDA: Motion by Schertel to approve the agenda as submitted, seconded by Dixon. Motion passed unanimously by voice vote.

APPROVAL OF MEETING MINUTES: Motion by Avie to approve the June 1, 2026 meeting minutes as submitted, seconded by Dixon. Motion passed unanimously by voice vote.

BUDGET REPORT:

- Approximately \$1,800 of the 2025/206 budget was spent.
- The EPC budget for 2026/2027 is \$2,500.

UNFINISHED BUSINESS:

- None.

NEW BUSINESS:

- Farmington Community Library Truck-A-Paloosa recap
 - The EPC had a table at the event and distributed preparedness literature. About 500 people attended the event.
- Farmington Hills 250th Celebration recap
 - The EPC had a table at the event and distributed emergency preparedness literature.
- Founders Festival Planning

- EPC will have a tent and table to distribute preparedness literature; need help setting up the tent and table Thursday evening.
- An electronic sign-up to staff that table has been sent out; 8 of the 12 slots are filled.
- Avie will be leading a team to assist with the parade on Saturday morning.

LIAISON REPORTS:

- Lt. Pankow: The FHFD has been busy responding to recent events.
- Chief Piggot: Summarized the FHPD response to recent events in Farmington Hills and acknowledged the outstanding efforts of the officers involved and community support.
- Council Member Aldred: No updates.

COMMITTEE REPORTS:

- Website Committee report
 - The website committee will be working with the new Farmington Hills communications person to update the emergency preparedness information on the website.

PUBLIC COMMENTS:

- None

COMMISSIONER COMMENTS:

- Card: The Great Lakes Water Authority urged preparedness for potential municipal water supply disruptions following the water main break in May that affected 200,000 residents in the Rochester Hills area.
- Dixon: Following the positive experience of the Truck-a-paloosa event, she will be looking for more youth-oriented events where the EPC can distribute literature.
- Schertel: His two sons recently went through the youth police academy and enjoyed it.
- Sweeney: An emergency preparedness expo will be in Howell on Sept. 12th.

NEXT MEETING DATE: The next public meeting will be Monday, October 5, 2026, at 5:00 PM in the Farmington Hills City Hall Community Room. The final meeting of the year will be on Nov. 2.

ADJOURNMENT: Chair Sweeney adjourned the meeting at 6:03 PM.

Minutes taken by Secretary Card.

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.