

**AGENDA**  
**CITY COUNCIL STUDY SESSION**  
**MARCH 4, 2024 - 6:00PM**  
**CITY OF FARMINGTON HILLS**  
**CITY HALL – COMMUNITY ROOM**  
**31555 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**  
Telephone: 248-871-2410 Website: [www.fhgov.com](http://www.fhgov.com)

1. Call Study Session to Order
2. Roll Call
3. [Election Update](#)
4. ALICE Training
5. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/accommodations will be made. Thank you.



OFFICE OF CITY CLERK

**TO:** Mayor and City Council  
**FROM:** Carly Lindahl, City Clerk  
**DATE:** March 4, 2024  
**SUBJECT:** Presidential Primary Election Update

Following the Presidential Primary Election, I would like to present Council with the following update:

Early Voting

Total Votes Cast: 575

Total Votes Cast - Farmington Hills Voters: 532

Absent Voter Ballots

Issued: 14,223

Returned/Tabulated: 12,071

Ballots returned on Election Day: 1,375

Ballots returned after 5pm on Election Day: 460

Ballots retrieved from Drop Boxes at 8pm: 187

Precinct Voters - Election Day

5,777

Turnout 28%

With the new legislation, voters may “cure” their absent voter ballot signature up until 5PM the Friday after the election. These are either ballots received without a signature or with a signature that did not match what is in the voter’s QVF profile.

Military and overseas ballots can be received up until March 4<sup>th</sup> as long as they are postmarked on or before Election Day.

The county has completed our canvass and all precinct totals and counting board totals check out.

**AGENDA**  
**CITY COUNCIL MEETING**  
**MARCH 4, 2024 – 7:30PM**  
**CITY OF FARMINGTON HILLS**  
**3155 W ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MICHIGAN**  
**Telephone: 248-871-2410 Website: [www.fhgov.com](http://www.fhgov.com)**  
**Cable TV: Spectrum – Channel 203; AT&T – Channel 99**  
**YouTube Channel: <https://www.youtube.com/user/FHChannel8>**

**REQUESTS TO SPEAK:** Anyone requesting to speak before Council on any agenda item other than an advertised public hearing issue must complete and turn in to the City Clerk a blue, Public Participation Registration Form (located in the wall rack by the south door entering the council chambers).

**REGULAR SESSION MEETING BEGINS AT 7:30P.M. IN THE CITY COUNCIL CHAMBER**

**STUDY SESSION (6:00P.M. Community Room– See Separate Agenda)**

**REGULAR SESSION MEETING**

**CALL REGULAR SESSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

1. Approval of regular session meeting agenda
2. [Historic District Commission 2023 Annual Report Presentation](#)

**CORRESPONDENCE**

**CONSENT AGENDA** - (See Items No. 6 - 17)

All items listed under Consent Agenda are considered routine, administrative, or non-controversial by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member or citizen so requests, in which event the items may be removed from the Consent Agenda for consideration.

**CONSENT AGENDA ITEMS FOR DISCUSSION**

**PUBLIC QUESTIONS AND COMMENTS**

Limited to five (5) minutes for any item of City business not on the agenda.

**COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS**

**CITY MANAGER UPDATE**

**NEW BUSINESS:**

3. Consideration of approval of the [Capital Improvements Plan 2024/25-2029/30](#).
4. Consideration of approval of [Resolutions establishing Ad-Hoc Sub-Committees](#).
5. Consideration of [appointments](#) to various boards and commissions.

**CONSENT AGENDA:**

6. Recommended approval of adoption of Revised Engineering Design Standards for Site Development and Redevelopment. [CMR 3-24-16](#)

7. Recommended approval of the [Planning Commission Annual Report 2023](#).
8. Recommended approval of purchase of Motorola mobile radios and accessories to Motorola Solutions, Inc. in the amount of \$16,988.17. [CMR 3-24-17](#)
9. Recommended approval of award of contract for the 2024 Local Roads Asphalt Rehabilitation Project – Ramble Hills and Windwood Pointe Subdivisions to Nagle Paving Company, in the amount of \$1,493,399.43. [CMR 3-24-18](#)
10. Recommended approval of award of contract for the 11 Mile Road Reconstruction Project from Farmington Road to Orchard Lake Road to Springline Excavating LLC, in the amount of \$4,444,990.96. [CMR 3-24-19](#)
11. Recommended approval of award of contract for the Heritage Hills and Wedgwood Commons Subdivision Road Reconstruction Project, Phase IV to Florence Cement Company in the amount of \$6,072,964.30. [CMR 3-24-20](#)
12. Recommended approval of award of contract for the Farmington Freeway Industrial Park Reconstruction Project - Phase 3 to Hard Rock Concrete, Inc. in the amount of \$3,464,121.46. [CMR 3-24-21](#)
13. Recommended approval of award of contract for the Muer Cove and Mirlon, South of the Minnow Pond Drain, Gravel Road Conversion Project to Springline Excavating LLC, in the amount of \$858,635.15. [CMR 3-24-22](#)
14. Recommended approval of City Council [study session meeting minutes](#) of February 5, 2024.
15. Recommended approval of City Council [regular session meeting minutes](#) of February 5, 2024.
16. Recommended approval of City Council [study session meeting minutes](#) of February 12, 2024.
17. Recommended approval of City Council [regular session meeting minutes](#) of February 12, 2024.

#### **ADDITIONS TO AGENDA**

18. Attorney Report

#### **CLOSED SESSION:**

1. Consideration of approval to enter into a closed session to discuss an employee requested review for Gary Mekjian, City Manager. (Note: Council will return to open session immediately following the closed session to take action if needed and to close the meeting).

#### **ADJOURNMENT**

Respectfully submitted,

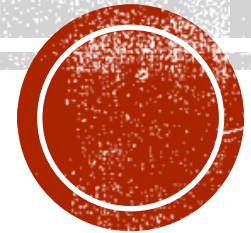
Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

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**HISTORIC DISTRICT COMMISSION  
2023 ANNUAL REPORT**



# 2023 HISTORIC DISTRICT COMMISSION

- The City Farmington Hills Historic District Commission is charged with preserving historic districts within the City that reflect elements of the architectural, cultural, economic, political, or social history of the community.
- This seven (7)-member commission is comprised of City residents working diligently over the past year to further this goal. This report summarizes the Commission's activities in 2023.



# 2023 COMMISSION MEMBERSHIP

- Marleen Tulas, Chair
  - Ken Klemmer, Vice Chair
  - Alec Thomson, Recording Secretary
  - James Paulson
  - John Trafelet
  - Steve Olson
- 
- Kris Canty, City Staff Liaison
  - Valerie Knol, City Council Liaison





**2023 GOALS,  
OBJECTIVES, AND  
INITIATIVES**

- Assist the City's Special Services Department with continued restoration work on the fieldstone wall at the Sherman-Goodenough House
- Assist the City's Special Services Department with upcoming work on the Spicer House and implement a comprehensive restoration plan for the site
- Continue collaboration between the Historic District Commission and City's Department of Public Works in implementing the cemetery preservation plan, including additional monument cleaning and resetting.
- Continue to update the "Blue Book," the City's official guide to its Historic Districts, for accuracy and comprehensiveness.
- Complete study of properties identified in the 2022 reconnaissance survey by contacting property owners and informing them of benefits of local historic designation and continue to identify new sites for potential historic designation.





**2024  
GOALS, OBJECTIVES,  
AND INITIATIVES**

- Continue to update the “Blue Book,” the City’s official guide to its Historic Districts, for accuracy and comprehensiveness.
- Continue collaboration between the Historic District Commission and City’s Department of Public Works in implementing the Cemetery Preservation Plan, including additional monument cleaning and resetting.
- Spicer House Preservation Plan
- Host a Preservation Workshop for the Public
- Identify properties within city for possible inclusion in Historic District
- Assist with the development of the Sarah Fisher Site.

# REVIEW OF 2023

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Nine (9) Regular Meetings were held

Three (3) Regular Meetings (March, July, August) were cancelled due to lack of business.

Seven (7) Certificates of Appropriateness were issued



# REVIEW OF WORK WITHIN HISTORIC DISTRICTS

- Certificates of Appropriateness are granted for a project which meets the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as set forth in Title 36 of the Code of Federal Regulations, Part 67, as amended.



# CERTIFICATE OF APPROPRIATENESS 23-1



- Historic District Site No. 313
- Fractional School House (32200 Middlebelt)
- The Historic District Commission issued a Certification of Appropriateness for the Construction of an ADA ramp to access the building, construction of a serving deck with ADA ramp at the rear of the building, and replacement of rotten and damaged wood siding, and repainting of the building.



# CERTIFICATE OF APPROPRIATENESS 23-2



- Historic District Site No. 308
- Halsted Apple Barn (28321 Timberview Ct.)
- The Historic District Commission issued a Certification of Appropriateness for construction of a black six (6)-foot kennel-style fence for the applicant's two (2) dogs in accordance with the issued court order. Kennel will be in an "L-shaped" parcel extending from the southwest corner of the house extending north and the brick patio the northeast corner of the home.



# CERTIFICATE OF APPROPRIATENESS 23-3



- Historic District Site No.312.
- Sherman Goodenough House (27405 Farmington)
- The Historic District Commission issued a Certification of Appropriateness for replacing the existing light structures, with the addition of one (1) pole, by utilizing OPTION #2 (straight pole) with new fixture on top.



# CERTIFICATE OF APPROPRIATENESS 23-4



- Historic District Site No. 3
- Lemuel Botsford House (24414 Farmington)
- The Historic District Commission issued a Certification of Appropriateness for removing three (3) current basement windows to install three (3) glass-block modular windows.



# CERTIFICATE OF APPROPRIATENESS 23-5



- Historic District Site No. 3
- Lemuel Botsford House (24414 Farmington Road)
- The Historic District Commission issued a Certification of Appropriateness for installing a 4-foot tall black chain-link fence along the North lot line of the property.





# CERTIFICATE OF APPROPRIATENESS 23-1A



- Historic District Site No. 3
- Lemuel Botsford House (24414 Farmington Road)
- The Historic District Commission issued a Certification of Appropriateness for resurfacing existing wood decking with Aztek composite decking and removing the railings on deck.



# CERTIFICATE OF APPROPRIATENESS 23-2A



- Historic District Site No. 3
- Lemuel Botsford House (24414 Farmington Road)
- The Historic District Commission issued a Certification of Appropriateness for installing a generator in the Rear Yard with Landscaping screening to retain structure's historical character.





# SELECTED HISTORIC DISTRICT COMMISSION ACTIVITIES IN 2023

- Cemetery Master Plan Implementation
- Historic Resource Survey
- Botsford Inn Exterior Restoration
- Spicer House Roof Replacement



# CEMETERY MASTER PLAN IMPLEMENTATION

- Beginning in 2022, the Historic District Commission undertook leading the preservation of the two (2) City-owned cemeteries: Farmington West Cemetery and East Farmington (Utley) Cemetery.
- Cleanup of landscape
- Cleaning of Markers
- Resetting and Restoring the Markers
- Progress has been steady and includes both volunteer efforts and the engagement of professional services

**Farmington Hills West & Utley Cemeteries**  
**Cemetery Preservation Program**

In partnership with  
Farmington Hills Historic District Commission  
Schoolcraft College - Department of History  
Boy Scout Troop #45 & #179

**FARMINGTON HILLS**  
Michigan

To volunteer...  
Please contact the  
Planning Department 248-871-2540



# Farmington Hills West & Utley Cemeteries Cemetery Preservation Program

In partnership with  
Farmington Hills Historic District Commission  
Schoolcraft College - Department of History  
Boy Scout Troop #45 & #179



To volunteer...  
Please contact the  
Planning Department 248-871-2540

## NEW CEMETERY SIGN

- To be placed at BOTH West and Utley Cemeteries
- Collaboration with Schoolcraft College
- Collaboration with The Boy Scouts of Michigan.





# CEMETERY MASTER PLAN IMPLEMENTATION

- Commissioners, with the assistance of the City's Department of Public Works, Fenton Memorials, and volunteers, cleaned and reset monuments in East Farmington (Utley) Cemetery, including the resetting of larger, heavier monuments.
- In 2023, on two (2) separate occasions, Boy Scouts assisted Commissioners and volunteers with releveling smaller tombstones and touchup cleaning at East Farmington (Utley) and West Farmington Cemeteries.





# BOTSFORD INN EXTERIOR RESTORATION

- Throughout 2023, the Historic District Commission and City officials worked closely with the owners of the Botsford Inn regarding finding a use for the structure and restoration of several aspects of the exterior that have fallen into disrepair.
- The owners have committed to restoration of key aspects of the exterior, including the shutters.
- In September 2023, the exterior restoration was completed.



# SPICER HOUSE ROOF REPLACEMENT

- The Historic District Commission worked closely with the City’s Department of Special Services to find an appropriate solution for replacement of the Spicer House’s aged cedar shake roof.
- A subcommittee of the Commission assessed the condition of the roof and explored various options to complete replacement.
- The Commission voted for Brava synthetic shake shingles in the color of “Aspen” and the ridge caps to be a mix of “Aged Mission” and “Autumn”.
- Repairs are set to begin in 2024.









# NEHEMIAH HOYT HOUSE (1851)

- 36668 Howard, Farmington Hills MI
- Historic District Commission wants to preserve the structure
- House has been abandoned for years
- The Historic District Commission seek to restore the residential structure after a tree fell into the roof causing internal damage to the house.





**THANK YOU**





***Inter-Office Correspondence***

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**DATE:** March 4, 2024

**TO:** Mayor and City Council

**FROM:** Kris Canty – Planning Staff Liaison to Historic District Commission

**SUBJECT:** Historic District Commission 2023 Annual Report

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The Historic District Commission is forwarding its [2023 Annual Report](#) for review and acceptance by City Council. The Historic District Commission adopted the report at their February 14, 2024, meeting. The Planning Commission accepted the report at their February 15, 2024, meeting. City ordinances require that the Historic District Commission prepare and present an annual report to both the Planning Commission and City Council summarizing the Historic District Commission's activities in the prior year.

In accordance with the Historic District Commission's bylaws, once accepted by City Council, the annual report shall be forwarded to the State of Michigan Historic Preservation Office to comply with Certified Local Government requirements.

Historic District Commission Chairperson, Marleen Tulas, and Vice Chairperson, Kenneth Klemmer will be in attendance to present the report.

**ATTACHMENT:**

[Historic District Commission 2023 Annual Report](#)



Historic District Commission

## CITY OF FARMINGTON HILLS HISTORIC DISTRICT COMMISSION 2023 ANNUAL REPORT

The City Farmington Hills Historic District Commission is charged with preserving historic districts within the City that reflect elements of the architectural, cultural, economic, political, or social history of the community. This seven (7)-member commission is comprised of City residents working diligently over the past year to further this goal. This report summarizes the Commission's activities in 2023.

### **2023 Commission Membership**

Marleen Tulas, Chair  
Ken Klemmer, Vice Chair  
Alec Thomson, Recording Secretary  
James Paulson  
John Trafelet  
Steve Olson

City Staff Liaison: Kris Canty, Staff Planner  
City Council Liaison: Valerie Knol, Councilperson

### **2023 Historic District Commission Goals, Objectives, and Initiatives**

- Assist the City's Special Services Department with continued restoration work on the fieldstone wall at the Sherman-Goodenough House (Historic District Site No. 312).
- Assist the City's Special Services Department with upcoming work on the Spicer House (Historic District Site No. 508) and implement a comprehensive restoration plan for the site.
- Continue collaboration between the Historic District Commission and City's Department of Public Works in implementing the cemetery preservation plan, including additional monument cleaning, and resetting.
- Continue to update the "Blue Book," the City's official guide to its Historic Districts, for accuracy and comprehensiveness.
- Complete study of properties identified in the 2019 and 2022 reconnaissance survey by contacting property owners and informing them of benefits of local historic designation and continue to identify new sites for potential historic designation.

### **2024 Historic District Commission Goals, Objectives, and Initiatives**

- Continue to update the "Blue Book," the City's official guide to its Historic Districts, for accuracy and comprehensiveness.
- Continue collaboration between the Historic District Commission and City's Department of Public Works in implementing the cemetery preservation plan, including additional monument cleaning, and resetting.
- Spicer House Preservation Plan
- Host a Preservation Workshop open to the public.
- Identify properties within city for possible inclusion in Historic District
- Assist with the development of the Sarah Fisher Site.



Historic District Commission

## **Historic District Commission Meetings**

In 2023, the Historic District Commission held nine (9) regular meetings; meetings in March, July, and August were cancelled due to lack of business.

## **Review of Work Within Historic Districts**

Certificates of Appropriateness are granted for a project which meets the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as set forth in Title 36 of the Code of Federal Regulations, Part 67, as amended.

## **Historic District Commission Training**

In March 2023, the Historic District Commission attended the 65<sup>th</sup> Annual Michigan in Perspective: Local History Conference.

## Certificates of Appropriateness

In 2023, seven (7) Certificates of Appropriateness were issued for work within the following districts:

### Historic District Site No. 313 – The Fractional School House – 32200 Middlebelt Road

#### *Site Overview*

The only one-room schoolhouse in Farmington still used for school purposes, this building was constructed around 1870 on the site of an 1850 school which burned. The building is made of Michigan stone.

It has some of the original windows. A fractional school district was one that served children from more than one township: in this case Farmington and West Bloomfield.



It was run by a local school board that did everything from hiring the teachers to doing the building repairs. The one-room school went to the eighth grade, and if a youngster wanted to have further instruction, usually the local district would pay tuition to a high school in another district. This rare stone building is listed in the Michigan Registry of Historical Places.

#### *Certificate of Appropriateness 23-1*

The Historic District Commission issued a Certification of Appropriateness for the Construction of an ADA ramp to access the building, construction of a serving deck with ADA ramp at the rear of the building, and replacement of rotten and damaged wood siding, and repainting of the building.

**Historic District Site No. 308 – Halsted Apple Barn– 28321 Timberview Court**

*Site Overview*

Thomas Jefferson Davis, who ran the nearby cider mill, built the barn in 1891 to store apples from the Halsted orchards; this building has exterior walls two feet thick. It was designed to be self-insulating for apple storage. The door is wide enough to drive a team of horses and wagon through to the lower level. Living quarters were added in 1901; a Michigan stone wall is along the road.



*Certificate of Appropriateness 23-2*

The Historic District Commission issued a Certification of Appropriateness for construction of a black six (6)-foot kennel-style fence for the applicant's two (2) dogs in accordance with the issued court order. Kennel will be in an "L-shaped" parcel extending from the southwest corner of the house extending north and the brick patio the northeast corner of the home.



**Historic District Site No. 312 – Sherman Goodenough House – 27405 Farmington Road**

*Site Overview*

Palmer Sherman, a Farmington grower of seed for Ferry Morse Company, built a brick home on his farm in 1869. Palmer Sherman's home is the southeast portion of the Georgian mansion that was constructed from 1914-1930 when the Goodenoughs converted the farmhouse into their country estate. The additions were designed by architect Marcus Burrowes for Luman Goodenough, a Detroit attorney.



Included in the creation of the Georgian manor were elegant details by the talented architect who specialized in historic periods. There is Pewabic tile in one of the bathrooms. The house was a summer country home before becoming a year-round residence in 1916. The outstanding talent of Marcus Burrowes has been rewarded with registration in the Michigan Registry of Historical Places. The house is surrounded by a Michigan stone wall constructed by Farmington stone mason Henry Mahaney. When Mrs. Goodenough died in 1967, the terms of the will provided for the home to be given to the community for community use, "provided no tax money was involved."

A group of local citizens raised money for the operation of the home as a Community Center, and for over 20 years citizens of Farmington/Farmington Hills have been able to enjoy many social and cultural functions within the walls and grounds of this beautiful home, whose walls are redolent of a more leisurely, elegant age of horses and grooms, chauffeurs, gardeners, and servants.

*Certificate of Appropriateness 23-3*

The Historic District Commission issued a Certification of Appropriateness for replacing the existing light structures, with the addition of one (1) pole, by utilizing OPTION #2 (straight pole) with new fixture on top.

**Historic District Site No. 3 – Lemuel Botsford House – 24414 Farmington Road**

*Site Overview*

Lemuel Botsford was a Connecticut farmer who came to Michigan in 1836. He moved to Farmington soon after; attracted by the Quaker community. The current house replaced a smaller structure that was on this property in 1837. Lucy and Lemuel had ten children, several of whom were prominent in the Farmington community. Rhonda Botsford married P.D. Warner. Milton Botsford became proprietor of the Botsford Inn.



The Greek Revival house was located on a hill called Botsford Hill overlooking the Village of Farmington. Subsequent owners included John Pettibone of the pioneer Pettibone family. The 1837 house has had numerous additions including a bedroom wing added in the 1930's by Ralph Finneron, a Ford Motor Company executive. This fine Greek Revival house is listed on the Michigan State Registry of Historical Places.

*Certificate of Appropriateness 23-4*

The Historic District Commission issued a Certification of Appropriateness for removing three (3) current basement windows to install three (3) glass-block modular windows.

*Certificate of Appropriateness 23-5*

The Historic District Commission issued a Certification of Appropriateness for installing a 4-foot-tall black chain-link fence along the North lot line of the property.

*Certificate of Appropriateness 23-1A*

The Historic District Commission issued a Certification of Appropriateness for resurfacing existing wood decking with Aztek composite decking and removing the railings on deck.

*Certificate of Appropriateness 23-2A*

The Historic District Commission issued a Certification of Appropriateness for installing a generator in the Rear Yard with Landscaping screening to retain structure's historical character.



Historic District Commission

## Selected Historic District Commission Activities in 2023

### Cemetery Master Plan Implementation

Our multi-year campaign to restore & preserve the city-owned Utley and West Cemeteries saw considerable progress in 2023. Workdays powered by Boy Scout Troop #45 and HDC members were held on April 22, June 10 and October 28. Projects included cleaning and releveling markers as well as 'excavating' fallen markers.



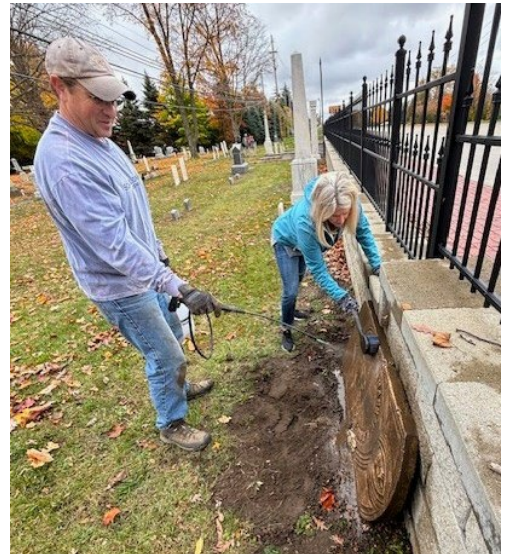
Documentation of the West Cemetery was undertaken by a class from Schoolcraft College led by HDC Commissioner Dr. Alexander Thomson. Utilizing a Survey 123 software program modified by FH City GSI Specialist Matt Malone, the students spent 3-days capturing photos and text of tombstones on their cell phones. Ultimately the data is to be posted online for historic and genealogical research.

On-going damage to markers from poor lawn maintenance practices is very evident and has been documented and reported to the DPW. The goal is to develop through the DPW a turf maintenance protocol – specific to the historic cemeteries - that is gentle and causes zero-damage.

Preservation of broken markers in the West Cemetery was initiated by one of the few qualified contractors in SE Michigan. Utilizing museum-grade stone epoxy, 13 markers were repaired in Late Spring and Fall sessions. The additional City funding to contract for these repairs is greatly appreciated. Much of the repair work is to correct improper and unauthorized repairs undertaken decades ago.

21 markers in the West have been identified by the HDC for similar repair in the Spring of 2024.

Work is progressing in the West Cemetery we will redirect our efforts to the Utley Cemetery in 2024 and 2025.



*Spicer House Roof Replacement*

The Historic District Commission worked closely with the City's Department of Special Services to find an appropriate solution for replacement of the Spicer House's aged cedar shake roof.

A subcommittee of the Commission assessed the condition of the roof and explored various options from repair to complete replacement.

Ultimately, a compromise was found in which the roof is planned to be replaced with synthetic shakes, but the distinctive copper gutters, and potentially the terracotta ridge caps, are to be reused to maintain the distinct character of the roof to the extent possible.



During a meeting at the Spicer House, the commission concluded that the city utilizes Brava synthetic shake shingles in the color of "Aspen" and ridge caps to be a mix of "Aged Mission" and "Autumn". Repairs of the roof started in December of 2023 and will continue into 2024.

**Botsford Inn Exterior Restoration**

Throughout 2023, the Historic District Commission and City officials worked closely with the owners of the Botsford Inn regarding finding a use for the structure and restoration of several aspects of the exterior that have fallen into disrepair. Although discussions regarding potential future uses of the structure continue, thanks to the Commission's efforts, the owners have committed to restoration of key aspects of the exterior, including the shutters.



The Historic District Commission issued a Certificate of Appropriateness for the installation of ninety-four (94) new prefinished black wood shutters; repair of two (2) chimney top caps; removal and replacement of eighty (80) lineal feet of handrail on the second-floor balcony; and the preparation and repainting of the new railing, existing wood siding, existing wood columns, existing wood storm windows, prefinished shutters prior to installation, and existing soffit and fascia. The restoration was completed in September of 2023.

**Nehemiah Hoyt House**

The Historic District Commission seek to restore the residential structure after a tree fell onto the roof causing internal and external damage to the house.



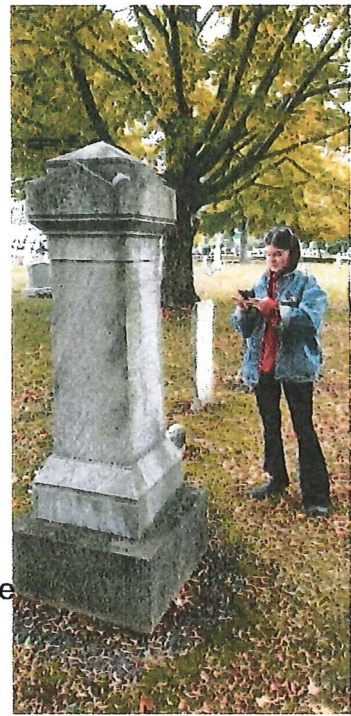
## HDC Cemetery Annual Report

Our multi-year campaign to restore & preserve the city-owned Uteley and West Cemeteries saw considerable progress in 2023.

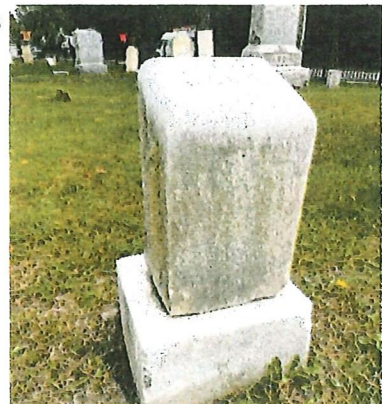
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The additional City funding to contract for these repairs is greatly appreciated. Much of the repair work is to correct improper and unauthorized repairs undertaken decades ago.

21 markers in the West have been identified by the HDC for similar repair in the Spring of 2024.

As work is progressing in the West Cemetery we will redirect our efforts to the Utley Cemetery in 2024 and 2025.





[Home \(https://www.schoolcraft.edu/\)](https://www.schoolcraft.edu/) / [News \(https://www.schoolcraft.edu/category/news/\)](https://www.schoolcraft.edu/category/news/) / [Students assist with documenting local cemetery](#)

December 14, 2023

## Students assist with documenting local cemetery



**About 20 students spent three days in West Farmington Cemetery in Farmington Hills this fall as a part of their class, becoming more familiar with the layout and documenting those whose remains are buried in the cemetery.**

Several Schoolcraft College students got into the spirit of the season earlier this year, spending part of their fall semester working in the cemetery.

Students in Professor Alec Thomson's HIST 152: 19<sup>th</sup> Century American History class took their studies out of the classroom and into the final resting place for those who settled in present-day Farmington Hills. About 20 students spent three days in West Farmington Cemetery this fall as a part of their class, becoming more familiar with the layout and documenting those whose remains are buried in the cemetery.

"This is our first term undertaking this type of project, but I think it has gone very well and students appear to be making good connections between these historical events and our commitment to the past," said Thomson, who teaches political science and history. "Ultimately, we want students to think of studying history as a dynamic exercise that not only provides us with opportunity for reflection but a deeper understanding for mapping our future. The work of the students creates a tangible link between the past and the present."

**QUESTIONS? ASK OZZY**



A service-learning project, the work the students did fit into developing the research skills of historical study, including, but not limited to, data gathering and analyzing primary sources.

Thomson, who also serves on the Farmington Hills Historic District Commission, said students used a mobile application to map the locations of the graves, as well as to record the information displayed on the headstones.

The goal is to have this data hosted on a website that will be accessible to the public and allow members of the local community and those around the world to wish to learn more about the people buried in the cemetery. Visitors will be able to search for individual names, veteran status or by date.

The cemetery, located at 12 Mile and Halsted roads in Farmington Hills, was established in 1835 as the Baptist Burying Ground. It contains more than 200 gravesites, with many dating back to the 19<sup>th</sup> century.

"In class, we discussed how the cemetery started and what the surrounding area used to look like. As someone who loves history, I found it extremely interesting and thought-provoking to see how far the area has come, in what is my opinion, in not a very long time," said Declan O'Hare, one of the students in Thomson's class. "I think cemeteries are often thought to be sad places or even off limits, so being able to walk around and gather information from different graves was an eye-opening experience for me. I also took the opportunity to look at the ages of some of the people buried there, some my age, some older, and even younger than me.

"This gave me the chance to put myself in their shoes and draw questions as to what life was like in the time they lived."

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**DATE:** March 4, 2024  
**TO:** Mayor and City Council  
**FROM:** Gary Mekjian, City Manager  
**SUBJECT:** Transmittal of 2024/2025 – 2028/2029 Capital Improvements Plan

In accordance with MCL 125.3865(1) and Section 6.08 of the City Charter, the City Manager is hereby transmitting the 2024/2025 – 2029/2030 Capital Improvements Plan (CIP) for City Council’s consideration. Annually, the CIP is prepared and transmitted to City Council prior to budget preparations and well in advance of the November Charter deadline.

The six (6)-year plan includes capital projects in public facilities, police, technology, parks and recreation, fire, public works, drainage, sanitary sewers, watermain, sidewalks, and transportation. The Planning Commission formally adopted the CIP following a public hearing at their February 15, 2024, meeting.

**ACTION REQUESTED:**

Motion to consider and accept the 2024/2025 – 2029/2030 Capital Improvements Plan.

**ATTACHMENT:**

- 2024/2025 – 2029/2030 Capital Improvements Plan

# Capital Improvements Plan 2024/2025 – 2029/2030





**CAPITAL IMPROVEMENTS PLAN**

**2024/2025 – 2029/2030**

**Farmington Hills City Council**

Theresa Rich, Mayor  
Michael Bridges, Mayor Pro Tem  
Jon Aldred  
Jackie Boleware  
Randy Bruce  
Bill Dwyer  
Valerie Knol

**Farmington Hills Planning Commission**

John Trafelet, Chair  
Marisa Varga, Vice Chair  
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Derrick Schueller, Public Works Superintendent  
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Charmaine Kettler-Schmult, Director of Planning and Community Development

***Special Thanks to the CIP document preparation team:***

Jeri LaBelle      Barbara Smrtka

**Capital Improvements Plan Schedule:**

Planning Commission Study Session January 25, 2024  
Planning Commission Public Hearing February 15, 2024

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# CAPITAL IMPROVEMENTS PLAN

## 2024/2025–2029/2030

### INTRODUCTION/LEGAL AUTHORITY

The Capital Improvements Plan (CIP) is an essential planning tool for the development of the social, physical, and economic wellbeing of the City of Farmington Hills. This plan is the first step in an organized effort to strengthen the quality of public facilities and services. This provides a framework for the realization of community goals and objectives as envisioned in the City's Master Plan for Future Land Use as adopted by the Planning Commission and City Council.

In a practical sense, the CIP process allows the City to identify, prioritize and implement capital projects over multiple years. Public improvements originating from the CIP process have served to improve the quality of life for all Farmington Hills residents. As the community matures, policy makers will look to the CIP for answers in addressing public needs. This year's plan continues in that tradition.

Legal authority for capital improvement planning is found in state law. Specifically, Act 33 of the Public Acts of 2008, the Michigan Planning Enabling Act provides:

"To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of the master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a non-elected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing six-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans and estimates of time and cost of those public structures and improvements."

Moreover, the City Charter, Sections 3.07 and 6.08, indicates that the City Manager shall have the responsibility of submitting a Capital Improvements Plan to the City Council.

### CIP GOAL

To plan for and guide needed capital improvements and expenditures in a fiscally sound manner and to ensure that these improvements are consistent with the goals and policies of the City of Farmington Hills and the expectations of its residents.

## DEFINITION: BUDGET VS. PLAN

The Capital Improvements Plan identifies all major capital projects with cost estimates anticipated in both capital and future operating costs over a six-year period. The program is intended to serve existing and anticipated development in the City. All CIP projects are listed on a priority basis and reflected by fiscal year within the plan. The plan also includes an indication for providing the financial means for implementing the projects.

The representations contained in this plan reflect input from the City's administration as adopted by Planning Commission. The actual budgets, however, for the designated years are determined annually by the City Council in accordance with the City Charter and State law. The Council may add, delete, or otherwise change priorities as they deem necessary within the annual budget review and approval process.

Each year as a capital budget is implemented, the next five-year cycle is reevaluated, and an additional year is added to comprise a six-year plan. Capital improvements beyond the sixth year are occasionally identified in the future column for tracking purposes.

## CAPITAL IMPROVEMENTS PLANNING - AN OVERVIEW

Capital improvements' planning involves, to varying degrees, the following steps:

- **Inventory** - an assessment and compilation of existing and future project needs.
- **Financial Analysis** - an analysis of all existing and potential fiscal resources.
- **Determining Priorities** - the task of comparing needs and desired projects against financial resources and other criteria.
- **Establishing Goals and Objectives** - Asking the Questions: What do we want to accomplish? How can we get there? And how do we pay for it?
- **Develop a Schedule** - look at a logical sequence, relating needs with financial resources.
- **Gain Approval** - from appropriate local officials, other funding or cooperating agencies and, most importantly, residents of the community.
- **Implement the Plan** - incorporate the first year of the capital plan into the next operating budget.
- **Review and Update** - each year review and update both the capital budget and six-year plan.

One of the more difficult tasks in developing a capital improvements plan is the establishment of priorities, i.e., selecting one project over another when financial resources are limited. The criteria used in establishing priorities include:

- Protecting life and property
- Maintaining public health and safety
- Maintaining public property
- Replacing obsolete facilities
- Providing public convenience and comfort
- Providing effective and efficient public services



- Reducing operating costs
- Enhancing recreational value
- Enhancing economic value
- Improving social, cultural, and aesthetic value
- Making prudent use of limited financial resources

## **ADVANTAGES OF CAPITAL IMPROVEMENTS PLANNING**

The Capital Improvements Plan provides numerous advantages. The following programming advantages are considered the most important:

- Planning calls attention to the unmet needs of the City and stimulates corrective action. Residents can provide public input and critical review of the City's long-range plans.
- Planning for future needs ensures that projects will benefit the entire community. Residents can see what they are getting for their tax dollars.
- Planning can help bring about a better balance to project funding among public agencies and departments.
- Planning can eliminate the possibility of duplication of effort involving time and money between various local public agencies and improve project scheduling.
- Planning enables the community to effectively take advantage of anticipated and unanticipated State and Federal grants.
- Planning can provide decision makers with sound justification for needed improvements based on the comprehensiveness of the process.
- Planning future needs allows the community to stabilize tax rates over a period of years by anticipating funding requirements.
- Planning provides the required lead-time for designing and engineering improvements in advance of actual needs.

## **ONGOING COSTS**

Many capital improvements require ongoing operational and/or maintenance costs. The City's 1995 Management Audit identified the need for operational impact statements in the Capital Improvements Plan. Those statements are contained within the CIP tables of capital improvements. While referenced in the CIP, individual departments would assume these costs in their operating budgets.

## **CIP SCHEDULE**

The following schedule serves as a guide for development, review and approval of the Capital Improvements Plan.

- In accordance with Section 6.08 of the City Charter, the City Manager shall submit to the Council a five-year projection in such detail as the Council may require and outline major capital expenditures or projects that are planned for the City.

- In November/December of each year the City Council may provide its input to the City Manager relative to capital needs, priorities, projects, and changes that it would like to see evaluated or reevaluated in preparation for the updating of the City's Capital Improvements Plan.
- Act 33 of the Public Acts of 2008 provides that the City Planning Commission shall annually prepare a six-year plan of public structures and improvements.
- In January and February of each year, the City Manager and Planning Commission shall jointly review the past year's capital budget and six-year projection of capital improvements. At this time preparation of an updated Capital Improvements Plan is initiated for the ensuing six-year period.
- In March of each year, the Planning Commission shall hold a public hearing to review the Capital Improvement Plan and gather public input prior to adoption of the plan.
- By the first meeting in April, the City Manager and Planning Commission shall submit to the City Council a Capital Improvements Plan. This may take the form of a single plan, joint plan, or separate plans, depending on the degree of consensus as to projects, priorities, and methods of financing.
- The City Council will consider the recommended Capital Improvements Plan as transmitted by the Planning Commission and City Manager and approve a capital improvement fund budget along with the general City operating budget no later than its first meeting in June.

## **CIP CRITERIA**

The CIP is a planning tool and not a promise of funding. Significant capital projects are identified with cost estimates and prioritized. Lesser capital expenditures for such things as municipal vehicles and pavement repair are anticipated in the City's general budget.

The following criteria are used to include a capital project or expenditure within the CIP:

- The project must impact the City-at-large or address a major need within the City in some specific way.
- The project represents a public facility.
- The project represents a physical improvement.
- The project requires the expenditure of at least \$25,000. Some CIP projects under \$25,000 may be included if they are part of a larger network or system of improvements.

From year to year, CIP projects are subject to change in response to community needs and available funding. Cost estimates for projects contained herein are based on current dollars, adjusted for inflation in the out years.

## **FINANCING OVERVIEW**

Government, like private industry, must generate adequate revenues to fund operations, capital improvements, and debt retirement. Revenues available to local government are fees, user charges, and state and federal revenue sharing including grants and taxation.

Capital improvements can be financed through internal financing, such as pay as you go or debt financing. The two approaches are explained below.

### Internal Financing

Under this approach, capital projects are financed from monies dedicated specifically for capital improvements. Annual tax levies and fund balances can be used to implement capital projects. Funding may be derived from:

- Approved City Budget.
- Dedicated millage above the Charter limit approved by the voters.
- Existing capital improvement funds.
- Energy and Environmental Sustainability Fund
  - This revolving fund has been created to provide a source of funding specifically targeted towards energy and environmental projects that fall outside of normal capital replacement, maintenance, or other related programs. This fund was originally capitalized through grant funding and utility rebates and is sustained through collecting a portion of the energy savings realized through the City's energy efficiency efforts.

### Tax Increment Financing (TIF)

For projects located in the Grand River Corridor Improvement Authority (CIA), tax increment revenues can be used to fund projects outlined in the City Council approved CIA Development Plan or to support related debt financing.

### Debt Financing

The following debt financing instruments are available:

**Limited Tax General Obligation (LTGO) Bonds.** The City, without voter approval, may pledge revenues from its remaining charter millage plus existing fund balance to provide for principal and interest payments on bonds issued. If, in the future, the unused charter millage and fund balance prove insufficient to meet debt service requirements, then the City's operating budget would be required to meet the debt service payments.

**Unlimited Tax General Obligation (UTGO) Bonds.** With voter approval, the City can issue bonds, which pledge the City's unlimited taxing power to meet any debt service requirements of the bond issue.

**Special Assessment Bonds.** Bonds issued in anticipation of the payment of special assessments may be an obligation of a special assessment district, or districts, or may be both an obligation of a special assessment district, or districts, and a general obligation of the City.

**Voter Approved Earmarked Millage.** Voter approved millage can be utilized partially for projects on a pay-as-you-go basis. The remaining dedicated millage can be pledged to meet debt service payments on projects funded through debt issues.

**Lease Purchase Agreements.** This method involves a contractual agreement with a private developer/investor who finances the project and leases it back to the local unit of government until the debt is fully retired, at which time ownership reverts to the City.

**Capital Lease/Installment Loans.** Most used for vehicles and equipment, like a lease purchase agreement, per Act 99, this method allows for a three-party agreement between the City, the vendor/contractor and financial/lending institution.

## IMPACT OF LEGISLATION ON TAXING AUTHORITY

Property tax revenue is derived from tax rate and State Equalized Value (SEV) of all taxable properties in the City. An increase in combined SEV can be due to either actual new construction or inflation on existing real estate. During periods of inflation on real estate, communities were able to generate increased tax revenues while keeping tax rates stable. "Automatic" increases in revenues generated from taxes precipitated a constitutional amendment in 1978.

The Headlee Amendment was approved by the State's electorate in 1978 as a constitutional amendment to limit the automatic increase in tax revenue caused by ever-increasing property values. This limitation allows tax revenue to increase only as high as the Consumer Price Index (CPI) plus the value of new construction. This limitation applies to the current Farmington Hills authorized charter millage limit of 10 mills. Otherwise stated, if property values increase more than the CPI, the tax rate must be rolled back so the resulting revenue does not exceed the increase in CPI. Debt existing prior to the passage of this constitutional amendment and voter approved debt issued since the legislation is exempt from this limitation.

In 1994, the State electorate approved a state constitutional amendment commonly known as "Proposal A." This amendment limited increases in the taxable value of existing real property on a per parcel basis to the lesser of 5% or the CPI. Once existing property was transferred or sold, property values for tax purposes could be raised to 50% of fair market value. This effectively limited increases in tax revenue for municipalities to the CPI, if it was less than 5%, and new construction values.

## ACCOMPLISHMENTS

The following list identifies projects either completed or initiated this past year.

### Public Facilities

Each year the database created from the City-wide facilities condition assessment is used to evaluate assets at each of the City owned buildings. An analysis is performed by City staff to prioritize facility needs based upon asset usage, age, condition, predicted useful life and estimated replacement value. Projects completed as a part of this evaluation process included:

- Concrete Pavement and Sidewalk Replacement at Varied Locations
- Security System CCTV Camera Replacement and New Installation at DPW, Police Station, HAWK, and Fire Stations #1, 2, 4 and 5
- Police Station Roof Replacement
- Police Station Automatic Transfer Switch Replacement
- Parks and Golf Maintenance Garage Automated Gate Installation
- Backup Boiler Installation at the Police Station
- Installation of new replacement inground hoist in the DPW mechanic's bay
- Design of new natural gas on-site generator at DPW facility
  
- Completion of the design and installation of a new fuel island at the City Hall Campus along with the replacement of the parking lot. The fueling system includes a new above-ground tank and

dispensers and will replace the existing fuel island and underground tanks just west of the police station.

- Liquid fill point upgrades made to brine manufacturing and storage garage at the DPW facility.

## Police

- The Police Department's property contains emergency infrastructure and equipment critical to providing continuous emergency services. Open access to this area exposes this equipment and infrastructure to sabotage or vandalism, which would render these items and the department ineffective. In addition, the critical areas are currently prohibited for public access by signage only, for security and safety purposes. Access control improvements would be designed to decrease accessibility to these sensitive areas and improve employee safety and infrastructure security. The department is currently participating in a feasibility study to determine how best to design and implement this project.
- During the 22/23 budget year, the police department purchased or replaced body armor for 25 of the 112 sworn members. Most of the body armor purchases were for newly hired police officers.
- The police department completed painting of the Operations Bureau, and Administrative Bureau work areas and offices.
- The police department completed the remodel of the kitchen in the Investigative Bureau.
- The police department purchased 115 ballistic helmets, enough to issue each sworn officer this critical personal safety equipment.
- The police department purchased 125 new patrol rifles, the majority of which will be purchased by officers through a "buy back" program which will return 75% of the project cost to the city.
- The police department replaced the aged drone fleet with new state of the art drone fleet.

## Technology

- The City implemented a Disaster Recovery as a Service (DRaaS) Solution to manage emergency loss of important data.
- The City continues to implement Windows 11 upgrades which requires replacement of PC's.
- Implementation continues with a new Human Resource Information System Solution to cover the "life cycle" of each employee of the City:
  - Recruitment
  - Applicant tracking
  - Selection
  - On-boarding
  - Training and development
  - Performance reviews
  - Employee profile management

- Implementation continues with a new Time & Attendance System Solution to include all general employees' units as well as advanced scheduling for Police, Fire and Public Works.
- 
- Began discovery for the new Enterprise Resource Planning (ERP) software which will manage accounting, general ledger, reporting and purchasing.

Implemented a new Security Awareness Training combined with simulated phishing attacks.

- Installed four (4) Smart Signs at various locations in the City: two (2) at City Hall, Founders Sport Park and Heritage Park. Began implementation of Smart Sign at the Farmington Hills Community Center (Hawk). In addition, began Smart Lighting/Poles for Longacre House
- The multi-year Unified Communications & Networking project continued with projects as listed below:
  - The City replaced all analog CCTV recorders throughout City facilities and a portion of the analog cameras with new IP cameras.
- Updates were made to the audio, video & streaming infrastructure in the Community Room at City Hall and throughout the Hawk.
- Replaced City's legacy firewall with AT&T managed cloud based solution for unified protection and secure remote access.
- Implemented a penetration test (PEN test) to test our ability to combat a cyber-attack and evaluate security.
- Implemented social media archiving solution that helps the City maintain the highest level of compliance and transparency when online across all social media platforms.
- Upgraded and enhanced cell phone service coverage at the Hawk by providing over the air capabilities for multiple carriers.
- As part of our new contract with our copier and printer vendor the City has replaced all network printers.
- Implemented new Wi-Fi service to address the issues with employee Wi-Fi throughout the City.

## Parks and Recreation

- Completed Parks and Recreation Master Plan
- Installed interior and exterior cameras at The Hawk, Costick Center, Parks and Golf Maintenance, Ice Arena, Nature Center, FH Golf Club, Grant Center, and Longacre House
- Baseball and soccer field improvements including infield materials, fence repairs, grading, soil and seeding at various baseball and soccer fields.
- Purchased ¾ ton 4 x 4 pickup truck with snowplow for Parks Maintenance.
- Purchased Ford F550 Swap Loader with V Box for Parks Maintenance
- Purchased Utility 60" zero turn mower for Parks Maintenance

- Purchased athletic field painter for Parks Maintenance
- Purchased utility vehicle cart for Parks Maintenance
- Purchased two gators for Parks Maintenance
- Purchased 10 HP electric air compressor for Parks Maintenance
- Installed new sliding gate secured entryway at Parks and Golf Maintenance Buildings
- Replaced worn doors and door frames at Parks and Golf Maintenance Buildings
- Added/replaced signage at multiple parks and facilities.
- Repaired and replaced worn and broken playground equipment in multiple parks
- Started an Invasive Species Plan within parks system
- Removed buckthorn from Bond Park
- Repaired and relocated trail bridge at Woodland Hills
- Restored and updated trails at Woodland Hills
- Mowed four acres of invasive species at Woodland Hills through grant funding
- Installed digital sign at the entrance to Heritage Park
- Replaced roof and concrete pads at North Shelter in Heritage Park
- Resurfaced Trail near Nature Center in Heritage Park
- Replaced roof and repaired chimneys (2) at Spicer House in Heritage Park
- Repaired portions of the Longacre House / Heritage Park stone wall along Farmington Rd
- Started plan to repair porch patio at Longacre House
- Purchased triplex mowers for Farmington Hills Golf Club
- Purchased ProGator HD utility vehicle for Farmington Hills Golf Club
- Extended sidewalks from driving range to clubhouse entrance at Farmington Hills Golf Club
- Added drain trough in basement for golf cart fleet cleaning at Farmington Hills Golf Club
- Purchased tractor with ball cage for Farmington Hills Golf Club Driving Range
- Replaced roof and concrete pads at comfort station/concession stand in Pioneer Park

- Replaced roofs, concrete pads, worn doors and door frames at North and South Concessions in Founders Park
- Refurbished lobby men's and women's restrooms at Farmington Hills Ice Arena
- Replaced worn doors and door frames at Farmington Hills Ice Arena
- Replaced multiple failed LED parking lot lights at Farmington Hills Ice Arena
- Installed digital sign at Founders Park on 8 Mile Rd near Riley Skate Park in Founders Park
- Repaired concrete damage at Riley Skate Park in Founders Park
- Replaced signage on Disc Golf Course in Founders Park
- Milled and resurfaced with asphalt a sixty foot portion of drop-off circle at Costick Center
- Replaced worn door and door frame to pool at Costick Center
- Installed new ADA compliant sliding doors for 'B' entrance at Costick Center
- Replaced ADA pool lift at Costick Center through an Oakland County Grant via the Senior Division
- Purchased 80 tables, 300 chairs, and two room dividers for Costick Center through an Oakland County Grant via the Senior Division
- Purchased ADA compliant aquatic pool transfer chairs for the pools at Costick Center and The Hawk through an Oakland County Grant via the Senior Division
- Replaced parking lot light (1) with solar powered LED head at The Hawk
- Installed shade system in the lobby area for The Hawk
- Installed sound management systems for Black Box and Heritage Hall at The Hawk
- Installed new 85" monitors in Black Box room at The Hawk
- Installed gym curtain dividers for gym at The Hawk
- Installed Tricaster for Video Division at The Hawk
- Installed 11 new diaper changing stations at The Hawk
- Purchased ADA compliant equipment for Fitness Center at The Hawk through an Oakland County Grant via the Senior Division
- Resurfaced and re-lined gymnasium floor at The Hawk through an Oakland County Grant via the Senior Division
- Purchased Rally Master Backboard rebounder for tennis courts at The Hawk



- Purchased shade structure for pickleball and tennis courts at The Hawk
- Purchased wind screens for pickleball courts at The Hawk
- Purchased two AED devices for The Hawk
- Replaced The Hawk Air Handling Unit serving the Theatre (AHU-10)
- Replaced The Hawk Air Handling Unit serving Harrison Hall (AHU-17)
- Replaced The Hawk Air Handling Unit serving Dance Studio and 2D/3D Art (AHU-23)
- Replaced The Hawk Air Handling Unit serving Blackbox, Lesson Rooms, Lesson Studio, Offices and Scene Shop (AHU-24)
- Replaced The Hawk Air Handling Unit serving Makerspace Upper Level, Offices, and Performance Studio (AHU-25)

### **Equipment, Fire**

- Fire Department took delivery of four (4) Squad units. Two (2) from FY 22/23 and Two (2) from FY 23/24.
- Fire Department awaits delivery of Utility Vehicle.

### **Equipment, DPW**

- Replace Forestry Truck.
- Replace two Rotary Vehicle Lifts.
- Replace two 5-yard Swap Loader Dump Trucks.
- Replace Vacuum Street Sweeper.

### **Fleet & Motor Pool Vehicles**

- Replaced two DPW and one Engineering heavy duty pick-up trucks with snowplows.
- Replaced two fleet vehicles.

### **Drainage**

- Construction of a 17'-foot by 10'-foot single span box culvert for the Minnow Pond Drain crossing of Quaker Valley Road west of Braebury Ridge.
- Construction of a 12' by 6' single span box culvert for a tributary of the Minnow Pond Drain on Quaker Valley Road east of Hunters Ridge.
- Constructed lateral storm sewer in Farmington Freeway Industrial Park.

- Constructed lateral storm sewer in Heritage Hills Subdivision (construction Phase 3).
- Construction of lateral storm sewer and crossings on Eleven Mile Road (Farmington Road to Orchard Lake Road).
- Construction of three (3) single span box culverts (17-foot x 7-foot, 17-foot x 9-foot, and 17-foot x 10-foot) and two (2) concrete culverts (60 inch) in the Woodcreek Subdivision.

### Sanitary Sewer

- Completed annual lining, replacement, and repair program for existing sanitary sewer throughout the City.

### Water main

- Replaced water main throughout the Kimberley Subdivision.
- Construction of a 12" water main loop through Beechview Elementary School/Beechview Swim Club properties to the Meadow Ridge Condominiums water main.

### Sidewalks

- Installed sidewalk on the west side of Inkster Road between Hystone Street and Eleven Mile Road.
- Provided M-5 pedestrian bridge connection improvements.

### Transportation

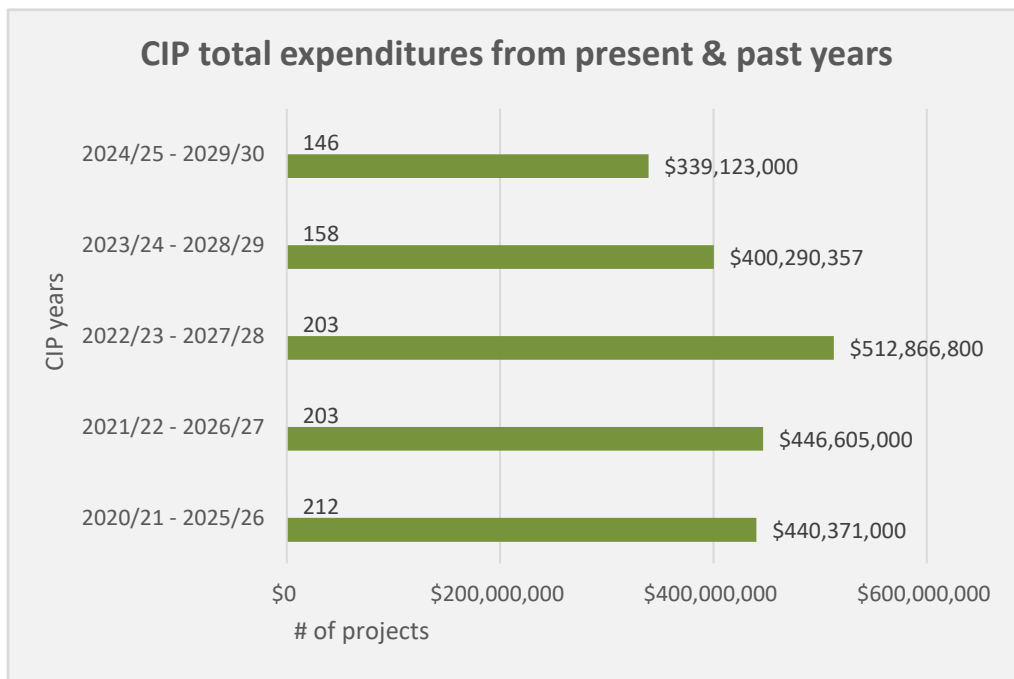
- Reconstructed Farmington Freeway Industrial Park – Phase 3 of 3
- Reconstructed Eleven Mile Road from Farmington Road to Orchard Lake Road.
- 2023 Local Road Reconstruction Projects.
  - Heritage Hills and Wedgewood Commons (Phase 3 of 4)
  - Brittany Drive
  - Thornbrook Drive
  - Chantilly Court
- 2023 Local Road Capital Preventative Maintenance Projects (Mill and Overlay and Rehab Program)
  - Lantern Hill Court, Weathervane Avenue and McKenzie Road
  - Spring Valley Drive
- 2023 Local Road Gravel to Pave Conversion
  - Hull Road
  - Versailles Court
  - Dumas Court

- Designed 2024 Local Road Reconstruction projects.
- Designed 2024 Local Road Gravel Conversion to Hard Surface Pavement project.
- Design of signal improvements at Nine Mile Road at Drake Road, Nine Mile Road at Gill Road, and Fourteen Mile Road at Inkster Road North.

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# CIP Summary

Below shows total expenditures from present and past years for totals from departments participating.



The next page table summarizes the proposed capital improvement project expenditures by expenditure type as put forward by the various reporting City Departments. The projects included in each expenditure type are itemized by individual project(s), including project costs, in the corresponding charts contained

**CIP SUMMARY TABLE, 2024/2025- 2029/2030**

EXPENDITURE TYPE	TOTAL COST	CITY COST	MAINTENANCE COSTS								# OF PROJECTS	
				2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FUTURE	Projects	
<b>Public Facilities</b>	10,780,000	10,780,000	NC	4,725	1,555	1,150	1,150	1,100	1,100			10
<b>Police</b>	3,797,000	3,797,000	NC	1,501	574	574	574	574				6
<b>Technology</b>	8,567,000	8,567,000	NC	1,885	1,167	1,169	1,171	1,173	1,175	827		4
<b>Parks &amp; Recreation</b>	44,809,000	44,509,000	470,000	5,603	5,943	5,117	4,840	4,901	5,605	12,500		9
<b>Fire Equipment</b>	5,220,000	5,220,000	NC	1,120	1,000	1,175	1,025	900				5
<b>DPW Equipment</b>	7,145,000	7,145,000	NC	1,075	1,060	1,360	1,150	1,060	1,440			6
<b>Fleet Motor Pool Vehicles</b>	2,040,000	2,040,000	NC	290	310	330	350	370	390			6
<b>Drainage</b>	28,735,000	26,310,000	NC	6,475	4,600	3,395	7,225	3,725	890			31
<b>Sanitary Sewers</b>	23,550,000	23,550,000	NC	3,350	3,750	5,340	3,310	5,300	2,500			7
<b>Watermains</b>	47,090,000	47,090,000	NC	11,410	7,910	10,230	6,460	5,135	5,945			16
<b>Sidewalks</b>	4,135,000	4,135,000	NC	1,105	790	670	100	670	800			12
<b>Transportation, Major Roads</b>	67,105,000	59,400,000	NC	13,775	9,515	11,415	10,965	7,315	6,415			14
<b>Transportation, Local Roads</b>	90,580,000	96,580,000	NC	14,130	12,500	12,500	12,600	12,000	9,200	23,650		20
<b>TOTALS:</b>	<b>\$343,553,000</b>	<b>\$339,123,000</b>		<b>\$66,444</b>	<b>\$50,674</b>	<b>\$54,425</b>	<b>\$50,920</b>	<b>\$44,223</b>	<b>\$35,460</b>	<b>\$36,977</b>		<b>146</b>

# PUBLIC FACILITIES

Adequate building space is required to both maintain the City's existing services and to provide for critical new services. This portion of the CIP addresses the need for buildings and improvements in the following areas: Fire, Police, DPW, Special Services and City Hall. All involve improvements to existing facilities, the construction of new facilities and the purchase and maintenance of equipment, in an attempt to maintain and improve the current level of service.

## PROPOSED PUBLIC FACILITY PROJECTS

### 1. City-Wide Facilities Improvements

To better plan for capital expenditures, a comprehensive facility's condition assessment was completed at 32 City buildings. Accruent was hired to objectively evaluate each building's assets based upon usage, age, condition, predicted useful life and estimated replacement value. This information was entered into a database which was used to analyze and report any major repairs, upgrades and replacements which are anticipated to occur within the next 5 years. A committee made up of City staff members from multiple departments reviewed the detailed report and helped create a list of specific requirements used to prioritize the list of projects. The prioritization was based up on several factors such as Facility Condition Index (FCI), type of system, reason for repair/replacement, impact on occupants, and contributions to water and energy savings. Based upon the prioritization, the following projects are proposed for FY 2024/2025.

- Concrete Pavement and Sidewalk Replacement at Varied Locations
- Security System CCTV Camera Replacement and New Installation at Varied Locations
- HVAC Upgrades at Fire Station #5 and the Ice Arena
- Brick Paver Patio Replacement at the Longacre House
- Fire Alarm Replacement at Fire Stations #3 and #4
- Design of Future Facility Projects

### 2. Barrier Free (ADA) Improvements

The City conducted a survey of architectural barriers in its buildings, facilities, and parks in the spring and summer of 2008. The survey identified physical barriers in City buildings, facilities, and parks built prior to 1992 based on Michigan Barrier Free Design standards. Recognizing that the City has limited funds and cannot immediately make all buildings, facilities, and parks fully accessible, the City has prioritized barriers based on the level of impact on a person's ability to access City facilities and/or programs.

**3. Electric Vehicle (EV) Charging Stations**

Installation of electric vehicle (EV) charging stations at multiple City facilities.

**4. Fire Station Improvements**

The following Fire Station Improvements needs are currently being evaluated and prioritized:

- Female locker room facilities are in need of expansion and refurbishment due to an increased number of female firefighters.
- Apparatus Bay Floors are peeling, the non-slip finish has worn off causing potential hazards.
- Station 5 Bay roof is nearing end of life (see facilities report)
- Replacement SCBA fill station is needed for a failed unit.
- Locations to store reserve vehicles is being evaluated.

**5. Courthouse Parking Lot**

Reconstruction/rehabilitation of the courthouse parking lots.

**6. Citygate Signage and Landscaping Enhancement at Orchard Lake Road and I-696**

Installation of landscaping and a Citygate sign at the Orchard Lake Road exit ramps from the I-696 expressway.

**7. DPW Natural Gas Generator**

The existing diesel generator at the DPW has exceeded its device life and requires replacement. This generator powers the majority of the DPW, including the fuel island which services all City emergency vehicles in the event of a power failure.

**8. Fire Station #4 Parking Lot Replacement**

Reconstruction/rehabilitation of the concrete parking lot at Fire Station #4.

**9. Police Station Parking Lot Access Management**

Installation of fencing and automated gates around the Police Station parking lot.

**10. Orchard Lake Roundabout Landscape Enhancement**

Installation of landscaping, signage, and sculpture within the Orchard Lake Road roundabout, south of 14 Mile Road.



**PUBLIC FACILITIES**

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures are shown in thousands of dollars						
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FUTURE
1	City Wide Facilities Improvements	6,000,000	6,000,000	NC	100% City	1,000 CF	1,000 CF	1,000 CF	1,000 CF	1,000 CF	1,000 CF	
2	Barrier Free (ADA) Improvements	150,000	150,000	NC	100% City	25 CF	25 CF	25 CF	25 CF	25 CF	25 CF	
3	Electric Vehicle (EV) Charging Stations	450,000	450,000	NC	100% City	75 CF	75 CF	75 CF	75 CF	75 CF	75 CF	
4	Fire Station Improvements	200,000	200,000	NC	100% City	50 CF	50 CF	50 CF	50 CF			
5	Courthouse Parking Lot	405,000	405,000	NC	100% City		405 CF					
6	Citygate Signage on Orchard Lake Road Bridge Over I-696	1,200,000	1,200,000	NC	100% City	1,200 CF						
7	DPW Natural Gas Generator	900,000	900,000	NC	100% City	900 CF						
8	Fire Station #4 Parking Lot Replacement	600,000	600,000	NC	100% City	600 CF						
9	Police Station Parking Lot Access Management	375,000	375,000	NC	100% City	375 CF						
10	Orchard Lake Roundabout Landscape Enhancement	500,000	500,000	NC	100% City	500 CF						
<b>TOTAL:</b>		<b>\$10,780,000</b>	<b>\$10,780,000</b>	<b>NC</b>		<b>4,725</b>	<b>1,555</b>	<b>1,150</b>	<b>1,150</b>	<b>1,100</b>	<b>1,100</b>	

CF: Capital Fund  
 NC: No Change

\* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 2-15-24

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# POLICE

## PROPOSED POLICE PROGRAMS AND EQUIPMENT

### 1. Women's Locker Room Expansion

The women's locker room needs expansion. Recently additional lockers were added to the existing space doubling the number of lockers from 12 to 24. There are currently only two lockers available for new hires. Currently, we have a conditional offer of employment being processed that would reduce this to one extra locker. With the increase of female applicants and new hires we anticipate running out of room for our staff soon. It is proposed that the locker room be expanded into the current uniform storage area. This area is adjacent to the locker room making it an obvious location for expansion. This expansion will provide space for up to 16 more lockers. The estimated total cost for this project is \$100,000.

### 2. Workstations / Office Furniture

The Farmington Hills Police Department's Patrol and Investigative Bureau office areas are old and out of date. The furniture in the executive offices is from 1987 when the police department was constructed. The cubicles and office furniture in the other areas were last replaced in 1997. All the furniture is dated and worn. The current design lacks space for officers that were added to the Directed Patrol Unit and Traffic Safety Section. As a result, officers are spread out from their team reducing effective collaboration. Additionally, the furniture was designed for a time when reports were completed by hand or typewriter. The cubicles are not designed for the power demand created by modern technology and as a result, circuit breakers often trip. This results in unsaved work being lost and could harm the computers. The areas require additional secure storage areas to protect personally identifying information, safeguard police equipment, increase compliance with our accreditation and CJIS requirements, improve organization, and workflow. It is proposed that all office furniture in the Patrol and Investigative Bureau's be replaced. The estimated total for this project is \$173,000.

### 3. Mobile Command Post

The Police Department's current Mobile Command Post Vehicle has been in service for 24-years and needs replacement. Mechanical and operational system failures have made the existing unit unfit for roadway travel. The Mobile Command Post Vehicle's technology has become outdated, and the current implementation of the Incident Command System requires more space for personnel than the existing vehicle can provide. A new Mobile Command Post Vehicle would offer mechanical reliability, updated technologies, and more space for personnel when Incident Command is utilized, increasing the effectiveness and versatility of the Mobile Command Post Vehicle. The estimated total for this project is \$450,000.

4. **Carpeting Replacement, 1<sup>st</sup> Floor**

The carpeting in the patrol/investigations area of the first floor of the police department is dirty and worn. With recent upgrades to the front desk and roll call room, the carpeting is dated and no longer matches that of the rest of the first floor. As part of an ongoing effort to modernize the work areas and aesthetics of the police building the Department seeks to replace the carpeting in the work areas and offices of the Patrol and Investigative Bureaus. The estimated total for this project is \$32,000.

5. **Canine Team Expansion**

Due to increased service demands we are seeking to add two additional certified canine teams which would be certified in drug or explosive detection. The benefits include increased service to the community by having a canine team assigned to each patrol shift resulting in decreased response times, increased investigative abilities, increased opportunities to recover lost and missing persons, increased opportunities to arrest fleeing criminals, increased community policing opportunities, and reduced fatigue to the current sole canine team. This proposal encompasses the cost of purchasing two new canines, all training, vehicles, and necessary equipment. The estimated total for this project is \$171,000.

6. **Axon Officer Safety Bundle**

As our contract with Motorola Watchguard comes to an end, we are in need of a replacement product which will meet the needs of the police department, IT department and the requirements of the Oakland County Prosecutors Office. We have researched several platforms, and the Axon bundle has been found to be the superior to those of its competitors and contains equipment that is a sole source provider. The Axon bundled platform of services will provide the department with essential technology and equipment which includes body worn cameras, in car cameras, tasers, digital evidence storage, all media redaction tools, virtual reality training devices and AI assisted video monitoring. The estimated total for this project is \$2,870,985.20, or 5 yearly installments of \$574,197.04.

**POLICE PROGRAMS AND EQUIPMENT**

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars						
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FUTURE
1	Women's Locker Room Expansion	100,000	100,000	NC	100% City	100 CF						
2	Work Stations /Office Furniture	173,000	173,000	NC	100% City	173 CF						
3	Mobile Command Post Vehicle	450,000	450,000	NC	100% City	450 CF						
4	Carpeting Replacement	32,000	32,000	NC	100% City	32 CF						
5	Canine Team Expansion	171,000	171,000	NC	100% City	171 CF						
6	Axon Officer Safety Bundle	2,871,000	2,871,000	NC	100% City	575 CF	574 CF	574 CF	574 CF	574 CF		
	<b>TOTAL:</b>	<b>\$3,797,000</b>	<b>\$3,797,000</b>	<b>NC</b>		<b>1,501</b>	<b>574</b>	<b>574</b>	<b>574</b>	<b>574</b>		

CF: Capital Fund  
 NC: No Change

\* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 2-15-24

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# TECHNOLOGY

Adequate building space is required to both maintain the City's existing services and to provide for critical new services. This portion of the CIP addresses the need for buildings and improvements in the following areas: Fire, Police, and City Hall. All involve improvements to existing facilities, the construction of new facilities and the purchase and maintenance of equipment, in an attempt to maintain and improve the current level of service.

## PROPOSED TECHNOLOGY PROJECTS

### 1. City-Wide Technology

Information Technology provides technical support and maintenance of information systems, telecommunications systems, and Geographic Information Systems (GIS). Various enterprise-wide software applications have been installed including land file, geographical information systems, recreation registration, financial management, document imaging and the creation of a city website and employee intranet.

During Fiscal Year 2024/2025 the following projects are proposed

- Personal Computer & Notebook replacements for 300+ end users to accommodate Windows 11 continues.
- Continued Implementation of Virtual Desktop & VPN functionality for various departments.
- Infrastructure and software enhancements to support various departmental initiatives.
- Continued upgrades to the network security infrastructure.
- Replace Office 365 email protection.
- Implement communication system software and video for new EOC at Fire Department headquarters.
- Replace the City's outdated Enterprise Resource and Planning software (General Ledger, Accounts Payable, Payroll, Human Resources, Purchasing, etc.) with a new software package that also includes enhanced functionality to replace current outmoded and manual processes, including:
  - Budgeting and Fiscal Planning
  - Financial Reporting
  - Business Intelligence/Analytics
  - Performance Management
  - Project Management

All of the recommended upgrades in functionality are currently managed using outdated and manually intensive spreadsheets, Word documents, and paper.

### 2. Unified Communications & Smart Cites Projects

Unified communications (UC) are a framework for integrating various asynchronous and real-time communication tools, with the goal of enhancing business communication, collaboration and productivity. Unified communications do not represent a singular technology; rather, it describes an interconnected system of enterprise communication devices and applications that can be used in concert. To

better address all of the City's needs appropriate systems will be planned & implemented as part of an integrated program.

A Smart City is a technologically modern area that uses different types of electronic methods, voice activation methods and sensors to collect specific data. Information gained from that data are used to manage assets, resources, and services efficiently; in return, that data is used to improve the operations across the City. The smart city concept integrates information and communication technology (ICT), and various physical devices connected to the IoT (Internet of things) network to optimize the efficiency of City operations and services and connect to citizens.

During Fiscal Year 2024/2025 the following projects are proposed

**a. Video Surveillance Equipment**

The City of Farmington Hills faces the challenge of reassuring residents, visitors, and employees that safety on City property is a priority. This is accomplished by preventing and minimizing potential threats. These include vandalism, burglary, and all other forms of crime. Security in common areas like parks and City buildings has become of vital importance and video surveillance is a critical tool needed to secure City sites. As completed systems are designed to work in conjunction with other solutions on a unified platform. To successfully implement this program capital investment of \$250,000 is requested for fiscal year 2024/2025 and \$250,000 per year is requested for, 2025/2026, 2026/2027, 2027/2028, 2028/2029 & 2029/2030.

**b. Smart Cities Projects**

Ongoing projects will include collecting data from devices, buildings and assets that will then be processed and analyzed to monitor and manage traffic and transportation systems, utilities, water supply networks, waste, crime detection, information systems and other community service. To successfully implement this program capital investment \$350,000 is requested for fiscal year 2024/2025 and \$350,000 per year is requested for 2024/25, 2025/26, 2026/27 2027/28, 2028/2029 & 2029/2030.

**3. ERP/Financial Software**

- a. Implementation began in February 2024 of the new Core ERP system (GL, Budgeting, PR, AP, HR, Purchasing, Capital Assets Solution; \$700k up front, \$100k annual maintenance)
- b. A new Financial Reporting, Performance Management, and Transparency software like OpenGov, Questica, Socrata. ((\$100k annual lease)

**4. DPW Fleet Management Software**

The current on premises fleet management information system (FMIS) will no longer be supported on the Windows 11 platform. The solution is to move to a cloud-based system to continue to provide FMIS support. To implement this software, support and maintenance \$85,000.00 is requested. (\$85k up front and approximately \$17k annual maintenance)



**TECHNO**

**TECHNOLOGY**

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures are shown in thousands of dollars						
						2024/25	2025/26	2026/27	2027/2028	2028/29	2029/30	FUTURE
1	City-Wide Technology	2,500,000	2,500,000	60,000 AC	100% City	400 CF	350 CF	350 CF	350 CF	350 CF	350 CF	350 CF
2a	Unified Communications & Smart Cities Projects, Video Surveillance Equipment	1,750,000	1,750,000	40,000 AC	100% City	250 CF	250 CF	250 CF	250 CF	250 CF	250 CF	250 CF
2b	Unified Communications & Smart Cities Projects	2,100,000	2,100,000	40,000 AC	100% City	350 CF	350 CF	350 CF	350 CF	350 CF	350 CF	
3a	ERP/Financial Software, Core EPR	1,300,000	1,300,000	100,000 AC	100% City	700 CF	100 CF	100 CF	100 CF	100 CF	100 CF	100 CF
3b	ERP/Financial Software, Financial Reporting	700,000	700,000	100,000 AC	100% City	100 CF	100 CF	100 CF	100 CF	100 CF	100 CF	100 CF
4	DPW Fleet Management Software	217,000	217,000	17,000 AC	100% City	85 CF	17 CF	19 CF	21 CF	23 CF	25 CF	27 CF
	<b>TOTAL:</b>	<b>\$8,567,000</b>	<b>\$8,567,000</b>			<b>1,885</b>	<b>1,167</b>	<b>1,169</b>	<b>1,171</b>	<b>1,173</b>	<b>1,175</b>	<b>827</b>

CF: Capital Fund  
 AC: Annual Cost  
 NC: No Change

\* This chart shows the identified public structures and improvements in the general order of their priority.

Revised; 2-15-24

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# PARKS & RECREATION

The Parks and Recreation section of the CIP has been developed by extracting the action plan from the City's 2014 & 2019 Parks and Recreation Master Plans as well as adding the funding available in the Parks Millage approved by the voters in August 2018.

The Parks and Recreation Master Plan is required to be prepared in accordance with the Michigan Department of Natural Resources' guidelines. This plan includes a comprehensive review of existing recreation services and facilities, an assessment of city-wide recreation opportunities and deficiencies, and identification of long-term recreation goals.

## **PROPOSED PARKS AND RECREATION PROJECTS**

### **1. The HAWK Updates - \$16,000,000 (over 6 years)**

The Accruent Study performed for this facility indicated over \$16,000,000 in repairs/replacements over the next six (6) years with almost **(1b.)** \$7,000,000 of those requirements on the 3<sup>rd</sup> floor. FHSS Staff have identified just under \$7,000,000 in priority improvements. Renovation of the athletics facilities and third floor for recreational use, community partnerships, general programs, and special event use. Plan includes 145,000 square ft. third floor amenities with revenue return from partnerships. Also includes upgrades to remaining HVAC and renovation of the artificial turf practice fields and outbuildings which require updates to utilize without hazard.

- **HAWK priority items as identified in the Accruent Study (\$1,100,000)**
  - Replace Air Handling Unit serving Activity Room A, B, and C (AHU-9) (\$100,000)
  - Replace roof over 2D/3D Art (\$200,000)
  - Replace Rooftop Unit serving 3rd floor NE corner (RTU-1) (\$100,000)
  - Replace Rooftop Unit serving 3rd floor NW corner (RTU-2) (\$100,000)
  - Replace Rooftop Unit serving 3rd floor incubator (RTU-3) (\$100,000)
  - Replace Rooftop Unit serving 3rd floor incubator (RTU-4) (\$100,000)
  - Replace Rooftop Unit serving 3rd floor media center (RTU-5) (\$100,000)
  - Replace Rooftop Unit serving 3rd floor room 349 offices (RTU-6) (\$100,000)
  - Replace Rooftop Unit serving 3rd floor SW corner (RTU-7) (\$100,000)
  - Replace Rooftop Unit serving 3rd floor SE corner (RTU-8) (\$100,000)

- Additional HAWK items not in Accruent Study **(\$480,000)**
  - Boiler Room pressure booster pump (2) replacement (\$20,000)
  - Stadium complex (restrooms, locker rooms) roofs (\$150,000)
  - Shade for pickleball/tennis courts (\$50,000)
  - 3rd floor Room 348 media center demo (\$90,000)
  - 3rd floor Tables and chairs (\$40,000)
  - 3rd floor Room 323 Simulator (\$80,000)
  - 1st floor Room 127/128 Control Booth/Recording Studio (\$50,000)

## 2. **2024/25 Vehicles, Equipment and Infrastructure (\$1,436,000)**

### Vehicles and Equipment

- Parks **(\$326,000)**
  - Truck (1), ¾ Ton 4WD Pickup w/Plow (\$50,000).
  - 3-yard dump truck w/salt spreader (\$125,000)
  - Mower, Utility 60" ZTR (\$16,000).
  - Tractor, Utility (\$75,000)
  - Landscape enclosed trailer (\$20,000)
  - Truck, Canyon (1) (\$40,000)
- Golf **(\$510,000)**
  - Utility Carts (2) for Turf Maintenance (\$20,000).
  - Golf Cart Fleet with Lithium Batteries (\$400,000).
  - Triplex Mowers (2) (\$80,000).
  - Blower, turbine pull behind (\$10,000)

### Infrastructure

- Parks **(\$235,000)**
  - Heritage restroom improvements (\$60,000).
  - Asphalt trail path resurfacing (\$100,000)
  - Spicer house repairs (\$75,000)
- Golf **(\$345,000)**
  - Asphalt cart path resurfacing, front nine (\$300,000)
  - Clubhouse tables and chairs (\$30,000)
  - Clubhouse carpeting (\$15,000)
- Ice Arena **(\$20,000)**
  - Compressor rebuild (\$20,000).

## 3. **2025/2026 Vehicles, Equipment and Infrastructure (\$2,076,000)**

### Vehicles and Equipment

- Parks **(\$156,000)**
  - Truck, ¾ Ton 4WD Pickup w/Plow (\$50,000).
  - Mower, Utility 60" ZTR (\$16,000).
  - ABI Force Groomer (\$60,000).
  - Utility Cart for Park Maintenance (\$30,000)
- Golf **(\$175,000)**
  - Mower, Wide Area (\$100,000).
  - Mower, Bank and Surround (\$75,000)

### Infrastructure

- Parks **(\$1,000,000 = \$700,000 City + \$300,000 DNR Grant)**
  - Heritage Park Adaptive Playground and Splash Pad (\$1,000,000)  
*Note: seeking \$300,000 Grant from DNR.)*
  
- Parks **(\$195,000)**
  - Canopy, Tent 20x40 (2) (\$10,000)
  - Asphalt trail path resurfacing (\$60,000)
  - Concrete pad (\$50,000)
  - Spicer house repairs (\$75,000)
  
- Golf **(\$400,000)**
  - Asphalt cart path resurfacing, back nine (\$250,000)
  - Irrigation new pump system (\$150,000)
  
- Ice Arena **(\$150,000)**
  - Rubber Flooring (\$150,000)

## **4. 2026/2027 Vehicles, Equipment and Infrastructure (\$950,000)**

### Vehicles and Equipment

- Parks **(\$130,000)**
  - Truck, Canyon (1) (\$40,000)
  - Walk Behind 48" (\$10,000)
  - Cart, Utility (\$30,000)
  - Truck, ¾ Ton 4WD Pickup w/Plow (\$50,000)
  
- Golf **(\$255,000)**
  - Mower, Fairway (2) (\$150,000)
  - Mower, Rough Trim (2) (\$65,000)
  - Utility Cart (2) (\$30,000)
  - Sod Cutter (\$10,000)

### Infrastructure

- Parks **(\$415,000)**
  - Trail updates at Heritage Park (\$50,000)
  - Trail updates at Woodland Hills (\$10,000)
  - Longacre House Renovations (\$125,000)
  - Disc Golf Course tee pads (\$10,000)
  - Riley Skate Park concrete repairs (\$20,000)
  - Founders Sports Baseball Dugouts (\$100,000)
  - Driving Range Netting (\$100,000)
  
- Ice Arena **(\$150,000)**
  - Rubber Flooring (\$150,000)

**5. 2027/2028 Vehicles, Equipment and Infrastructure (\$673,000)**

Vehicles and Equipment

- Parks **(\$278,000)**
  - Truck, Canyon (\$40,000)
  - Truck, ¾ Ton 4WD Pickup w/Plow (\$50,000).
  - Mower (\$17,000).
  - Mower (\$70,000).
  - Skid Steer (\$90,000)
  - Canopy, Tent 20x40 (2) (\$11,000)
  
- Golf **(\$115,000)**
  - HD Utility Cart (\$35,000).
  - Surround Mower/Trim/Banks (\$80,000)

Infrastructure

- Parks **(\$280,000)**
  - Site Security and Life Safety in Parks- (\$40,000)
  - Trails and Wayfinding (\$40,000).
  - Playground Equipment (\$125,000).
  - Signage (\$40,000)
  - Master Plan per Department of Natural Resources (\$35,000)

**6. 2028/2029 Vehicles, Equipment and Infrastructure (\$734,000)**

Vehicles and Equipment

- Parks **(\$137,000)**
  - Truck, ¾ Ton 4WD Pickup w/Plow (\$50,000).
  - Mower, Utility 60" ZTR (\$17,000).
  - Tractor, Utility 35-60 HP (\$70,000).
  
- Golf **(\$212,000)**
  - Rough Mower (\$70,000)
  - Utility Vehicle (UTV) with cab for Turf Maintenance (\$32,000).
  - Sprayer (\$90,000)
  - Range Cart Picker (\$20,000)

Infrastructure

- Parks **(\$285,000)**
  - Trail and Wayfinding Signs (\$40,000)
  - Longacre Wall Repair (\$100,000)
  - Playground Equipment (\$25,000)
  - Site Security and Life Safety in Parks- (\$40,000)
  - Roof Replacements (\$50,0000)
  - Concrete replacement (\$30,000)
  
- Golf **(\$100,000)**
  - Driving range improvements (\$100,000)

## **7. 2029/2030 Vehicles, Equipment and Infrastructure (\$1,440,000)**

### Vehicles and Equipment

- Parks **(\$190,000)**
  - Truck, ¾ Ton 4WD Pickup w/Plow (\$50,000).
  - Mower, Walk Behind (2) (\$25,000).
  - Tractor, Utility (\$75,000).
  - Truck, Canyon (1) (\$40,000)
  
- Golf **(\$730,000)**
  - Greens Aerifier (\$80,000)
  - Golf Cart Fleet with Lithium Batteries (\$450,000)
  - Golf Cart Fleet GPS add-on feature (\$200,000).

### Infrastructure

- Parks **(\$320,000)**
  - Trail and Wayfinding Signs (\$40,000)
  - Playground Equipment (\$25,000)
  - Riley Skate Park Repairs (\$75,000)
  - Founders Park Baseball Field Dugout Covers (\$120,000)
  - Founders Park restroom improvements (\$60,000)
  
- Ice Arena **(\$200,000)**
  - Board door panels (\$100,000)
  - Entryway ADA sliding door replacements (\$100,000)

## **8. Acquisition of Park Land \$1,500,000**

Various parcels of land could be purchased for parks and/or recreation opportunities, particularly in the northwest and southeast quadrants of the City.

## **9. Costick Center/Senior Center \$20,000,000**

Future renovation of Costick Center to create Adults 50 & Better focused facility. The Accruent Study performed for this facility indicated over \$20,000,000 in repairs/replacements over the next five (5) years. FHSS Staff have identified just under \$9,000,000 in priority improvements.

**PARKS & RECREATION**

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars						
						2024/25	2025/26	2026/27	2027/2028	2028/29	2029/30	FUTURE
1a	The Hawk, 1st & 2nd floors	9,000,000.00	9,000,000.00	315,000 AC	100% City	1,500 CF	1,500 CF	1,500 CF	1,500 CF	1,500 CF	1,500 CF	
1b.	The Hawk, 3rd floor	7,000,000.00	7,000,000.00	NC	100% City	1,167 CF	1,167 CF	1,167 CF	1,167 CF	1,167 CF	1,165 CF	
2 - 7	Parks Vehicles, Equipment	1,217,000.00	1,217,000.00	NC	100% City	326 CF	156 CF	130 CF	278 CF	137 CF	190 CF	
2 - 7	Golf Vehicles, Equipment	1,997,000.00	1,997,000.00	NC	100% City	510 CF	175 CF	255 CF	115 CF	212 CF	730 CF	
2 - 7	Parks Infrastructure	1,730,000.00	1,730,000.00	NC	100% City	235 CF	195 CF	415 CF	280 CF	285 CF	320 CF	
2 - 7	Golf, Ice Arena & Other Infrastructure	1,365,000.00	1,365,000.00	NC	100% City	365 CF	550 CF	150 CF		100 CF	200 CF	
3	Heritage Park Adaptive Playground and Splash Pad	1,000,000.00	700,000.00	NC	70% City 30% Grant		700 CF					
8	Acquisition of Park Land	1,500,000.00	1,500,000.00	NC	100% City							1,500 CF
9	Costick Center	20,000,000.00	20,000,000.00	155,000 AC	100% City	1,500 CF	1,500 CF	1,500 CF	1,500 CF	1,500 CF	1,500 CF	11,000 CF
<b>TOTAL:</b>		<b>44,809,000.00</b>	<b>44,509,000.00</b>	<b>\$470,000</b>		<b>5,603</b>	<b>5,943</b>	<b>5,117</b>	<b>4,840</b>	<b>4,901</b>	<b>5,605</b>	<b>12,500</b>

NC: No Change  
 CF: Capital Fund  
 AC: Annual Cost  
 Grant: DNR

\* This chart shows the identified public structures and improvements in the general order of their priority.

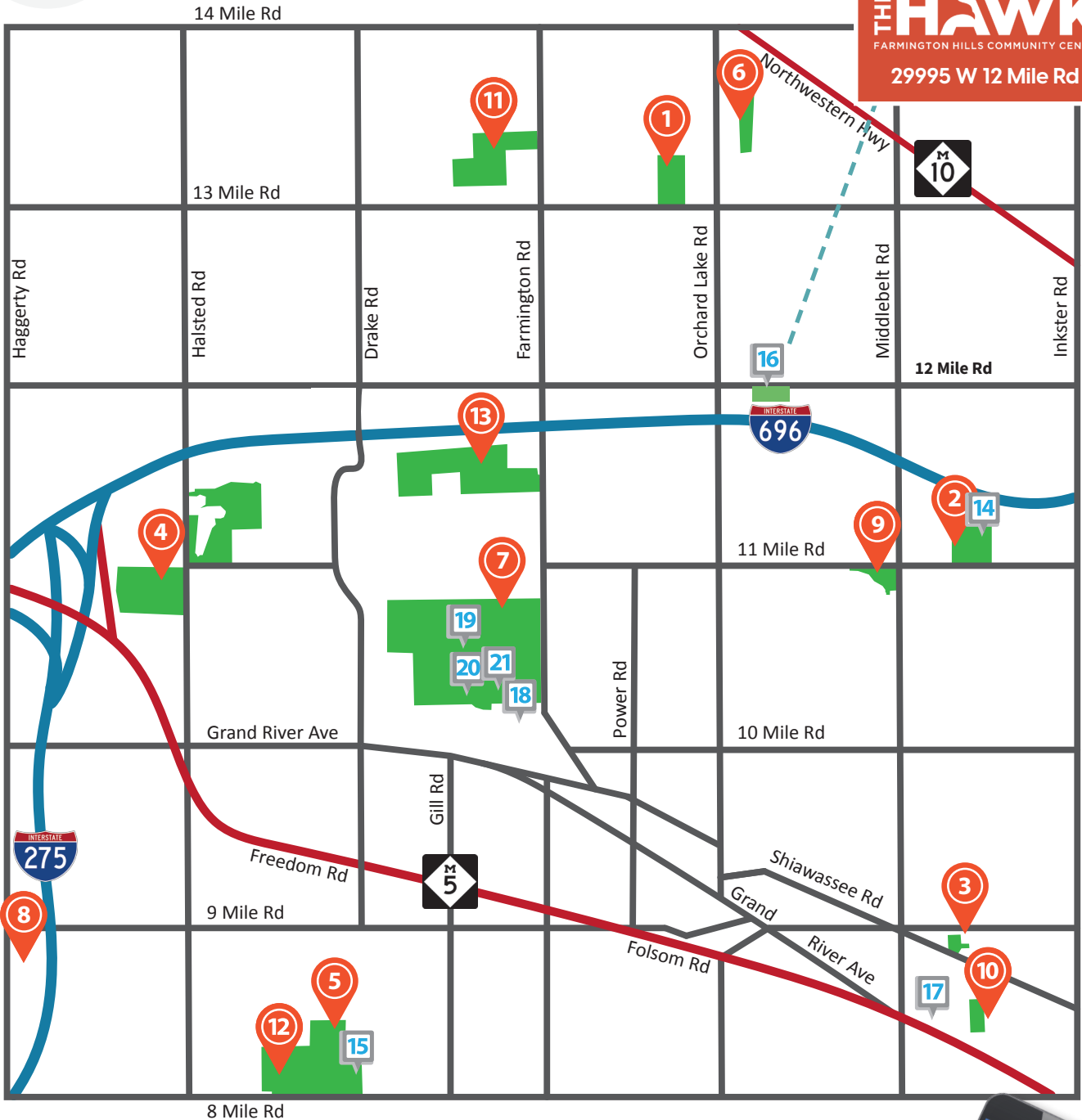
Revised: 2-15-24





# PARKS & FACILITIES

**THE HAWK**  
FARMINGTON HILLS COMMUNITY CENTER  
29995 W 12 Mile Rd



Scan me

## Take the virtual tour. Your adventure awaits!

[fhgov.com/fhparks](http://fhgov.com/fhparks)



# PARKS

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- 1 Bond Field**  
**31500 13 Mile Rd**  
1.7 acre park with two youth baseball fields
- 2 Costick Fields**  
**28600 W 11 Mile Rd**  
Large green space in front of Costick Activities Center with three soccer fields and a 0.5 mile walking path.
- 3 William Grace Dog Park**  
**29040 Shiawassee Rd**  
4-acre dog park divided into two areas - one for large dogs and one for smaller dogs up to 22 lbs. The dog park is open year-round, has benches and water for your dogs.
- 4 Farmington Hills Golf Club**  
**37777 11 Mile Court**  
175-acre, 18-hole golf course, open April through November, weather permitting. The driving range has 32 stations, tees and two practice greens. A full service pro shop and restaurant are open to the public.
- 5 Founders Sports Park**  
**35500 8 Mile Rd**  
101-acre park with six soccer fields, a nine hole disc golf course, eight baseball/softball fields, four sand volleyball courts, two half-court basketball courts, one bocce ball court, and a fishing pier. Also home to Farmington Hills Ice Arena and Riley Skate Park.
- 6 Harmon Oaks Park**  
**28000 Greening Rd**  
Small nature preserve with mature hardwoods and wildflowers.
- 7 Heritage Park**  
**24915 Farmington Rd**  
211-acre park with 4.5 miles of hiking trails. Amenities include picnic shelters, playground, sand volleyball courts, horseshoe pits, and grills. Also home to the Spicer House, Nature Center, Stables Art Studio, Amphitheater, History Center, Splash Pad, and Riley Archery Range. Shelters are available on a first-come basis, but may be reserved in advance.

- 8 Hills 275 Trailhead**  
**22100 Haggerty Rd**  
Bordering the I-275 Metro Trail, this is the first official trailhead off a Federal Highway in the State of Michigan. Hills 275 Trailhead provides dedicated parking that allows residents and guests to enjoy a safe, accessible entry point to the I-275 Metro Trail to bike and hike. The trailhead features green space, an informational kiosk, bike repair station, water bottle filler station, and work from local artists.
- 9 Memorial Park**  
**Located at 11 Mile & Middlebelt Rds**  
Memorial Park provides residents with a place to peacefully reflect and recognize friends and family members who have passed away.
- 10 Olde Town Park**  
**Corner of Independence & Waldron**  
3.7-acre neighborhood park featuring a shelter, in-line skating/ice hockey rink, two tennis courts, picnic tables, grills, and a playground.
- 11 Pioneer Park**  
**29885 Farmington Rd**  
Four athletic fields: In summer, two baseball and two soccer fields. In fall, four soccer fields. Comfort station and refreshment stand also available.
- 12 Riley Skate Park**  
**35500 W. 8 Mile Rd**  
Located in Founders Sports Park. This 29,000 square foot all-concrete park is the area's FREE premiere hotspot for skateboarders and in-line skaters.
- 13 Woodland Hills**  
**26655 Farmington Rd**  
74-acre nature park with 1.7 miles of hiking trails. Meadows, a hardwood forest, a pond, a river, and creek are all part of its natural wonders.

# FACILITIES

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- 14 Costick Activities Center**  
**28600 W 11 Mile Rd**  
67,000 square foot multipurpose facility on 28 acres. Home of the Center for Active Adults. Amenities include: swimming pool, gymnasium, stage, meeting and banquet rooms.

- 15 Farmington Hills Ice Arena**  
**35500 W. 8 Mile Rd**  
Located inside Founders Sports Park, the 70,000 square foot Ice Arena has two ice surfaces and a total seating capacity of 1,200 people. The facility hosts youth and adult hockey, public skating, Learn-to-Skate programs, and figure skating.
- 16 The Hawk - Farmington Hills Community Center**  
**29995 W 12 Mile Rd**  
Formerly Harrison High School, the new 245,000 square foot multipurpose community center and 42-acre park will provide a hub for residents and guests of all ages, interests and abilities to enjoy drama, music, visual and performing arts, aquatics, athletics, fitness and wellness, along with many other programs, classes, camps and events.
- 17 Jon Grant Community Center**  
**29260 Grand River Ave**  
Attached to Farmington Hills Fire Station #3. Facility hosts classes, programs, and rental space for parties and events.
- 18 Longacre House**  
**24705 Farmington Rd**  
[www.longacrehouse.org](http://www.longacrehouse.org)  
Historic event space for weddings, themed parties, receptions, business meetings, banquets and social gatherings. Also used by many Special Services programs.
- 19 Nature Center**  
**24915 Farmington Rd**  
Located in Heritage Park, this 2,325 square foot nature facility offers interpretive exhibits, including a life-sized tree and animal home exhibit, a bird viewing area, native fish aquariums, a library and a hands-on learning station for kids.
- 20 Riley Archery Range**  
**24915 Farmington Rd**  
This unique open air (indoor/outdoor) archery range offers eight shooting lanes with shooting distances of 10-30 yards, providing programs for people of all ages and abilities.
- 21 Stables Art Studio**  
**24915 Farmington Rd**  
Spacious art studio in historic setting hosts classes, camps & workshops.

# EQUIPMENT

The Fire Department utilizes a combination of full-time and call-back personnel to provide Advanced Life Support (ALS), rescue and fire suppression services out of five fire stations located strategically throughout the City.

The DPW maintenance staff continues to provide vital input on the replacement of our fleet vehicles based on their experience and maintenance records. This advice is reflected in the schedule given below for the replacement of those vehicles listed by year.

The fire department rotates its vehicles based on use. Acquisition of new apparatus is assigned to a station based on usage and consultation with DPW. The older vehicle is rotated to one of the other stations. This has proven very beneficial to extend vehicle life.

## **PROPOSED FIRE APPARATUS PURCHASES**

1. **2024/2025 Fire Equipment and Apparatus**
  - Purchase replacement Engine (\$1,025,000).
  - Purchase one (1) utility vehicle to replace fleet vehicle (\$70,000).
  - Station Furnishings (\$25,000).
  
2. **2025/2026 Fire Equipment and Apparatus**
  - Purchase replacement Squad (\$400,000).
  - Purchase one (1) utility vehicle to replace fleet vehicle (\$70,000).
  - Replacement Battalion Chief Vehicle (\$100,000).
  - Mobile Computers and equipment (\$180,000).
  - Apparatus Bay Floors (\$250,000).
  
3. **2026/2027 Fire Equipment and Apparatus**
  - Purchase replacement Engine (\$1,100,000).
  - Purchase one (1) utility vehicle to replace fleet vehicle (\$75,000).
  
4. **2027/2028 Fire Equipment and Apparatus**
  - Purchase replacement Squad (\$400,000).
  - Purchase replacement Turnout Gear (\$550,000).
  - Purchase one (1) utility vehicle to replace fleet vehicle (75,000).
  
5. **2027/2028 Fire Equipment and Apparatus**
  - Purchase replacement Squad (\$400,000).
  - Purchase replacement Squad (\$400,000).
  - Purchase SCBA Fill Station (\$100,000).

**FIRE EQUIPMENT**

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.						
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FUTURE
1	2024/2025 Fire Equipment and Apparatus	1,120,000	1,120,000	NC	100% City	1,120 CF						
2	2025/2026 Fire Equipment and Apparatus	1,000,000	1,000,000	NC	100% City		1,000 CF					
3	2026/2027 Fire Equipment and Apparatus	1,175,000	1,175,000	NC	100% City			1,175 CF				
4	2027/2028 Fire Equipment and Apparatus	1,025,000	1,025,000	NC	100% City				1,025 CF			
5	2028/2029 Fire Equipment and Apparatus	900,000	900,000	NC	100% City					900 CF		
<b>TOTAL:</b>		<b>\$5,220,000</b>	<b>\$5,220,000</b>	<b>NC</b>		<b>1,120</b>	<b>1,000</b>	<b>1,175</b>	<b>1,025</b>	<b>900</b>		

NC: No Change  
 CF: Capital Fund

\* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 2-15-24

# DIVISION OF PUBLIC WORKS (DPW) EQUIPMENT PURCHASES

At the end of the service life of heavy equipment there is a specific salvage value and a cost of replacement for that piece of equipment. Because of the expense of major equipment purchases for the DPW, a continuous provision must be made from year to year to replace worn out and unserviceable equipment. The items contained in this plan have an individual value of a minimum of \$25,000. This does not include any equipment purchases that are part of the normal operating budget.

## PROPOSED DPW EQUIPMENT PURCHASES

### 1. 2024/2025 Equipment

- 10-Yard Dump Truck – Replacement (\$300,000)
- Refurbish Existing Equipment (\$50,000)
- Rubber Tire Excavator – Replacement (\$650,000)
- Sidewalk snow clearing and salting equipment, to be used along major roads, e.g., Grand River and 12 Mile Road (this item has been added by the Planning Commission because of public input during the Master Plan update process). (\$75,000)

### 2. 2025/2026 Equipment

- 5-Yard Dump Truck – Replacement (\$300,000)
- 10-Yard Dump Truck – Replacement (\$310,000)
- Refurbish Existing Equipment (\$50,000)
- Roadside Mowing Tractor – Replacement (\$190,000)
- 3-Yard Truck – Replacement (\$210,000)

### 3. 2026/2027 Equipment

- Refurbish Existing Equipment (\$50,000)
- Sign Installation Truck – Replacement (\$270,000)
- Rubber Tire Backhoe – Replacement (\$400,000)
- Road Grader – Replacement (\$390,000)
- Sewer Camera & Van – Replacement (\$250,000)

### 4. 2027/2028 Equipment

- Mechanical Street Sweeper – Replacement (\$450,000)
- Refurbish Existing Equipment – (\$50,000)
- Sewer Vacuum Truck – Replacement (\$650,000)

### 5. 2028/2029 Equipment

- Two 10 Yard Dump Trucks – Replacements (\$430,000 each, total \$860,000)
- Forestry Chipper – Replacement (\$60,000)
- Forklift – Replacement (\$90,000)
- Refurbish existing Equipment (\$50,000)

### 6. 2029/2030 Equipment

- Cold Patch Trailer - Replacement (\$90,000)
- Refurbish existing Equipment (\$50,000)
- Rubber Tire Excavator – Replacement (\$700,000)
- Rubber Tire Front Loader – Replacement (\$600,000)

**DPW EQUIPMENT**

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	CityCost figures are shown in thousands of dollars						
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FUTURE
1	2024/2025 DPW Equipment	1,075,000	1,075,000	NC	100% City	1,075 CF						
2	2025/2026 DPW Equipment	1,060,000	1,060,000	NC	100% City		1,060 CF					
3	2026/2027 DPW Equipment	1,360,000	1,360,000	NC	100% City			1,360 CF				
4	2027/2028 DPW Equipment	1,150,000	1,150,000	NC	100% City				1,150 CF			
5	2028/2029 DPW Equipment	1,060,000	1,060,000	NC	100% City					1,060 CF		
6	2029/2030 DPW Equipment	1,440,000	1,440,000	NC	100% City						1,440 CF	
	<b>TOTAL:</b>	<b>7,145,000</b>	<b>7,145,000</b>			<b>1,075</b>	<b>1,060</b>	<b>1,360</b>	<b>1,150</b>	<b>1,060</b>	<b>1,440</b>	<b>0</b>

CF: Capital Fund  
 NC: No Change

\* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 2-15-24

# FLEET & MOTOR POOL VEHICLES

The City maintains a vehicle fleet of over seventy-five (75) vehicles for use for cleanup snow plowing, construction and building inspections, everyday travels around the City and for travel to training, and meetings outside of the City. These vehicles are critical to the daily operations of the City. Some of these are assigned directly to departments and personnel, identified as Fleet Vehicles, and others from the Motor Pool for use by all staff not having an assigned fleet vehicle. This section of the CIP addresses the replacement of those vehicles based on the maintenance records and down time. The vehicles represented in this category do not include Fire Department, Police Department, and the Parks Division vehicles nor the heavy equipment and dump trucks in the Division of Public Works.

## PROPOSED FLEET & MOTOR POOL VEHICLE PURCHASES

1. **2024/2025 Vehicles**
  - 3-Fleet and Pool Vehicles – Replacement (\$110,000)
  - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance & Engineering. (3 at \$60,000, Total \$180,000)
  
2. **2025/2026 Vehicles**
  - 3-Fleet and Pool Vehicles – Replacement (\$115,000)
  - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance & Engineering. (3 at \$65,000, Total \$195,000)
  
3. **2026/2027 Vehicles**
  - 3-Fleet and Pool Vehicles – Replacement (\$120,000)
  - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance. & Engineering. (3 at \$70,000, Total \$210,000)
  
4. **2027/2028 Vehicles**
  - 3-Fleet and Pool Vehicles – Replacement (\$125,000)
  - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance. & Engineering. (3 at \$75,000, Total \$225,000)
  
5. **2028/2029 Vehicles**
  - 3-Fleet and Pool Vehicles – Replacement (\$130,000)
  - 3 Pickup Trucks and Plows – Public Services, Road Maintenance. & Engineering. (3 at \$80,000, Total \$240,000)
  
6. **2029/2030 Vehicles**
  - 3-Fleet and Pool Vehicles – Replacement (\$135,000)
  - 3 Pickup Trucks and Plows – Public Services, Road Maintenance & Engineering) (3 at \$85,000, Total \$255,000)

**FLEET & MOTOR POOL VEHICLES**

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures are shown in thousands of dollars						
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FUTURE
1	2024/2025 Vehicles	290,000	290,000	NC	100% City	290 CF						
2	2025/2026 Vehicles	310,000	310,000	NC	100% City		310 CF					
3	2026/2027 Vehicles	330,000	330,000	NC	100% City			330 CF				
4	2027/2028 Vehicles	350,000	350,000	NC	100% City				350 CF			
5	2028/2029 Vehicles	370,000	370,000	NC	100% City					370 CF		
6	2029/2030 Vehicles	390,000	390,000	NC	100% City						390 CF	
	<b>TOTAL:</b>	<b>\$2,040,000</b>	<b>\$2,040,000</b>			<b>290</b>	<b>310</b>	<b>330</b>	<b>350</b>	<b>370</b>	<b>390</b>	<b>0</b>

CF: Capital Fund

NC: No Change

Revised: 2-15-24



# DRAINAGE

In June of 1980, the City Council, commissioned the preparation of a Master Storm Drainage Plan. The plan treated the storm water as a resource rather than a liability. Utilization of existing open drainage systems and use of detention basins along major streams were considered. The plan suggested the design and use of pipes and streams that were much smaller and less expensive than those designed to just "pass through" as much storm water as was generated. The plan proposed to manage existing flows from streams thereby ensuring that the City's development would not cause flooding in downstream communities.

In October of 1981, a significant storm caused flooding throughout the City. Many inadequacies of the City's storm drainage system were revealed. The storm reinforced the importance of City Council's decision to develop a Master Storm Drainage Plan.

The City Council formally approved the Master Storm Drainage Plan in December of 1986. Many of the projects contained herein are consistent with that plan. Since the plan depends on detention basins for a number of the proposed improvements, acquiring the land as soon as possible is imperative. Without these detention sites many of the proposed improvements would be impossible and would require selection of next best, and more expensive options.

The projects contained herein reflect improvements to major and minor drainage courses outlined in the Master Storm Drainage Plan and are supplemented by storm water quality considerations required under the City's National Pollutant Discharge Elimination System (NPDES) storm water permit. As the City's rapid growth nears its end, emphasis is redirected from responding to new development to maintaining or improving the aging systems that are now in place. This involves actively participating in repairs and improvements of minor drainage courses that traverse both public and private property. In this way, a functional drainage system is ensured for all areas of the City. Priority criteria are:

- Integrating water quantity issues with water quality issues.
- Immediate flood peak reduction to solve the most significant flooding concerns.
- Integration with other improvements including water main, sanitary sewer, paving, and building construction.
- Ensuring the continued development and redevelopment of the City.
- Encouragement of riparian stewardship and maintenance.

## **Development of a Drainage Program**

Prioritization of drainage improvements tends to be cyclical when viewed with other capital needs. This is since most systems in the City function well during periods of normal rainfall. Usually, years pass between significant rain events. The result is to minimize required improvements during normal weather, especially considering the high cost associated with many of the individual drainage projects. However, when a major rain event occurs the community demands accelerated improvements, and the cycle begins again. The major rainstorms of 1981, 1989, 1993, 1997, 1998 and 2014 are evidence of this fact.

In order to safeguard against these significant rain events, a consistent, uniform, and aggressive program is necessary. This allows much of the major capital expense and effort to be distributed over the years. This ensures continued improvement, thereby saving millions of dollars in flood damage in the future and promoting an improved quality of life.

## Maintenance

Calls for maintenance have increased over the years. Many of the City's subdivisions have open spaces and retention systems that need repair or improvement. Without ongoing inspection and maintenance, failures will occur. Once initiated, these maintenance programs will generate a number of projects for which capital funding will be required. The City will also consider, when appropriate, the possible mitigation of wetlands within the overall drainage system.

## Asset Management

With the passage of the local road millage in 2018 and the accompanying changes to the Special Assessment District (SAD) policy, there has been an increase in the amount of drain related capital improvements. Each road project is evaluated during the design phase to determine if the existing underground storm drain infrastructure is sufficient or in need of repair and/or replacement. This integrated approach to asset management ensures that infrastructure is addressed in a cohesive manner at the most cost-effective time in the project lifecycle.

## Federal Requirements

The City is required to install various improvements in accordance with the U. S. Clean Water Act. This Act requires the issuance of a National Pollutant Discharge Elimination System (NPDES) permit commonly called an MS4 Permit, for all communities over 10,000 in population. Farmington Hills has the required permit issued by the Michigan Department of Environment, Great Lakes, and Energy – EGLE (formerly MDEQ). The City continues to explore approaches that would establish the best management practices. This includes community outreach and education about Federal storm water requirements, and an illicit discharge detection and elimination program. The City is working with EGLE, Oakland County, Wayne County, and the Alliance of Rouge Communities to implement a program that is most beneficial to Farmington Hills and other communities in the Rouge River Watershed. Part of the program is a document called a Storm Water Management Plan (SWMP). This document is required under the City's NPDES permit and outlines specific improvements that must be done to meet Federal requirements.

In addition, Farmington Hills has an obligation to conduct an IDEP (Illicit Discharge and Elimination Program), which is an ongoing effort to prevent and eliminate illegal outlets into the City's drainage systems.

The City is also obligated to employ best management practices for good housekeeping techniques for public infrastructure. These practices include catch basin cleaning, street sweeping, detention pond basin maintenance, etc. Key to cooperation and watershed planning is the City's participation in the Alliance of Rouge Communities, a cooperative venture ensuring that all 40 communities and three counties contained in the Rouge River watershed continue to work together. All projects contained herein are consistent with the City's Federal permit.

# PROPOSED DRAINAGE PROJECTS

## 1. Storm Water NPDES Permit Program

An NPDES permit was obtained from the EGLE. As a requirement of the permit, a watershed management plan is needed. A major component of this plan is the Storm Water Management Plan. The SWMP requires that certain projects and procedures be adopted that will ultimately lead to a cleaner Rouge River in accordance with the Federal Clean Water Act. Projects may include erosion controls in the open watercourses in Farmington Hills and siltation basins to remove suspended sediment from storm water.

Under the current NPDES storm water permit, the City has a continuous requirement to identify and remove illegal discharges into City owned drainage systems. This includes sanitary system corrections, drainage system sampling and monitoring, education programs, pollution investigative efforts, etc., that are related to the City owned drainage system.

## 2. Miscellaneous Storm Sewer Repair, Maintenance and Improvement Program

This involves:

- Construction and improvements of storage facilities, pipe and culvert enclosures and channel improvements throughout most of the drainage districts in the City. It also includes projects that are necessitated from inspection programs.
- Ninety percent of the City's drainage system is in open channels. Most of these major drainage courses have not been cleaned since their original construction. This program represents a continuous program for maintenance of these drainage courses.
- Emergency replacement and repair of major culverts in the public right-of-way.
- Throughout this City many subdivisions are being considered for local road reconstruction. In addition, several of the areas where the roads are not candidates for local reconstruction have storm sewers in need of rehabilitation. The storm sewer system in these areas as determined by the DPS will be televised and inspected. If deemed necessary an appropriate cleaning, repair, replacement, lining and rehabilitation program will be implemented at the time of, or prior to the road reconstruction.
- The Oakland County Water Resources Commission (WRC) has jurisdiction of a number of drains in the City that have been legally established under the Michigan Drain Code. The Drain Code provides a means of apportionment and assessment based on tributary area and runoff from these districts. Periodically, WRC will advise of maintenance needs and corresponding assessments, which the City is responsible for.

## 3. City Owned Storm Water Basin Maintenance

The City owns nine storm water detention and retention basins. These basins are required to be maintained in accordance with the Federal Clean Water Act to control; urban pollutants and peak flow. This project provides improvement for all nine City owned basins. The improvements include select vegetation removal, sedimentation removal, and inlet/outlet pipe maintenance. In conjunction with the Capital Improvement Plan, the project is intended to provide annual maintenance and upkeep.

4. **Farmington Freeway Industrial Park Storm Sewer, Phase 3**  
This project involves providing improved drainage by installing additional storm sewers in the Farmington Freeway Industrial Park Subdivisions No. 1 and 2, connecting to the existing storm sewer system.
5. **Heritage Hills and Wedgewood Commons Storm Sewer, Phase-4**  
This project involves providing improved drainage by installing additional storm sewers laterals in Heritage Hills and Wedgewood Commons (construction of Phase 4) and connecting to the existing storm sewer system.
6. **Woodcreek Hills Subdivision Storm Sewer**  
This project provides lateral storm sewers for Woodcreek Hills Subdivision as well as rehabilitation of the existing storm sewer system.
7. **Nine Mile Road Storm Sewer, Walsingham Drive to Farmington Road**  
This project provides lateral storm sewers for Nine Mile Road, from Walsingham Dr. to Farmington Road as well as rehabilitation of the existing storm sewer system.
8. **Shady Ridge Drive Storm Sewer**  
This project provides a lateral storm sewer along Shady Ridge Drive.
9. **Biddestone Lane Culvert**  
The existing box culvert under Biddestone Lane needs to be upgraded and/or extended to accommodate a wider road width and address possible flow issues. This project involves a rehabilitation/replacement of the existing 69" high by 118" wide concrete box culvert underneath Biddestone Lane.
10. **Edgehill Main Ravines Tributary Cross Culvert Replacement**  
This project involves replacement and upsizing of the two existing 18" cross culverts that carry pass through drainage of the tributary of this Main Ravines drains and a lateral storm sewer to improve drainage.
11. **Richland Gardens Subdivision Storm Sewer**  
This project provides lateral storm sewers for Richland Gardens Subdivision as well as rehabilitation of the existing storm sewer system.
12. **Caddell Drain, Nine Mile Road at Drake Road**  
Replacement of the 4 elliptical culverts that cross underneath the intersection of Nine Mile Road south of Drake Road. These culverts are nearing the end of their useful life. This project will be coordinated by the Oakland County Water Resources Commission through the Michigan Drain Code.
13. **Folsom Road Storm Sewer, Nine Mile Road to Orchard Lake Road**  
This project provides lateral storm sewers for Folsom Road, Nine Mile Road to Orchard Lake Road as well as rehabilitation of the existing storm sewer system.
14. **Biddestone Lane Storm Sewer**  
This project provides lateral storm sewer and an outfall storm sewer for this area.
15. **Harwich Drive Drainage Improvement**  
Currently storm water runoff from Harwich Drive travels across a residential side yard. The project would include the installation of a storm sewer from the right-of-way down to the Pebble Creek to minimize erosion.

16. **Caddell Drain Improvements - Phase II**  
Phase II of the Caddell Drain Improvements includes improvements to the southern portions of the water course. This project will be coordinated by the Oakland County Water Resources Commission through the Michigan Drain Code.
17. **Rockshire Street Culvert Rehabilitation/Replacement**  
This project provides for a replacement of the large Main Ravines Drain crossing on Rockshire Street, allowing for a wider roadway.
18. **Rockshire Street, Edgemoor Street, and Bramwell Street Storm Sewer**  
This project provides for a lateral storm sewer and an outfall storm sewer for this area.
19. **Drake Road Storm Sewer, Nine Mile Road to north of M-5**  
This project provides lateral storm sewers for Nine Mile Road to north of M-5 Storm Sewer as well as rehabilitation of the existing storm sewer system.
20. **Franklin Fairway Storm Sewer**  
This project provides lateral storm sewers for Franklin Fairway Drive as well as rehabilitation of the existing storm system.
21. **Farmington Hills Subdivision Main Ravines Cross Culverts Replacement**  
This project involves replacement of the existing 36" cross culvert of a tributary of the Main Ravines Drain and the installation of an additional cross culvert to carry cross through drainage. It also includes improving several of the main cross culverts and a lateral storm sewer to improve drainage.
22. **Hearthstone Road Culvert Rehabilitation/Replacement**  
The Hearthstone culvert is under Hearthstone Road in the Kendallwood Subdivision west of Bonnet Hill Road. It is a 68" by 85" elliptical corrugated metal pipe culvert and is in the Minnow Pond drainage district. It needs to be rehabilitated and possibly replaced.
23. **Tuck Road Bridge Rehabilitation, south of Folsom Road**  
Rehabilitate the existing 24-foot-wide by 7.5-foot-high bridge crossing of the Upper Rouge River.
24. **Metroview Drive Storm Sewer, Eight Mile Road to Green Hill Road**  
This project provides lateral storm sewers for Metroview Dr, Eight Mile Road to Green Hill Road as well as rehabilitation of the existing storm sewer system.
25. **Halsted Road, Eight Mile Road to Nine Mile Road**  
This project provides lateral storm sewers for Halsted Road (between Eight Mile Road and Nine Mile Road), as well as rehabilitation of the existing storm sewer system.
26. **Camelot Court/Farmington Meadows Storm Sewer**  
This project provides lateral storm sewers for Camelot Ct./Farmington Meadows as well as rehabilitation of the existing storm sewer system.
27. **Farmington Road, Thirteen Mile Road to Fourteen Mile Road**  
This project provides lateral storm sewers for Farmington Road (between Thirteen Mile Road and Fourteen Mile Road), as well as rehabilitation of the existing storm sewer system.
28. **Tuck Road Storm Sewer, Folsom Road to Eight Mile Road**  
This project provides lateral storm sewers for Tuck Road from Folsom Road to Eight Mile Road as well as rehabilitation of the existing storm sewer system.

29. **Shiawassee Road Storm Sewer, Middlebelt Road to Inkster Road**

This project provides lateral storm sewers for Shiawassee Road, Middlebelt Road to Inkster Road as well as rehabilitation of the existing storm sewer system.

30. **Grand River Avenue at Haynes – MDOT Storm Sewer**

This project provides lateral storm sewers for Grand River (between Cora Ave and Tuck Road), as well as rehabilitation of the existing storm sewer system.

31. **Goldsmith Street Culvert Replacements**

This project provides replacement of the three large culvert crossings on Goldsmith.



DRAINAGE

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures are shown in thousands of dollars						
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FUTURE
1	Storm Water NPDES Permit Program	450,000	450,000	NC	100% City	75 CF	75 CF	75 CF	75 CF	75 CF	75 CF	
2	Miscellaneous Storm Sewer Repair, Maintenance and Improvement Program	3,000,000	3,000,000	NC	100% City	500 CF	500 CF	500 CF	500 CF	500 CF	500 CF	
3	City Owned Storm Water Basin Mainenance	150,000	150,000	NC	100% City	25 CF	25 CF	25 CF	25 CF	25 CF	25 CF	
4	Farmington Freeway Industrial Park Storm Sewer, Phase 3	400,000	400,000	NC	100% City	400 CF						
5	Heritage Hills and Wedgewood Commons Storm Sewer, Phase 4	750,000	750,000	NC	100% City	750 CF						
6	Woodcreek Hills Subdivision Storm Sewer	650,000	650,000	NC	100% City	650 CF						
7	Nine Mile Road Storm Sewer, Walsingham Drive to Farmington Road	1,350,000	1,350,000	NC	100% City	1,350 CF						
8	Shady Ridge Drive Storm Sewer	200,000	200,000	NC	100% City	200 CF						
9	Biddestone Lane Culvert	1,950,000	1,950,000	NC	100% City	1,950 CF						
10	Edgehill Main Ravines Tributary Cross Culvert Replacement	75,000	75,000	NC	100% City	75 CF						
11	Richland Gardens Subdivision Storm Sewer	1,500,000	1,500,000	NC	100% City	500 CF	500 CF	500 CF				
12	Caddell Drain, Nine Mile Road at Drake Road	4,445,000	2,670,000	NC	60% City 40% O		2,670 CF					
13	Folsom Road Storm Sewer, Nine Mile Road to Orchard Lake Road	370,000	370,000	NC	100% City		370 CF					
14	Biddestone Lane Storm Sewer	320,000	320,000	NC	100% City		320 CF					
15	Harwich Drive Drainage Improvement	140,000	140,000	NC	100% City		140 CF					
16	Caddell Drain Improvements - Phase II	1,375,000	825,000	NC	60% City 40% O			825 CF				
17	Rockshire Street Culvert Rehabilitation/Replacement	1,050,000	1,050,000	NC	100% City			1,050 CF				
18	Rockshire Street, Edgemoor Street, and Bramwell Street Storm Sewer	420,000	420,000	NC	100% City			420 CF				
19	Drake Road Storm Sewer, Nine Mile Road to north of M-5	400,000	400,000	NC	100% City				400 CF			
20	Franklin Fairway Storm Sewer	100,000	100,000	NC	100% City				100 CF			

21	Farmington Hills Subdivision Main Ravines Cross Culverts Replacement	100,000	100,000	NC	100% City				100 CF			
22	Hearthstone Road Culvert Rehabilitation/Replacement	1,300,000	1,300,000	NC	100% City				1,300 CF			
23	Tuck Road Bridge Rehabilitation, south of Folsom Road	3,175,000	3,175,000	NC	100% City				3,175 CF			
24	Metroview Drive Storm Sewer, Eight Mile Road to Green Hill Road	525,000	525,000	NC	100% City				525 CF			
25	Halsted Road, Eight Mile Road to Nine Mile Road	500,000	500,000	NC	100% City				500 CF			
26	Camelot Court/Farmington Meadows Storm Sewer	1,050,000	1,050,000	NC	100% City				525 CF	525 CF		
27	Farmington Road, Thirteen Mile Road to Fourteen Mile Road	500,000	500,000	NC	100% City					500 CF		
28	Tuck Road Storm Sewer, Folsom Road to Eight Mile Road	450,000	450,000	NC	100% City					450 CF		
29	Shiawassee Road Storm Sewer, Middlebelt Road to Inkster Road	750,000	750,000	NC	100% City					750 CF		
30	Grand River Avenue at Haynes - MDOT Storm Sewer	1,000,000	900,000	NC	90% City 10% O					900 CF		
31	Goldsmith Street Culvert Replacements	290,000	290,000	NC	100% City						290 CF	
<b>SUB-TOTAL:</b>		<b>\$28,735,000</b>	<b>\$26,310,000</b>	<b>NC</b>		<b>6,475</b>	<b>4,600</b>	<b>3,395</b>	<b>7,225</b>	<b>3,725</b>	<b>890</b>	

NC: No Change  
O: Other

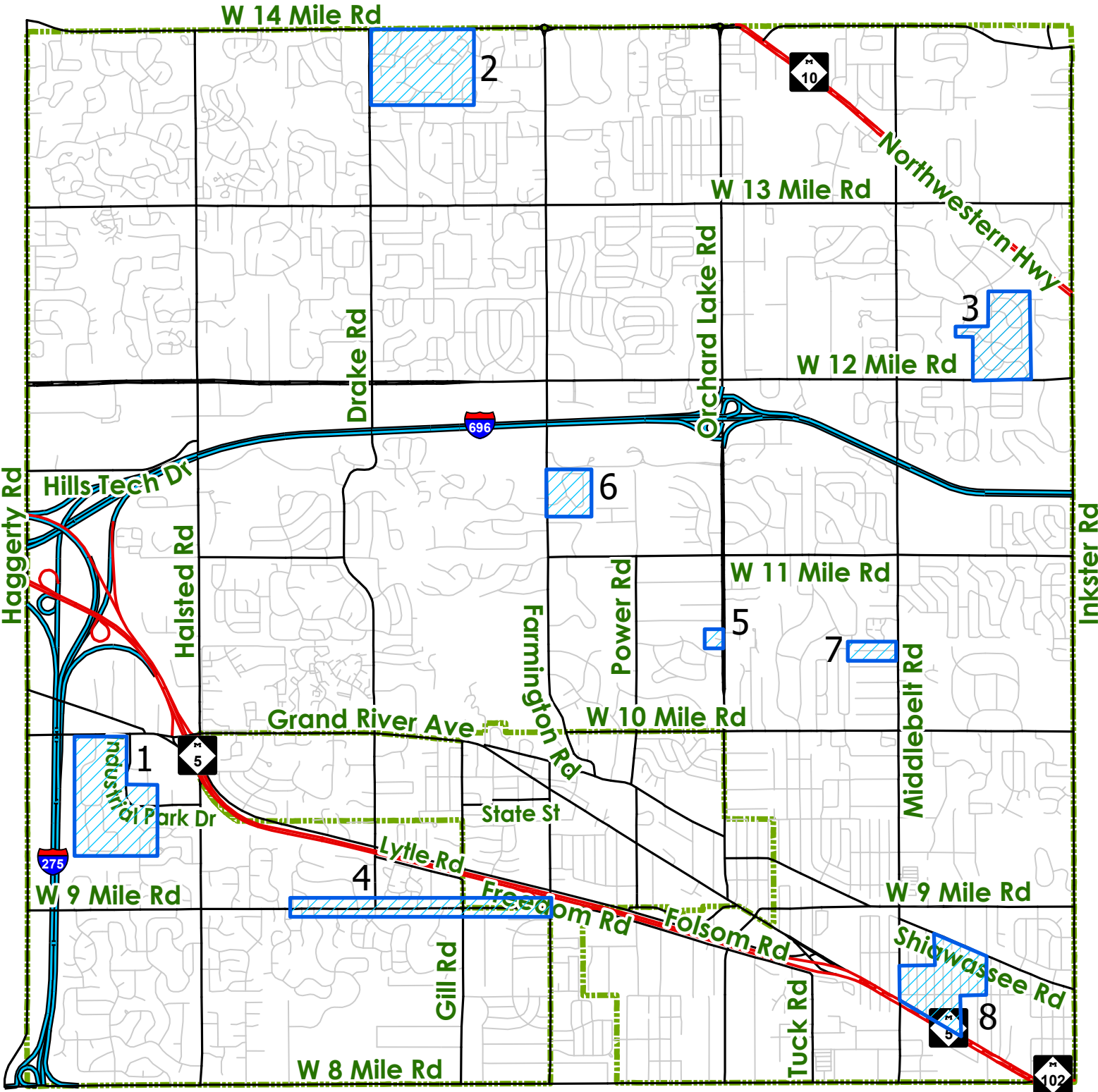
CF: Capital Fund  
AC: Annual Cost

Revised 2-15-24

\*This chart shows the identified public structures and improvements in the general order



# 2024/2025 Drainage Projects



1. Farmington Freeway Industrial Park Storm Sewer - Phase 3
2. Heritage Hills and Wedgwood Commons Storm Sewer - Phase 4
3. Woodcreek Hills Subdivision Storm Sewer
4. Nine Mile Road Storm Sewer - Walsingham Drive to Farmington Road
5. Shady Ridge Drive Storm Sewer
6. Biddestone Lane Culvert
7. Edgehill Main Ravines Tributary Cross Culvert Replacement
8. Richland Gardens Subdivision Storm Sewer

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

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# SANITARY SEWERS

The major goal of the capital expenditures in this area is to provide adequate trunkline capability to serve both existing and future development. All trunk lines have been installed with the completion of the Ten Mile Rouge sewer in 1980. However, some areas of the City still do not have connecting sewer segments which are needed to provide access to public sanitary sewer. These segments are usually funded by a development or the City at large. The construction of the localized laterals is generally provided by the Charter provision requiring local benefiting properties to pay the associated cost (special assessment process). This results in the establishment of a special assessment district. In the future, federal watershed requirements may mandate accelerated programs for local sanitary sewer construction. A portion of these anticipated costs may be financed by various sanitary sewer funds.

An exception to the special assessment financing is a payback that may be necessitated because of a paving, resurfacing or widening project where integrated asset management policy would recommend that the sanitary sewer lateral should be installed first. In these instances, a payback would be established in accordance with City ordinance to recover the cost at a future date when connections are made.

Any remaining work that would be done on sanitary sewers involves the rehabilitation of existing sewers with City sewer funds. Since this does not provide new service, there would be no application of the Charter provision. This type of work was begun in 1990 with the Evergreen Farmington Sewage Disposal System improvements where sewers were replaced, and relief lines constructed.

In 2017, the City was awarded a Stormwater, Asset Management, and Wastewater (SAW) grant through the Michigan Department of Environment, Great Lakes, and Energy –EGLE (formerly the MDEQ) for the purposes of evaluating and inspecting sanitary sewer infrastructure, developing an asset management plan, assessing asset criticality and risk assessment; and providing life cycle cost analysis. The results of the SAW grant project will also provide a long-term capital improvement plan for the City's sanitary sewer system infrastructure.

In addition, the City is currently under an Administrative Consent Order (ACO), from the EGLE that may require additional improvements to be made in the future restricting the amount of outflow from the City of Farmington Hills into the sewer system.

# PROPOSED SANITARY SEWER PROJECTS

1. **Annual Renewal Program**

The City completed a wastewater asset management plan (AMP) in 2020 to identify investment needs and develop a long-range capital improvement program for the City's wastewater system. By starting an annual renewal program, the City will be able to systematically address sanitary sewer assets by performing proactive maintenance and completing rehabilitation/replacement of the assets on an annual basis using best practices.

2. **Biddestone Lane Sanitary Sewer (Southeast area)**

Provide public sanitary sewer on Biddestone Lane in the southeast portion of this subdivision where public sanitary sewer is not yet available.

3.. **Rockshire Avenue and Edgemoor Street Sanitary Sewer**

Provide public sanitary sewer on Rockshire Avenue and Edgemoor Street

4. **Low Pressure Gravity Sanitary Sewer System**

Provide public sanitary sewer via a low-pressure gravity sewer system. This may be appropriate for areas where traditional gravity sewer is not feasible. Location to be determined.

5. **Metroview Street Area Sanitary Sewer**

Provide public sanitary sewer for on Metroview Street from Eight Mile Road to north of Greenhill Road.

6. **Shiawassee Road Sanitary Sewer, Middlebelt Road to Inkster Road**

Provide public sanitary sewer to properties with frontage on Shiawassee Road between Middlebelt and Inkster Road where public sanitary sewer is not yet available. Basement service may be difficult to achieve for these properties.

7. **Goldsmith Street Area Sanitary Sewer**

Provide public sanitary sewer for Goldsmith north of Teal Court including neighboring stub streets.

**SANITARY SEWERS**

Reference No.	SANITARY SEWER PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures are shown in thousands of dollars.						
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FUTURE
1	Annual Renewal Program	15,000,000	15,000,000	NC	100% SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF	
2	Biddestone Lane Sanitary Sewer (Southeast area)	850,000	850,000	NC	100% PB	850 PB						
3	Rockshire Avenue and Edgemoor Street Sanitary Sewer	500,000	500,000	NC	100% PB		500 PB					
4	Low Pressure Gravity Sanitary Sewer System	750,000	750,000	NC	100% PB		750 PB					
5	Metroview Street area Sanitary Sewer	2,840,000	2,840,000	NC	100% PB			2,840 PB				
6	Shiawassee Road Sanitary Sewer, Middlebelt Road to Inkster Road	810,000	810,000	NC	100% PB				810 PB			
7	Goldsmith Street Area Sanitary Sewer	2,800,000	2,800,000	NC	100% PB					2,800 PB		
	<b>TOTAL:</b>	<b>23,550,000</b>	<b>23,550,000</b>	<b>NC</b>		<b>3,350</b>	<b>3,750</b>	<b>5,340</b>	<b>3,310</b>	<b>5,300</b>	<b>2,500</b>	

SF: Sanitary Sewer System Fund  
 NC: No Change  
 PB: Payback District

\* This chart shows the identified public structures and improvements in the general order of their priority.

Revised 2-15-24

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# WATERMAINS

With the completion of the Northwest Water Pressure District transmission lines in 1976, potable water supply capability has been provided throughout the City. Although some minor transmission lines are still required in some areas, they now have the option of installing local services through the establishment of payback agreements and special assessment districts.

A significant portion of the City's water main infrastructure was built in the 1960s and is nearing the end of its useful life. A challenge exists in these older areas of the City due to the water mains requiring frequent and expensive maintenance due to main breaks. Repairs require digging up and replacing worn out facilities. The City has in place a replacement program for just this challenge. Projects are evaluated using an integrated asset management approach and includes a review of break history, risk, and criticality. As with other maintenance activities, this work does not require financing through a special assessment district. Funding is provided through the City's water fund.

The City worked with the Oakland County Water Resources Commissioner's Office (WRC) and determined that a storage facility is appropriate for the City of Farmington Hills. Construction is complete and the tank has been operational since June 2014. The master water main model has been systematically updated to include this facility and the plan has been revised to include necessary projects on a prioritized basis.

## **PROPOSED WATER MAIN PROJECTS**

### **1. Kendallwood Subdivision No. 2 Water Main Replacement**

This is in the residential neighborhood east of Farmington Road and north of Twelve Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6", 8", and 12" water main would be replaced with 8" and 12" water main to improve system reliability and meet current design standards.

### **2. Kendallwood Subdivision No. 4 Water Main Replacement**

This is in the residential neighborhood east of Farmington Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6" and 8" water main would be replaced with 8" water main and the existing 12" water main would be replaced with 12" water main to improve system reliability and meet current design standards.

### **3. Biddestone Lane Water Main, Loop/Extension**

Installation of an 8" water main on Biddestone Lane from the existing Biddestone Lane water main around the Biddestone Lane loop and out to Farmington Road with a stub to the east for future looping.

4. **Kendallwood Subdivision No. 3 Water Main Replacement**

This is in the residential neighborhood east of Farmington Road and north of Twelve Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6" and 8" water main would be replaced with 8" water main and existing 12" water main would be replaced with 12" water main to improve system reliability and meet current design standards.

5. **Rockshire Avenue, Edgemoor Street, and Bramwell Street-Water Main Extension**

Install 8" and 12" water main on Rockshire from Orchard Lake Road to the Beechview Elementary School property; on Edgemoor Street north of Rockshire and south of Rockshire to existing water main on Scenic View Circle; and on Bramwell Street north of Rockshire as well as possibly looping with the public water main on the Beechview Elementary School property.

6. **Westbrooke Manor Subdivision No. 2 Water Main Replacement**

This is in the residential neighborhood east of Farmington Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6" and 8" water main would be replaced with 8" water main and the existing 12" water main would be replaced with 12" water main to improve system reliability and meet current design standards.

7. **Metroview Street Water Main Installation**

Provide public water main on Metroview from Eight Mile Road to north of Greenhill Road thereby completing a loop.

8. **Westbrooke Manor Subdivision No. 1 Water Main Replacement 10**

This is in the residential neighborhood west of Orchard Lake Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6", 8" and 12" water main would be replaced with 8" and 12" water main to improve system reliability and meet current design standards.

9. **Water Main Extension Across 30425 Farmington Road**

This project would include the installation of water main across the property frontage of 30425 Farmington and connect two existing water mains. This extension would complete the looping of water main along Farmington Road.

10. **Westbrooke Plaza Water Main Replacement and Relocation**

This commercial area is located on the south side of 13 Mile Road, between Orchard Lake Road and Lorikay Street. It is an area of older pipe built in the 1950's and when a break occurs, it affects multiple commercial properties. The existing 6" would be replaced, and possibly relocated, with an 8" (8" is the smallest size that can be installed under current standards) to improve system reliability and meet current design standards.



**11. Westbrooke Manor Subdivision Main Replacement**

This is in the residential neighborhood west of Orchard Lake Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6", 8" and 12" water main would be replaced with 8" and 12" water main to improve system reliability and meet current design standards.

**12. Shiawassee Road Water Main, Middlebelt Road to Inkster Road**

This project would include the replacement of existing 8" water main on Shiawassee Road between Middlebelt Road and Inkster Road.

**13. Goldsmith Street Water Main Installation**

Provide public water main for Goldsmith Street from 500 LF north of Eight Mile Road to Lauren Lane thereby completing a loop.

**14. Westbrooke Manor Subdivision No. 3 Water Main Replacement**

This is in the residential neighborhood east of Farmington Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6" and 8" water main would be replaced with 8" water main to improve system reliability and meet current design standards.

**15. Westbrooke Manor Subdivision No. 4 Water Main Replacement**

This is in the residential neighborhood east of Farmington Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6" and 8" water main would be replaced with 8" water main to improve system reliability and meet current design standards.

**16. Old Homestead Subdivision Water Main Replacement**

This is in the residential neighborhood west of Drake Road and north of Eleven Mile Road. It is an area of older pipe built in the 1960s with frequent water main breaks. The existing 6", 8" and 12" water main would be replaced with 8" and 12" water main to improve system reliability and meet current design standards.

**WATER MAINS**

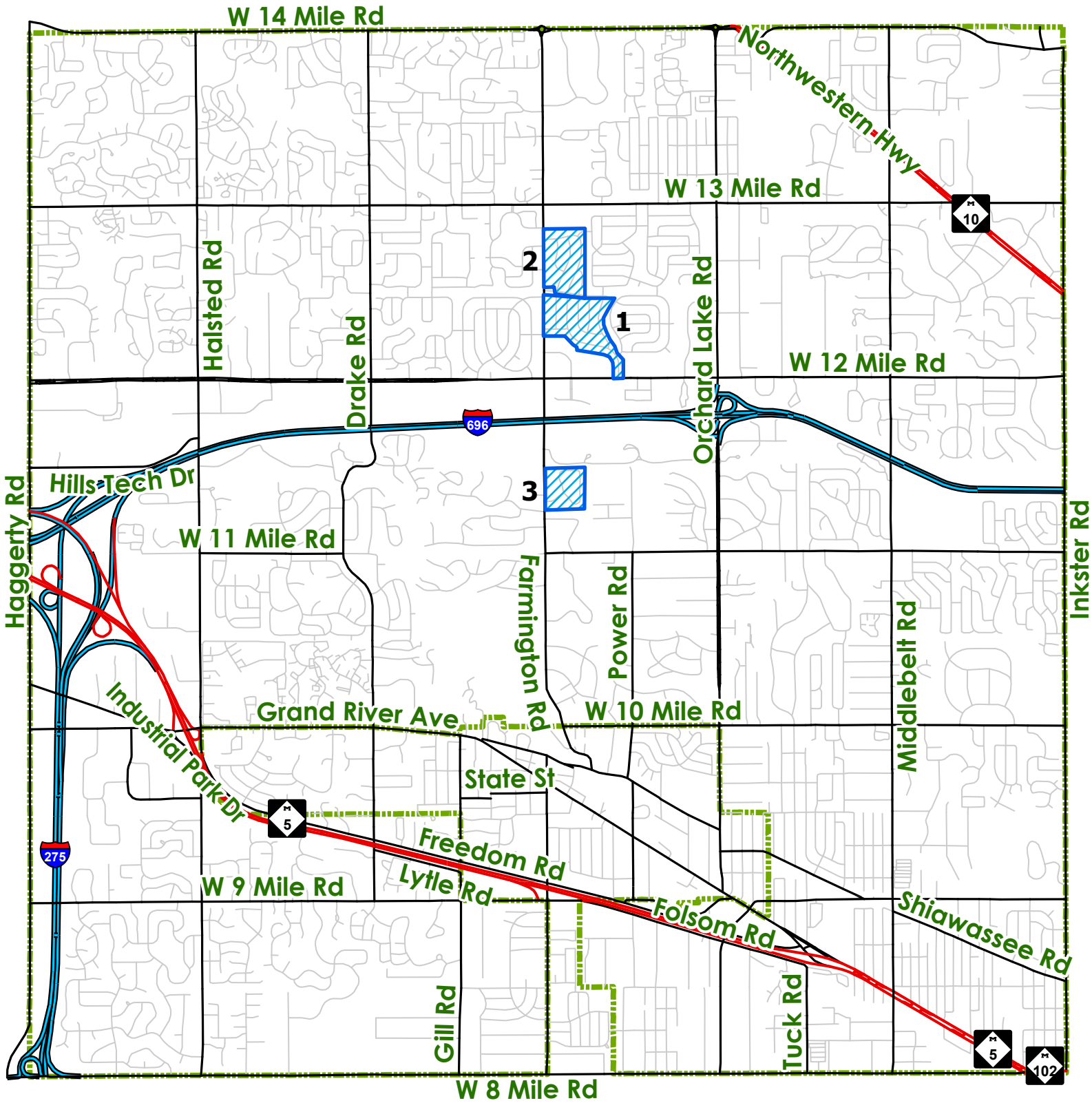
Reference No.	WATER MAIN PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost dollars are shown in thousands of dollars						
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FUTURE
1	Kendallwood Subdivision No. 2 Water Main Replacement	6,620,000	6,620,000	NC	100% City	6,620 WS						
2	Kendallwood Subdivision No. 4 Water Main Replacement	3,400,000	3,400,000	NC	100% City	3,400 WS						
3	Biddestone Lane Water Main-Loop/Extension	1,390,000	1,390,000	NC	100% PB	1,390 WS						
4	Kendallwood Subdivision No. 3 Water Main	5,875,000	5,875,000	NC	100% City		5,875 WS					
5	Rockshire Avenue, Edgemoor Street, and Bramwell Street Water Main Extension	2,035,000	2,035,000	NC	100% PB		2,035 PB					
6	Westbrooke Manor Subdivision No. 2 Water Main Replacement	4,325,000	4,325,000	NC	100% City			4,325 WS				
7	Metroview Street Water Main Installation	2,205,000	2,205,000	NC	100% PB			2,205 PB				
8	Westbrooke Manor Subdivision No. 1 Water Main Replacement	3,530,000	3,530,000	NC	100% City			3,530 WS				
9	Water Main Extension across 30425 Farmington Road	170,000	170,000	NC	100% City			170 WS				
10	Westbrooke Plaza Water Main Replacement and Relocation	620,000	620,000	NC	100% City				620 WS			
11	Westbrooke Manor Subdivision Water Main Replacement	3,950,000	3,950,000	NC	100% City				3,950 WS			
12	Shiawasse Road Water Main, Middlebelt Road to Inkster Road	1,890,000	1,890,000	NC	100% City				1,890 WS			
13	Goldsmith Street Water Main Installation	1,890,000	1,890,000	NC	100% PB					1,890 PB		
14	Westbrooke Manor Subdivision No. 3 Water Main Replacement	1,645,000	1,645,000	NC	100% City					1,645 WS		
15	Westbrooke Manor Subdivision No. 4 Water Main Replacement	1,600,000	1,600,000	NC	100% City					1,600 WS		
16	Old Homestead Subdivision Water Main Replacement	5,945,000	5,945,000	NC	100% City						5,945 WS	
<b>TOTAL:</b>		<b>\$47,090,000</b>	<b>\$47,090,000</b>	<b>NC</b>		<b>11,410</b>	<b>7,910</b>	<b>10,230</b>	<b>6,460</b>	<b>5,135</b>	<b>5,945</b>	

WS: Water System Fund  
 NC: No Charge  
 PB: Payback District

\*This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 2-15-24

# 2024/2025 Water Main Projects



1. Kendallwood Subdivision No. 2 Water Main Replacement
2. Kendallwood Subdivision No. 4 Water Main Replacement
3. Biddestone Lane Water Main, Loop/Extension

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

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# SIDEWALKS

The need to provide safe pedestrian travel along major traffic corridors has long been a priority of the City Council. Certain corridors generate considerable pedestrian traffic. Shopping centers, schools, recreation areas, and other major developments generate pedestrian traffic. To promote safe pedestrian travel, the City must identify those areas in need of sidewalks or extensions to existing pedestrian networks. The School Board has also indicated their support for sidewalks at various school locations. It remains Farmington Hills policy, however, to treat walkways across school frontages as a requirement of the school district.

Sidewalk aesthetics is also considered. The City has many designated Historic District sites located on major roads. The use of brick pavers is encouraged to enhance and highlight the historic character of these sites.

In recent years, with Federal Aid funded road improvements the City has been able to include and install large sections of sidewalk on select major thoroughfares with our pavement projects. Developers have also installed sidewalks as a requirement of development. In both cases, sidewalk "gaps" have resulted. The City is then faced with filling in these gaps. These sidewalk projects can provide the City with the opportunity to connect larger pedestrian networks, existing developments with one another and other traffic generators at relatively low cost. Annually, pedestrian traffic generators and sidewalk gaps are identified and continue to be a priority and are included in this plan.

In 2013, sidewalks included in the CIP were re-evaluated using a systematic approach. Essentially sidewalks are assigned point values based on several variables including, access to schools, connectivity to shopping, municipal facilities, etc. Also, we assigned values that considered items such as ease of construction, availability to right-of-way, funding sources, funding availability, connectivity, etc. Also included within this section is a proposal for a non-motorized Master Plan. This plan would provide recommendations for in-road facilities, sidewalks, trails, road crossings, priority considerations, funding for future implementations.

In addition to the sidewalks, a program is proposed to modify existing walks to provide for a minimum width of eight feet so they can be used for non-motorized pathways. This fulfills a requirement in the gas and weight tax legislation for the funding and maintenance of our road system (Act 51).

A high priority of the Grand River Corridor Improvement Authority is to better integrate the Rouge River into economic development projects along the corridor and to develop a shared-use pathway along the river that better connects corridor users. The conceptual vision for the pathway is a 6 – 8 feet wide path that traverses approximately 10,000 lineal feet of river frontage with markers placed every ¼ mile and an interpretive kiosk at each end of the trail.

The following Bike Path System Map identifies all existing sidewalk infrastructure and includes a proposed bike path system for the City.

See the following table for proposed sidewalk/ pathway projects including locations and funding schedule.

SIDEWALKS

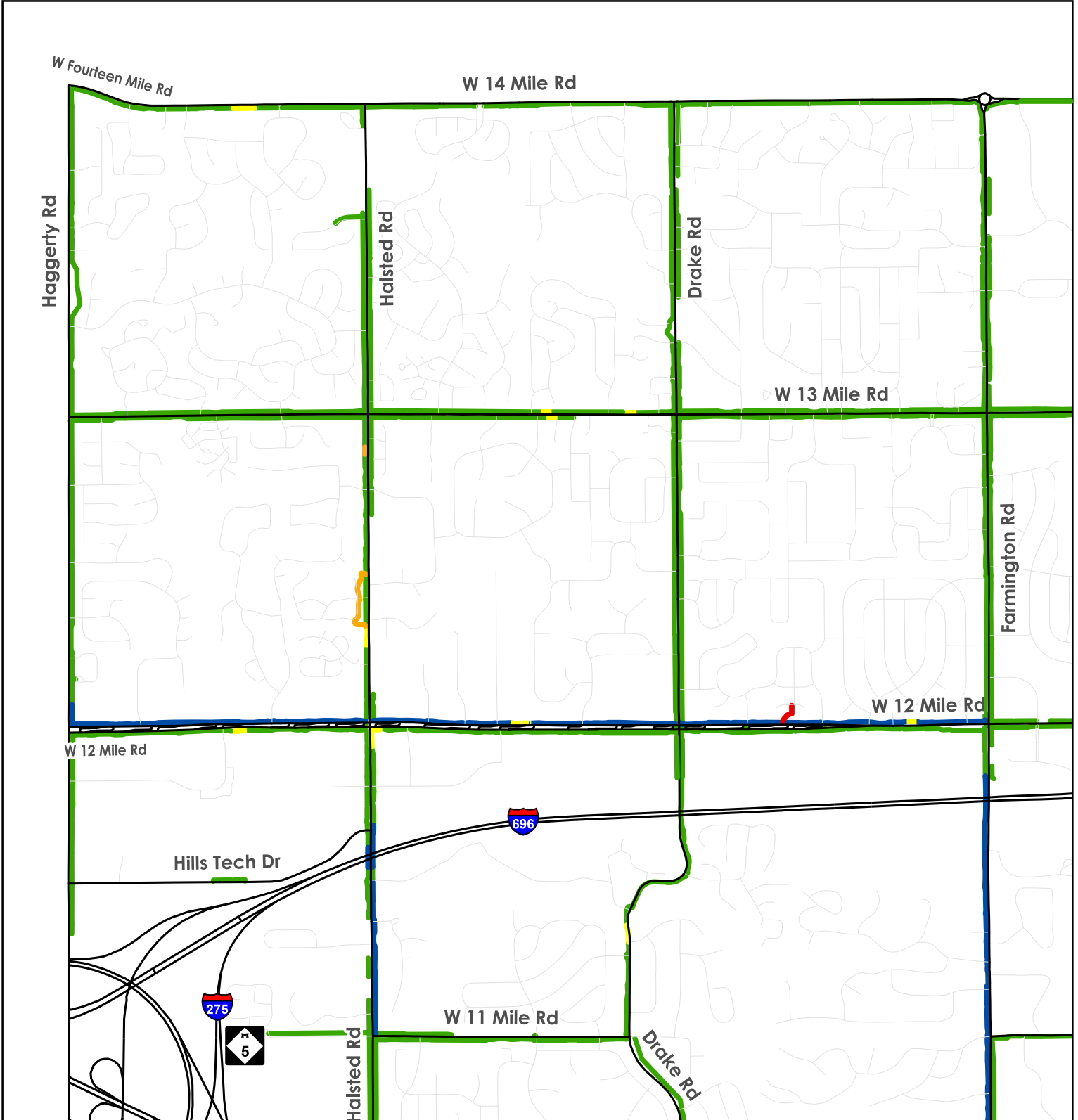
Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures are shown in thousands of dollars						
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FUTURE
1	Sidewalk replacement along major roads including brick paver repair/replace	600,000	600,000	NC	100% City	100 CF	100 CF	100 CF	100 CF	100 CF	100 CF	
2	Nine Mile Road, south side, Drake Road to Farmington Road	580,000	580,000	NC	100% City	580 CF						
3	Northside Twelve Mile Road, Middlebelt Road to Inkster Road	400,000	400,000	NC	100% City	400 CF						
4	Thirteen Mile at Pebble Creek Crossing Pedestrian Bridge Rehabilitation	25,000	25,000	NC	100% City	25 CF						
5	Ten Mile Road from 30265 to 30701 Ten Mile Road	280,000	280,000	NC	100% City		280 CF					
6	Farmington Road, east side, Glenmuer Street to Fourteen Mile Road	410,000	410,000	NC	100% City		410 CF					
7	Neighborhood Sidewalk Replacement Program SAD	30,000	30,000	NC	100% SAD			30 CF				
8	Ten Mile Road from S. Duncan to Creekside Drive	180,000	180,000	NC	100% City			180 CF				
9	Eleven Mile Road, north side, Old Homestead to Drake Road	360,000	360,000	NC	100% City			360 CF				
10	Southside Shiawassee Road, Middlebelt Road to Inkster Road	570,000	570,000	NC	100% City					570 CF		
11	Pathway Improvements, Rock Ridge Lane to Oak Crest Drive	115,000	115,000	NC	100% City						115 CF	
12	Inkster Road, west side, Hystone Dr. to the north end of the I-696 overpass (south property line of 27777 Inkster Road)	585,000	585,000	NC	100% City						585 CF	
	<b>SUB-TOTAL:</b>	<b>\$4,135,000</b>	<b>\$4,135,000</b>	<b>NC</b>		<b>1,105</b>	<b>790</b>	<b>670</b>	<b>100</b>	<b>670</b>	<b>800</b>	<b>0</b>

CF: Capital Fund  
 NC: No Change  
 SAD: Special Assessment District

Revised; 2-15-24

\* This chart shows the identified public structures and improvements in the general order of their priority.

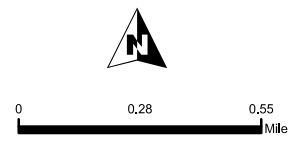
# Sidewalk Locations



**Legend**

**Sidewalks**

	8' concrete		5' concrete
	8' brick		5' brick
	8' asphalt		5' asphalt



DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

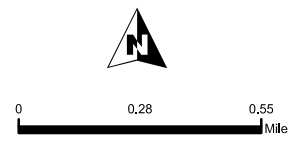
# Sidewalk Locations



**Legend**

**Sidewalks**

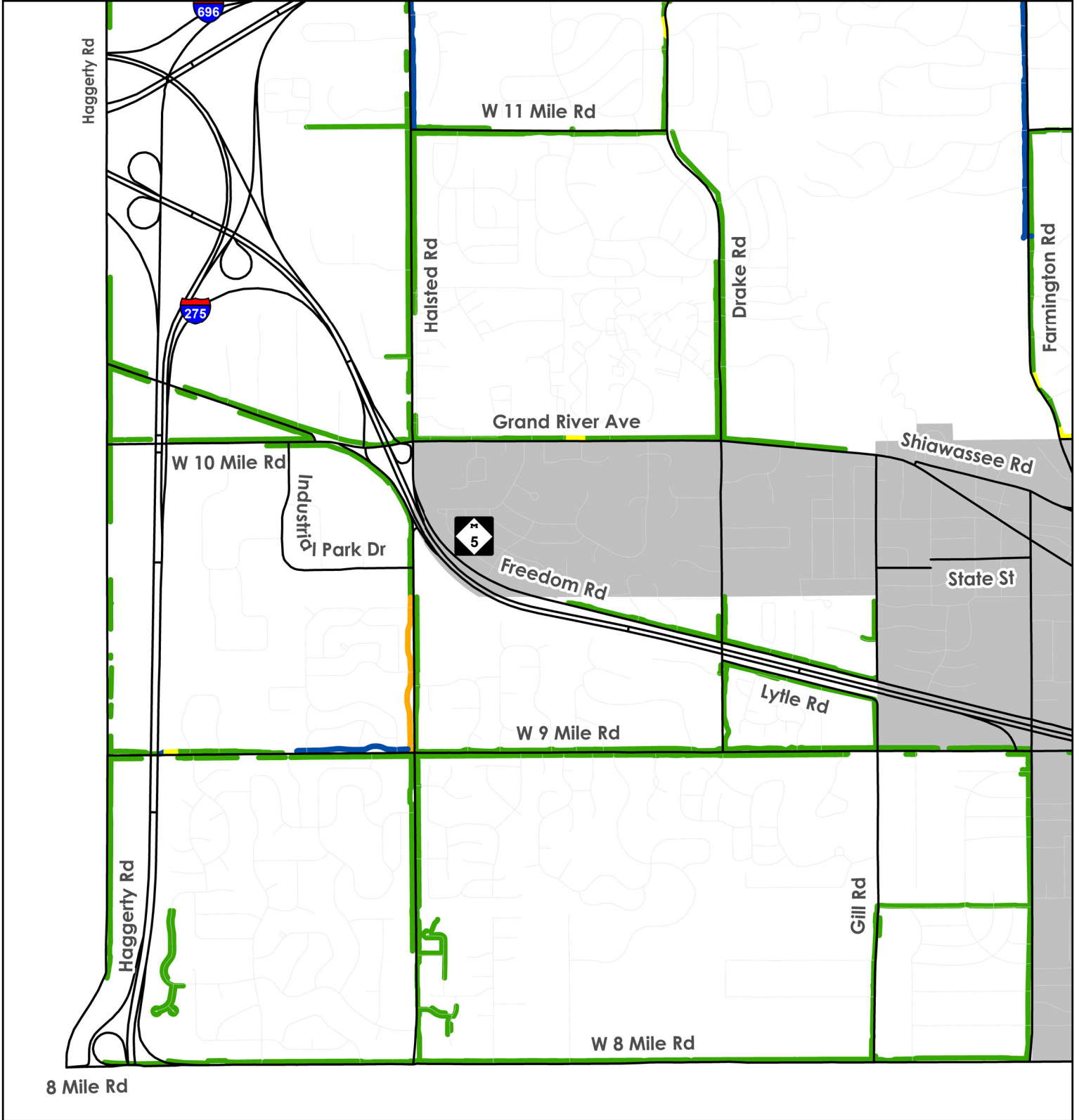
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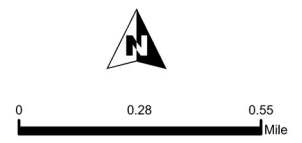
# Sidewalk Locations



**Legend**

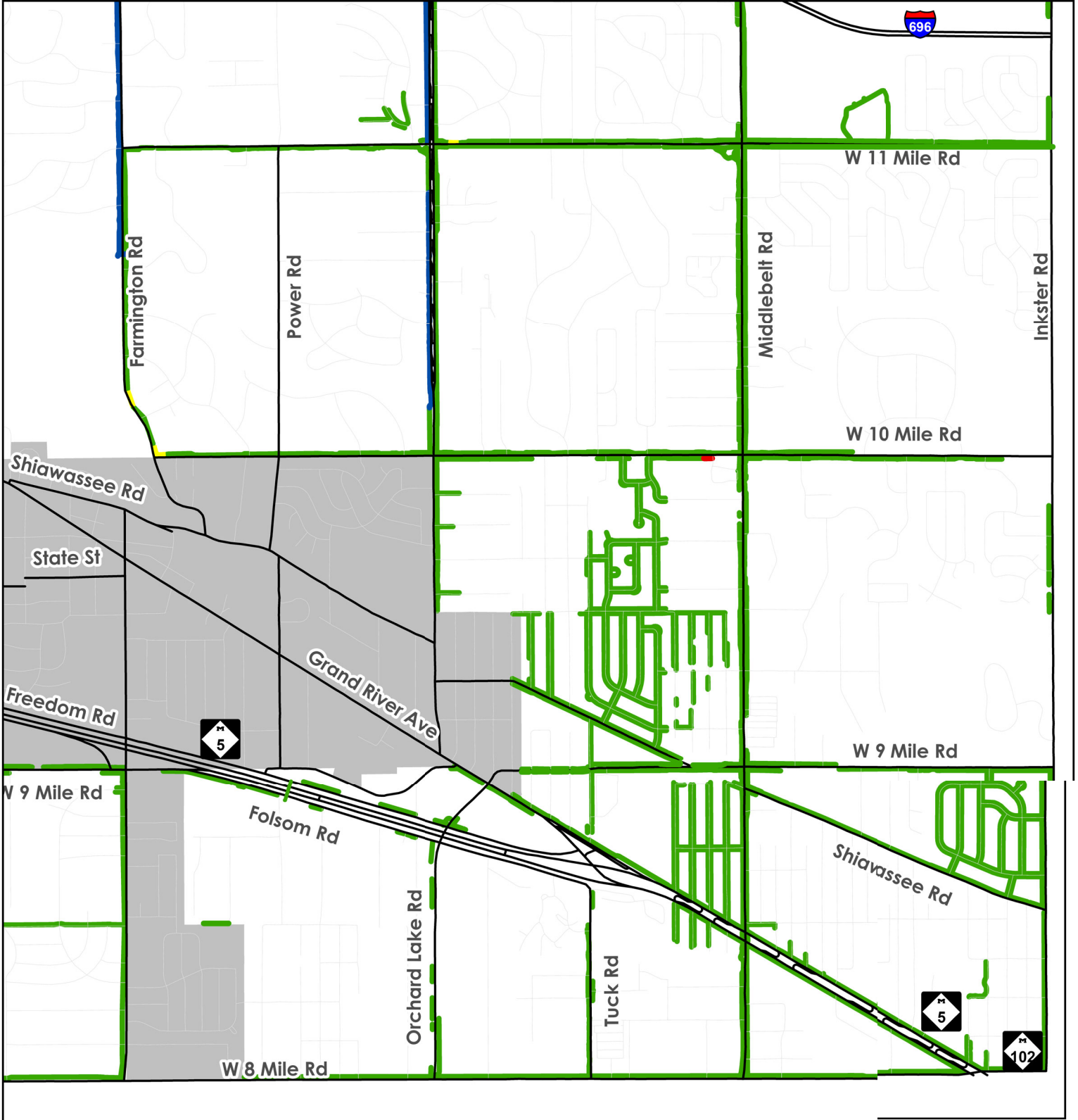
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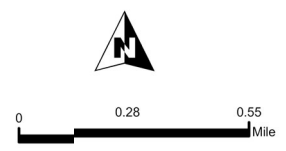
# Sidewalk Locations



**Legend**

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DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

# TRANSPORTATION

Major thoroughfares can be improved by providing greater capacity and efficiency. This is accomplished by improving intersections and roadway sections. Intersections are improved by the installation of through and turning lanes, curbs and realignments. Many of the major two-lane and three-lane thoroughfares are over capacity, creating lengthy backups of traffic especially at peak hours. These roadway sections are considered for expansion in order to minimize congestion and improve turning movements. In addition, major road repair is an essential component of a well-managed transportation system. Major road repairs usually involve base reconstruction and resurfacing.

Local roads also require attention. Recent paving and resurfacing programs have done much to reduce maintenance costs and improve the local road system. The success of these programs is in large part due to the CIP process and residents' support of financing local road improvements through special assessment districts. Once paved, local roads require on-going scheduled maintenance to ensure their longevity.

The gas and weight tax, commonly referred to as Act 51 road funds, is the primary source of revenue collected by the State. Those funds have not been able to keep pace with the demands for improvement to an aging road system. Costs for labor, material, and equipment to improve roads have increased. Budget constraints at the State and County levels have shifted a disproportionate financial burden on municipalities and as a result, a road millage was put on the ballot and approved by the residents of Farmington Hills during the November 2014 Election. This funding is essential to maintain and improve the quality of the City road network.

## Major Roads

The Department of Public Services has developed a list of major road and intersection improvements that are recommended to satisfy the needs of the motoring public in Farmington Hills. The City has also identified safety improvements that must be completed to satisfy issues of poor alignment, varying roadway widths, and non-continuous pavements.

The list of major road projects was prepared using data received from various sources. The data includes projects previously planned but not constructed, resident input, pavement evaluation (PASER Rating) asset management principles, traffic counts along major roads, plans by the Road Commission for Oakland County, and ongoing plans for major road and freeway improvements which are still under consideration. In general, the projects outlined in this year's CIP provide the following benefits to the community:

- Assure that roadways provide improved efficiency and safety for motorists.
- Assure that intersections minimize traffic congestion and allow for smooth handling of turning movements.
- Minimize lengthy backups of traffic especially during the peak hours of the day.

- Make traveling more convenient and safer by providing paved roadways in place of gravel roadways.
- Maintain the natural features when possible while improving the roadways.
- Integrate Road Commission for Oakland County plans with City plans to have a coordinated and efficient street system.
- Correct intersection alignment for improved traffic flow and possible reduction in traffic accidents.
- Reduce the environmental impact of dust and noise pollution.
- Reduce road maintenance cost.
- Use best practices and asset management principles to increase the life of existing pavements and improve the condition of the network as a whole.
- Improve access to freeways by examining the effectiveness of the interchanges.
- Coordinate road improvements with the City's Master Plan for Future Land Use.

### Local Roads

Historically, the residents have initiated local road improvements. Many miles of local roads have been reconstructed through the special assessment district process. The success of this approach was dependent upon the residents initiating a paving project in accordance with City Charter. Typically, the City participated up to 20% of the paving cost (per City Charter).

Based on the local road millage that was approved in November of 2018, funds will now be available for reconstruction as well as additional preventative maintenance and pavement preservation treatments. Approval of the local road millage eliminates the need for the special assessment process and allows the roads to be assessed and programmed for treatments in a cost-effective manner at the appropriate point in its life cycle.

# PROPOSED TRANSPORTATION PROJECTS - MAJOR ROAD

## 1. **Tri-Party TBD (\$690,000)**

The Tri-Party program provides one-third funding from each of the following: City, Road Commission for Oakland County and Oakland County Board of Commissioners. Tri-party funding has recently been increased from + \$150,000/year to + \$300,000/year. This funding is sometimes allowed to accrue over several years to help fund a larger project.

Requirements are that the work be on a County road. Currently the City is planning to utilize existing funds for part of the City's contribution to the Orchard Lake Road project from Thirteen Mile to Fourteen Mile Road listed below.

## 2. **Major Road Capital Preventative Maintenance Projects (\$7,460,000)**

These projects are intended to provide a nonstructural, thin overlay on a major roadway to cost effectively extend its useful life. It may include a milling off the surface and some base repair.

- 2024/2025, Freedom Road, Maple Street to Grand River Ave. (\$1,360,000)
- 2025/2026, Hills Tech Drive, (\$1,800,000)
- 2026/2027, Independence Street, Middlebelt Road to Ontaga, (\$1,000,000)
- 2027/2028, Drake Road, Eleven Mile Road to Twelve Mile Road, (\$1,600,000)
- 2028/2029, Gill/Lytle, Drake Road to Nine Mile Road, (\$900,000)
- 2029/2030, Halsted, Ten Mile Road to M-5 Ramp, (\$800,000)

## 3. **Industrial/Commercial Road Rehabilitation (\$5,650,000)**

Industrial roads with a PASER rating less than 2.75 are prioritized and placed on a list for reconstruction. These prioritized ratings are reviewed on a regular basis. The updated list of Industrial Park projects is described on the enclosed spreadsheet.

- 2024/2025, Sinacola Industrial Park, (\$1,000,000)
- 2025/2026, North Industrial Drive, (\$1,300,000)
- 2026/2027, Hallwood/Hallwood Court (\$1,500,000)
- 207/2028, Farmington Hills IRO Park North (Enterprise Court), (\$850,000)
- 2028/2029, Orchards Corporation Center/Stansbury (CPM), (\$500,000)
- 2029/2030, Farmington Grand River Industrial Park/Cresview Court (CPM). (\$500,000)

## 4. **Signal Modernization (See Transportation / Major Road Spread Sheet, \$1,800,000)**

Modernization of the traffic signals at 13 Mile Road and Halsted Road, 13 Mile Road and Farmington Road, 11 Mile Road and Halsted Road. This project includes construction of new box spans, pedestrian signal upgrades, upgrades for ADA compliance, and installation of new controllers and electrical components.

## 5-14. **Major Road project continued, see table.**

**TRANSPORTATION - MAJOR ROADS**

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures are shown in thousands of dollars						
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030	FUTURE
1	Tri-Party (TBD)	2,070,000	690,000	NC	33% City 33% OC 33% RCOC	115 WGM	115 WGM	115 WGM	115 WGM	115 WGM	115 WGM	
2	Major Road Capital Preventative Maintenance Projects (See Major Road Capital Preventative Maintenance spreadsheet)	7,460,000	7,460,000	NC	100% City	1,360 WGM	1,800 WGM	1,000 WGM	1,600 WGM	900 WGM	800 WGM	
3	Industrial/Commercial Rd Rehabilitation (See Industrial/Commercial spreadsheet)	5,650,000	5,650,000	NC	100% City	1,000 WGM	1,300 WGM	1,500 WGM	850 WGM	500 WGM	500 WGM	
4	Signal Modernization	2,625,000	1,800,000	NC	40% FG 60% City	600 WGM		1,200 WGM				
5	Nine Mile Road, Walsingham Drive to Farmington Road	10,700,000	10,700,000	NC	100% City	10,700 WGM						
6	Halsted Road, Twelve Mile Road to Fourteen Mile Road	4,000,000	2,500,000	NC	60% FG 40% City		2,500 WGM					
7	Folsom Road, Nine Mile Road to Orchard Lake Road	3,800,000	3,800,000	NC	100% City		3,800 WGM					
8	Farmington Road, Thirteen Mile Road to Fourteen Mile Road	5,600,000	3,600,000	NC	60% FG 40% City			3,600 WGM				
9	Farmington Road, Ten Mile Road to Twelve Mile Road	6,000,000	4,000,000	NC	60% FG 40% City			4,000 WGM				
10	Halsted Road, Eight Mile Road to Nine Mile Road	5,000,000	5,000,000	NC	100% City				5,000 WGM			
11	Drake Road, Nine Mile Road to M-5	1,700,000	1,700,000	NC	100% City				1,700 WGM			
12	Metroview Drive, Eight Mile Road to Green Hill Road	1,700,000	1,700,000	NC	100% City				1,700 WGM			
13	Shiawassee Road, Inkster Road to Middlebelt Road	5,800,000	5,800,000	NC	100% City					5,800 WGM		
14	Tuck Road, Folsom Road to Eight Mile Road	5,000,000	5,000,000	NC	100% City						5,000 WGM	
	<b>SUB-TOTAL:</b>	<b>\$67,105,000</b>	<b>\$59,400,000</b>	<b>NC</b>		<b>13,775</b>	<b>9,515</b>	<b>11,415</b>	<b>10,965</b>	<b>7,315</b>	<b>6,415</b>	

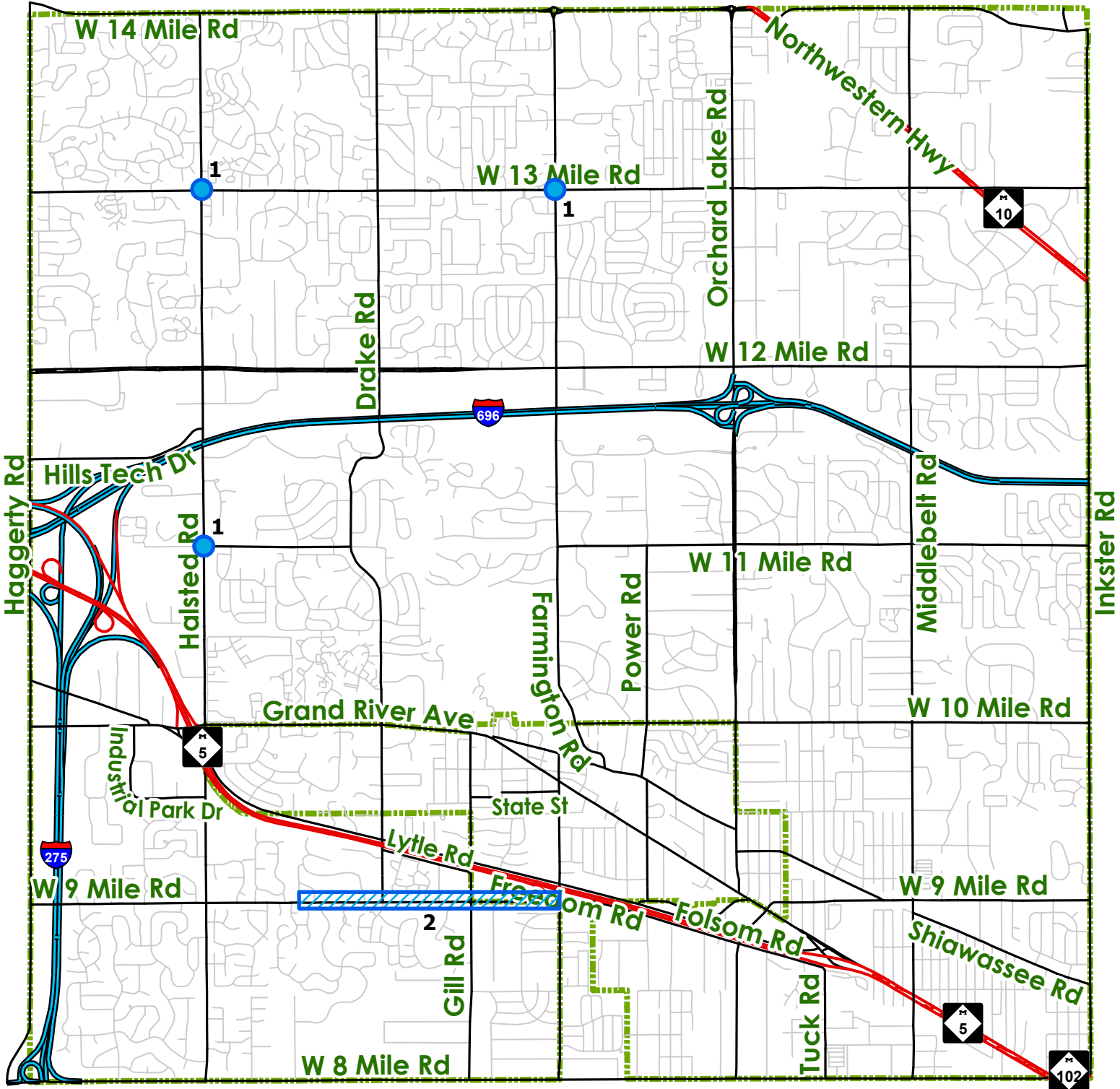
FG: Federal Grant  
 OC: Oakland County  
 NC: No Change

RCOC: Road Commission for Oakland County  
 WGM: Weight & Gas Revenue & Millage

Revised: 2-15-24

\* This chart shows the identified public structures and improvements in the general order of their priority.

# 2024/2025 Major Road Projects

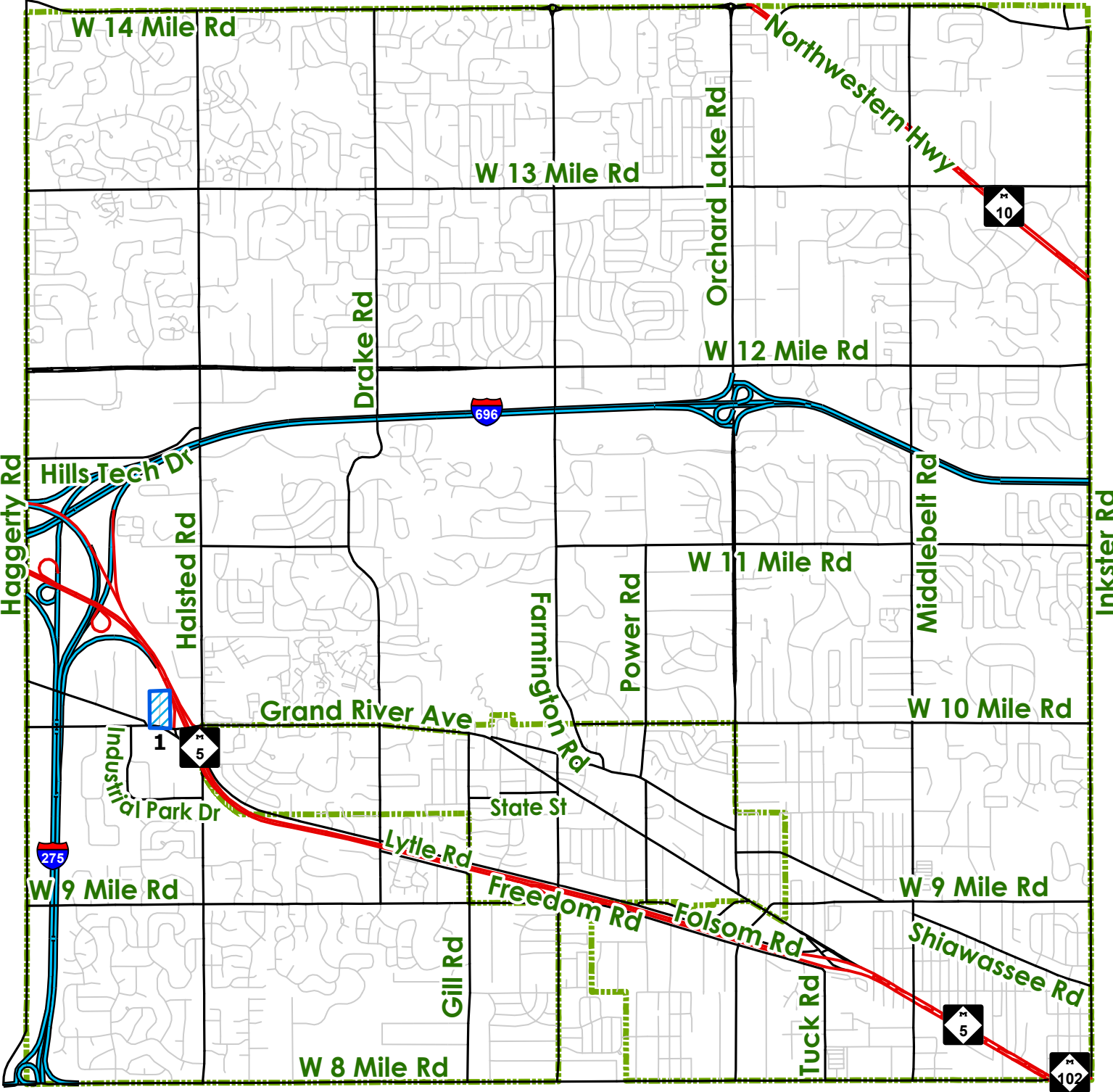


1. Signal Modernization
2. Nine Mile Road - Walsingham Drive to Farmington Road

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

\*Projects are referencing CIP Tables.

# 2024/2025 Industrial Road Projects



1. Sinacola Industrial Park

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

\*Projects are referencing CIP Tables.



# PROPOSED TRANSPORTATION PROJECTS – LOCAL ROADS

1. **Gravel to Pave Conversion (Local Roads)**

The City currently has over 20 miles of local gravel roads. As part of the recently approved road millage there will be funds programmed annually to fund a project to convert an existing local gravel roadway to pavement. These projects will be initiated through a petitioning effort by the residents of the roadway in question.

2. **Local Road Capital Preventative Maintenance Projects**

These projects are intended to provide a nonstructural, thin overlay on a local roadway to cost effectively extend its useful life. It may include a milling off the surface and some base repair.

3-20. **Local Road Reconstruction, (See Local Road spreadsheet)**

Local road systems with a PASER rating of 2.75 or less are prioritized and placed in a program that will consider their reconstruction in the upcoming years. These prioritized ratings are reviewed on a regular basis. The updated list of Local Road considerations is on a 5-year projection. Recently the residents of Farmington Hills approved a local road millage that replaces the Special Assessment process and funds reconstruction of local roadway.



**TRANSPORTATION - LOCAL ROADS**

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Coust figures are shown in thousands of dollars						
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FUTURE
1	Gravel to Pave Conversion (Local Roads)	6,000,000	6,000,000	NC	100% City	1,000 WGM	1,000 WGM	1,000 WGM	1,000 WGM	1,000 WGM	1,000 WGM	
2	Local Road Capital Preventative Maintenance Projects	6,000,000	6,000,000	NC	100% City	1,000 M	1,000 M	1,000 M	1,000 M	1,000 M	1,000 M	
3	Coventry (Scottsdale Rd.)	980,000	980,000	NC	100% City	980 M						
4	Country Corner (Gramercy Ct.)	650,000	650,000	NC	100% City	650 M						
5	Edgehill Avenue	1,000,000	1,000,000	NC	100% City	1,000 M						
6	Woodcreek Hills Subdivision & Supervisor's Plat Woodcreek Farms	7,000,000	7,000,000	NC	100% City	3,500 M	3,500 M					
7	Richland Gardens Area Project	20,000,000	20,000,000	NC	100% City	6,000 M	7,000 M	7,000 M				
8	Barbizon Estates	3,500,000	3,500,000	NC	100% City			3,500 M				
9	Farmington Hills Subdivision (Broadview Dr., Dohany Dr.)	4,000,000	4,000,000	NC	100% City				4,000 M			
10	Franklin Fairways	1,600,000	1,600,000	NC	100% City				1,600 M			
11	Camelot Courts / Farm Meadows Subdivision	10,000,000	10,000,000	NC	100% City				5,000 M	5,000 M		
12	Greencastle Subdivision	5,000,000	5,000,000	NC	100% City					5,000 M		
13	Supervisor's Sub #8 (Goldsmith)	1,600,000	1,600,000	NC	100% City						1,600 M	
14	Hunters Pointe Colony	1,000,000	1,000,000	NC	100%						1,000 M	
15	Farmington Hills Hunt Club	9,200,000	9,200,000	NC	100%						4,600 M	4,600 M
16	Pinebrook Estates	1,300,000	1,300,000	NC	100%							1,300 M
17	Ridgewood Drive	2,350,000	2,350,000	NC	100%							2,350 M
18	Supervisor's Plat Fendt Farms	1,700,000	1,700,000	NC	100%							1,700 M
19	Irv Wilcove Estates/Foxmore	5,200,000	5,200,000	NC	100%							5,200 M
20	Churchill Estates	8,500,000	8,500,000	NC	100%							8,500 M
	<b>SUB-TOTAL:</b>	<b>\$90,580,000</b>	<b>\$96,580,000</b>	<b>NC</b>		<b>14,130</b>	<b>12,500</b>	<b>12,500</b>	<b>12,600</b>	<b>12,000</b>	<b>9,200</b>	<b>23,650</b>

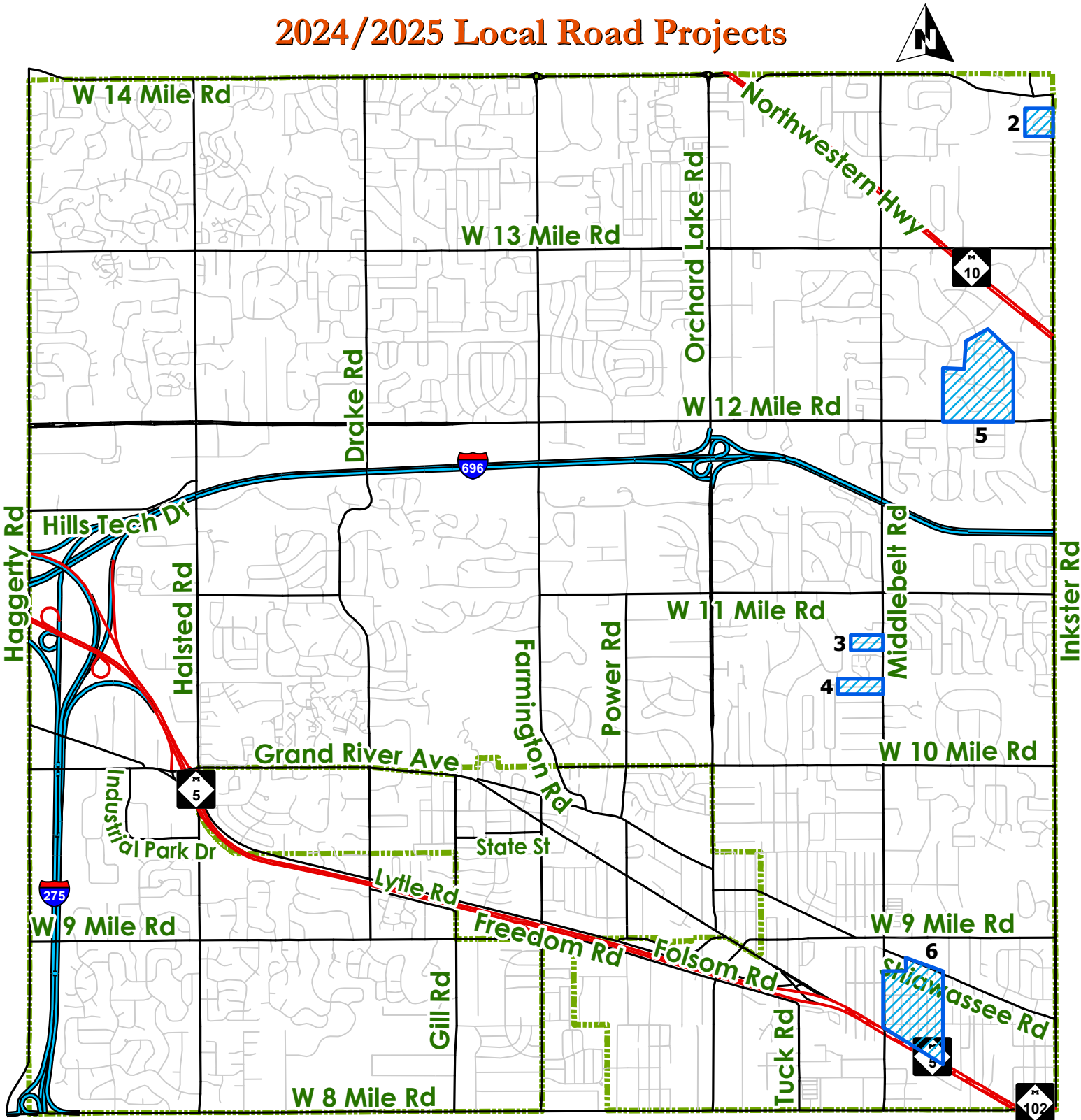
NC: No Change  
M: Millage

WGM: Weight & Gas Revenue & Millage

\* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 2-15-24

# 2024/2025 Local Road Projects



1. Local Road Capital Preventative Maintenance Projects - To Be Determined
2. Coventry (Scottsdale Rd.)
3. Country Corner (Gramercy Ct.)
4. Edgehill Avenue
5. Woodcreek Hills Subdivision & Supervisors Plat Woodcreek Farms
6. Richland Gardens Area Project

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

\*Projects are referencing CIP Tables.

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STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON HILLS

RESOLUTION ESTABLISHING THE FARMINGTON HILLS  
CITY COUNCIL MISSION AND VISION STATEMENT  
AD-HOC SUB-COMMITTEE

RESOLUTION NO. \_\_\_\_\_

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on \_\_\_\_\_, 2024, at 7:30 o'clock p.m., Eastern Daylight Savings Time, with those present and absent being,

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

the following preamble and resolution were offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

WHEREAS, at its Study Session on February 5, 2024, the Farmington Hills City Council discussed the establishment of an ad hoc temporary workgroup sub-committee consisting of up to three Councilmembers for purposes of researching, studying, drafting, and otherwise assisting City Council in its consideration and possible adoption of a City of Farmington Hills mission and vision statement; and

WHEREAS, City Council desires to proceed with establishing such a sub-committee at this time.

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

- 1) The Farmington Hills City Council Mission and Vision Statement Ad-Hoc Sub-Committee (“Mission and Vision Statement Sub-Committee”) is established for the purposes of researching, studying, and preparing a draft City of Farmington Hills mission and vision statement, or alternative draft statements, for consideration and possible adoption by City Council. The Mission and Vision Statement Sub-Committee is not to vote on or make any decisions or commitments as to such matters.
- 2) Councilmembers \_\_\_\_\_ are appointed to the Mission and Vision Statement Sub-Committee.
- 3) The City Manager shall designate members of City staff with knowledge and information relevant to the above-stated purpose and objectives to attend meetings of the Mission and Vision Statement Sub-Committee and otherwise assist in its efforts. The City Clerk and City Attorney shall also attend meetings and provide information and assistance to the Mission and Vision Statement Sub-Committee upon its request.
- 4) Upon completing its above-stated purpose and objectives, and at any other time City Council requests or members of the subcommittee desire, the Mission and Vision Statement Sub-Committee shall report its progress and results to City Council.
- 3) The Mission and Vision Statement Sub-Committee shall meet as necessary to complete its tasks within the time frame established under this resolution. The Mission and

ROUGH DRAFT  
FOR DISCUSSION PURPOSES ONLY

Vision Statement Sub-Committee shall, with the assistance of the City Administration, keep a record of its meetings, information, and efforts.

- 4) The Mission and Vision Statement Sub-Committee shall expire [redacted] [month (s)/year(s)] from the date of adoption of this Resolution, unless its term is extended by City Council.
- 5) Pursuant to City Code Section 2-128, the provisions of City Code, Chapter 2, Article IV, Division 1 shall not apply to the Mission and Vision Statement Sub-Committee.

AYES:  
NAYES:  
ABSENT:  
ABSTENTIONS:

RESOLUTION DECLARED ADOPTED \_\_\_\_\_, 2024.

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

I, the undersigned, the duly qualified and acting City Clerk of the City of Farmington Hills, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Farmington Hills at a regular meeting held on \_\_\_\_\_, 2024, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CARLY LINDAHL, City Clerk  
City of Farmington Hills

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON HILLS

RESOLUTION ESTABLISHING THE FARMINGTON HILLS  
CITY COUNCIL INNOVATION, ENERGY, AND  
ENVIRONMENTAL SUSTAINABILITY AD-HOC SUB-COMMITTEE

RESOLUTION NO. \_\_\_\_\_

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on \_\_\_\_\_, 2024, at 7:30 o'clock p.m., Eastern Daylight Savings Time, with those present and absent being,

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

the following preamble and resolution were offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

WHEREAS, at its Study Session on February 5, 2024, the Farmington Hills City Council discussed the establishment of an ad hoc temporary sub-committee consisting of up to three Councilmembers for purposes of studying and gathering information to assist Council in determining whether to re-instate a permanent committee relating to innovation, energy, and/or environmental sustainability; and

WHEREAS, City Council desires to proceed with establishing such a sub-committee at this time.

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

- 1) The Farmington Hills City Council Innovation, Energy, and Environmental Sustainability Ad-Hoc Sub-Committee ("IEES Sub-Committee") is established for the purposes of studying and gathering information to assist Council in determining whether to re-instate a permanent committee for innovation, energy, and/or environmental sustainability, including, without limitation, information regarding the past efforts of the following committees and commissions: the former Green Efforts Committee (2008-2011), the former Commission for Energy and Environmental Sustainability (2011-2017), the Parks and Recreation Commission (2017-2021), and the former Innovation, Energy, and Environmental Sustainability Committee (2021-2023). The IEES Sub-Committee is not to vote on or make any decisions or commitments as to such matters.
- 2) Councilmembers \_\_\_\_\_ are appointed to the IEES Sub-Committee.
- 3) The City Manager shall designate members of City staff with knowledge and information relevant to the above-stated purpose and objectives to attend meetings of the IEES Sub-Committee and otherwise assist in its efforts. The City Clerk and City Attorney shall also attend meetings and provide information and assistance to the IEES Sub-Committee upon its request.
- 4) Upon completing its above-stated purpose and objectives, and at any other time City

Council requests or members of the subcommittee desire, the IEES Sub-Committee shall report its progress and results to City Council.

- 3) The IEES Sub-Committee shall meet as necessary to complete its tasks within the time frame established under this resolution. The IEES Sub-Committee shall, with the assistance of the City Administration, keep a record of its meetings, information, and findings.
- 4) The IEES Sub-Committee shall expire [redacted] [month (s)/year(s)] from the date of adoption of this Resolution, unless its term is extended by City Council.
- 5) Pursuant to City Code Section 2-128, the provisions of City Code, Chapter 2, Article IV, Division 1 shall not apply to the IEES Sub-Committee.

AYES:  
NAYES:  
ABSENT:  
ABSTENTIONS:

RESOLUTION DECLARED ADOPTED \_\_\_\_\_, 2024.

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

I, the undersigned, the duly qualified and acting City Clerk of the City of Farmington Hills, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Farmington Hills at a regular meeting held on \_\_\_\_\_, 2024, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CARLY LINDAHL, City Clerk  
City of Farmington Hills



STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF FARMINGTON HILLS

RESOLUTION ESTABLISHING THE FARMINGTON HILLS  
CITY COUNCIL COMMUNITY MENTAL HEALTH  
AD-HOC SUB-COMMITTEE

RESOLUTION NO. \_\_\_\_\_

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on \_\_\_\_\_, 2024, at 7:30 o'clock p.m., Eastern Daylight Savings Time, with those present and absent being,

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

the following preamble and resolution were offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

WHEREAS, at its Study Session on February 5, 2024, the Farmington Hills City Council discussed the establishment of an ad hoc temporary workgroup sub-committee consisting of up to three Councilmembers for purposes of researching, studying, gathering information, exploring possible City-sponsored symposiums, and communicating with the City of Farmington and Farmington Public Schools regarding mental health issues affecting residents, City employees, and others in the City of Farmington Hills; and

WHEREAS, City Council desires to proceed with establishing such a sub-committee at this time.

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

- 1) The Farmington Hills City Council Community Mental Health Ad-Hoc Sub-Committee ("Community Mental Health Sub-Committee") is established for the purposes of: (1) researching, studying, and gathering information relating to mental health issues affecting residents, City employees, and others in the City of Farmington Hills; (2) exploring and identifying concepts for one or more mental health symposiums that would be open to the public in the City (or cities) regarding such issues; and (3) communicating with and gathering information from the City of Farmington and Farmington Public Schools regarding such issues and symposium(s). The Community Mental Health Sub-Committee is not to vote on or make any decisions or commitments as to such matters.
- 2) Councilmembers \_\_\_\_\_ are appointed to the Community Mental Health Sub-Committee.
- 3) The City Manager shall designate members of City staff with knowledge and information relevant to the above-stated purpose and objectives to attend meetings of the Community Mental Health Sub-Committee and otherwise assist in its efforts. The City Clerk and City Attorney shall also attend meetings and provide information and assistance to the Community Mental Health Sub-Committee upon its request.

ROUGH DRAFT  
FOR DISCUSSION PURPOSES ONLY

- 4) Upon completing its above-stated purpose and objectives, and at any other time City Council requests or members of the subcommittee desire, the Community Mental Health Sub-Committee shall report its progress and results to City Council.
- 3) The Community Mental Health Sub-Committee shall meet as necessary to complete its tasks within the time frame established under this resolution. The Community Mental Health Sub-Committee shall, with the assistance of the City Administration, keep a record of its meetings, information, and efforts.
- 4) The Community Mental Health Sub-Committee shall expire [redacted] [month (s)/year(s)] from the date of adoption of this Resolution, unless its term is extended by City Council.
- 5) Pursuant to City Code Section 2-128, the provisions of City Code, Chapter 2, Article IV, Division 1 shall not apply to the Community Mental Health Sub-Committee.

AYES:  
NAYES:  
ABSENT:  
ABSTENTIONS:

RESOLUTION DECLARED ADOPTED \_\_\_\_\_, 2024.

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

I, the undersigned, the duly qualified and acting City Clerk of the City of Farmington Hills, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Farmington Hills at a regular meeting held on \_\_\_\_\_, 2024, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CARLY LINDAHL, City Clerk  
City of Farmington Hills



**INTEROFFICE CORRESPONDENCE**

**DATE:** March 4, 2024  
**TO:** City Council  
**FROM:** Theresa Rich, Mayor  
**SUBJECT:** Recommendation for appointment.

I would like to recommend the following appointments at the March 4, 2024 City Council meeting.

**Beautification Commission**

Dr. Robert Levine	<b>Length of Term:</b> Unexpired Term	<b>Term ending:</b> February 1, 2025
-------------------	--	---

Dr. Levine, who currently serves as an alternate will now fill the regular vacancy left by Katherine Massey who resigned December 2023. Attached, please find Dr. Levine's resume.

JoAnn Rowland	<b>Length of Term:</b> Unexpired Term	<b>Term ending:</b> February 1, 2025
---------------	--	---

JoAnn will fill the regular vacancy left by Sherry Jones who resigned. Attached, please find JoAnn's resume.

**Historical Commission**

Joe Derek	<b>Length of Term:</b> 3 years	<b>Term ending:</b> February 1, 2027
-----------	-----------------------------------	---

Joe will fill the regular vacancy left by Michael Mathis who resigned May 2022. Attached, please find Joe's resume.

**Water Systems Advisory Council**

Joseph Del Morone	<b>Length of Term:</b> Unexpired Term	<b>Term ending:</b> February 1, 2025
-------------------	--	---

Joseph will fill the regular vacancy left by Mike Pucher who resigned February 2024. Attached, please find Joseph's resume.

**Danielle King**

---

**From:** postmaster@muniweb.com  
**Sent:** Wednesday, June 21, 2023 10:12 PM  
**To:** CMO  
**Subject:** Boards and Commissions Questionnaire

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

<b>Submittor's Name</b>	Robert Levine, MD
<b>Submittor's Address</b>	[REDACTED]
<b>Submittor's Phone</b>	[REDACTED]
<b>Submittor's Email</b>	[REDACTED]
<b>Interest(s)</b>	Beautification Commission

**Resume**

I am writing to express my interest in becoming an alternate member of the City Beautification Commission. My family and I have resided in Farmington Hills for 30 years, and this is an opportunity to give back to the community and make it a more beautiful place to live. I am experienced in committee work, have a keen eye for detail as an artist who has exhibited in City Hall, and am a former eye surgeon. I have a strong background in gardening, primarily with local native plants, and believe they are essential for creating a healthy and sustainable environment. For many years I have used them to design an ecologically-balanced, landscaped habitat that is both beautiful and sustains pollinators, birds, and amphibians. I am a member of the Michigan Botanical Society. The city and the Beautification Commission were inspiring examples for me, with ideas such as planting the grassy median of Northwestern with native plants as well as a rain garden at City Hall. When I spoke with Ashlie Smith at the Nature Center, she recommended this commission as a way to become more involved. I am eager to use my skills and experience to help the City Beautification Commission achieve its goals improving the overall appearance of our city's spaces, and hope to be a valuable asset to the City Beautification Commission. Thank you for your time and consideration. Sincerely, Robert Levine, MD

**References**

Beth Brandvain, [REDACTED]

---

6/21/2023 10:12:20 PM

**Danielle King**

---

**From:** postmaster@muniweb.com  
**Sent:** Thursday, February 15, 2024 1:44 PM  
**To:** DistributionList-CityManagerOffice  
**Subject:** Boards and Commissions Questionnaire

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

<b>Submittor's Name</b>	JoAnn Rowland
<b>Submittor's Address</b>	[REDACTED]
<b>Submittor's Phone</b>	[REDACTED]
<b>Submittor's Email</b>	[REDACTED]
<b>Interest(s)</b>	Arts Commission Beautification Commission
<b>Resume</b>	Carpenter 35 years Trustee Local 687 Started and organized the Michigan sisters in the brotherhood
<b>References</b>	Julie McCowan
2/15/2024 1:43:14 PM	

## Danielle King

---

**From:** Erik Perdonik  
**Sent:** Tuesday, January 17, 2023 9:03 AM  
**To:** Danielle King  
**Cc:** Gary Mekjian; Joseph Valentine; Kristoffer Cauty  
**Subject:** FW: Historical Commission

Please see the email below from a prospective appointee for the Historic District Commission vacancy.

Erik Perdonik  
*City Planner*  
Planning Division  
Planning & Community Development Department  
City of Farmington Hills  
31555 W. Eleven Mile Road  
Farmington Hills, Michigan 48336  
Phone: (248) 871-2540  
Website: fhgov.com



**From:** Judy & Joe Derek [REDACTED]  
**Sent:** Thursday, January 5, 2023 3:49 PM  
**To:** Erik Perdonik <EPerdonik@fhgov.com>  
**Subject:** Historical Commission

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

Hi Eric,  
This email is to inform you that I would like to serve the City of Farmington Hills as a Historical Commissioner. Some of the reasons being:

- I served before on the Beautification Commission.
- Employed as Farmington Hills City Naturalist until retirement.
- Judy and I own the Lambert Sellers barn that is in the Historic District.
- I would like to apply my knowledge I have on the history of the city to good use to protect all items of a historical nature for the future.
- We have been residents of Farmington Hills for 35 years.

Naturally,  
Joe Derek  
Naturalist and Outdoor Educator

[REDACTED]

## Tammy Gushard

---

**From:** Tammy Gushard  
**Sent:** Thursday, February 15, 2024 1:00 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Consideration of Appointment to Farmington Hills WSAC

All – As you are aware, Mike Pucher has recently retired and recommended Joseph Del Morone as his replacement on the Water System Advisory Council. Please see Joseph's email indicating his interest as well as his qualifications and detailed work history. I think he would make a great addition to our WSAC as he has a lot of knowledge about lead.

Per our Bylaws, "Any vacancy occurring in the membership of the Advisory Council shall be filled for the remainder of the unexpired term in the manner provided for original appointment." This means that Joseph must be appointed to the WSAC by the mayor, subject to approval by our City Council. If there are no objections/concerns to Joseph becoming a member, I can let our mayor know our advisory council would support this appointment recommendation.

**Tammy Gushard, PE**  
Senior Engineer, Public Services  
O: (248) 871-2535  
Email: [tgushard@fhgov.com](mailto:tgushard@fhgov.com)



City of Farmington Hills | [www.FHgov.com](http://www.FHgov.com)  
31555 W. Eleven Mile Rd. | Farmington Hills, MI 48336



---

**From:** Del Morone II, Joseph <[REDACTED]>  
**Sent:** Wednesday, February 7, 2024 2:37 PM  
**To:** Tammy Gushard <[TGushard@fhgov.com](mailto:TGushard@fhgov.com)>  
**Subject:** Consideration of Appointment to Farmington Hills WSAC  
**Importance:** High

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

Hi Tammy,

My name is Joseph Del Morone. I am interested in filling the position on the Farmington Hills Water System Advisor Council (WSAC) with the retirement of Mike Pucher, Compliance Officer, Oakland County Neighborhood & Housing Development.

I am a certified Lead Base Paint Inspector/Risk Assessor with the State of Michigan for the last 24 years. I have performed Lead Base Risk Assessments on single-family owner-occupied properties.

I am currently employed by Oakland County for 24 years. My current position is Field Service, Supervisor. I have been in my current position for sixteen years, in this position, I supervise individuals who perform field inspection for the Oakland County Neighborhood & Housing Division Home Improvement Program. The program is Housing & Urban Development (HUD) funded which requires lead base paint risk assessment on projects as well as inspection of water service line materials. The program assists low-moderate income individuals in making the needed improvements on single family owner-occupied properties. If a Farmington Hills property was found to contain a lead service line, my staff can offer assistance through this program and help facilitate the removal and replacement of the lead. Additionally, I maintain a list of qualified contractors for our Home Improvement Program by reviewing proper license requirements, insurance, and certifications.

I have experience in specification writing, identifying lead base paint hazards and lead service lines, project management, bid procedures, contract administration, payment process, and contractor orientation.

I have knowledge of the Michigan Lead Abatement Law, HUD & EPA guidelines.

Previously, I worked for the City Of Ferndale Building Department as a Code Enforcement Officer for 10 years. In this role, I enforced local ordinances, performed inspections on rental properties. I performed inspection and project management for Ferndale's Minor Home Repair Program.

I was recently appointed a member of the City of Pontiac Water System Advisory Council at the February 7, 2024, meeting.

Your consideration in the appointment to the Farmington Hills WSAC is greatly appreciated.

If you have any questions or concerns, please feel free to call or email.

---

**Joseph Del Morone**

**Supervisor, Field Services**

Neighborhood & Housing Development Division

Health and Human Services

*All ways, moving forward*



Health Division

1200 N. Telegraph Rd. 34E | Pontiac, MI 48341

[www.oakgov.com/nhd](http://www.oakgov.com/nhd)



**REPORT FROM THE CITY MANAGER TO CITY COUNCIL – March 4, 2024**

**SUBJECT:** Consideration of Adoption of Revised Engineering Design Standards

**Administrative Summary**

- On February 27, 2023, City Council approved the adoption of the Oakland County Stormwater Standards for regulating post construction storm water site design on public and private sites.
- The Engineering Design Standards published by the Department of Public Services Engineering Division have been revised to reference these newly adopted Oakland County Stormwater Standards and eliminate any conflicting requirements.
- Staff also updated any agency name changes which have occurred throughout the years.

**RECOMMENDATION**

IT IS RESOLVED that City Council hereby adopt the revisions to Engineering Design Standards for Site Development and Redevelopment.

**Support Documentation**

The Department of Public Services staff has been working on revised design standards to include the recently adopted Oakland County Stormwater Standards. The Oakland County Stormwater Standards for regulating post construction storm water were adopted in 2023 to meet updated Municipal Separate Storm Sewer System (MS4) permit requirements from the Michigan Department of Environment, Great Lakes, and Energy (EGLE). With these new guidelines establishing the storm water site design for both public and private projects, the City's Engineering Design Standards need to be updated to include language referencing these new standards and eliminate any duplicate or conflicting standards.

In addition, the Engineering Division has also updated the names of any outside agencies which may also require approval and permit issuance for construction. For example, the Michigan Department of Environmental Quality (MDEQ) is now called the Michigan Department of Environment, Great Lake and Energy (EGLE).

In general, the significant changes to the Engineering Design Standards include the following:

- Reference to recently adopted Oakland County Stormwater Engineering Design Standards
- Removal of any conflicting information on the design of storm water drainage and detention
- Updates to revised names for outside agencies

Prepared by:	Tyler Sonoga, Civil/Environmental Engineer
Reviewed by:	James Cubera, P.E., City Engineer
Departmental Authorization by:	Tammy Gushard, P.E., Interim Director of Public Services
Approval by:	Gary Mekjian, P.E., City Manager



CITY OF FARMINGTON HILLS  
DEPARTMENT OF PUBLIC SERVICES  
ENGINEERING DIVISION

ENGINEERING DESIGN STANDARDS  
For Site Development and Redevelopment

ADOPTED BY:  
City of Farmington Hills  
City Council – July 11, 1977

Revised: 7-1-89  
1-1-04  
11-14-05  
7-13-09  
3-4-24

Engineering Division  
City of Farmington Hills  
31555 Eleven Mile Road  
Farmington Hills, MI 48336  
Phone: (248) 871-2560

## INTRODUCTION

The following design standards are intended to provide a basis upon which all residential, commercial, industrial and office sites within the City of Farmington Hills are to be designed. The requirements outlined herein reflect the requirements of the Engineering Division of the Department of Public Services and conform to current engineering practices in the Metropolitan Detroit area. By no means are these standards intended as a substitute for sound professional engineering judgment. It is suggested that the applicant obtain a copy of the City of Farmington Hills Zoning Ordinance to supplement these standards. Note that the standards and plans required herein are to be used for construction purposes and must be completed and approved prior to the issuance of a building permit. They are the detail plans that follow the site plan approval process by the City's Planning Commission.

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## **GENERAL REQUIREMENTS AND PROCEDURES**

### **A. GENERAL SUBMITTAL PROCEDURES:**

1. Prior to the issuance of a building permit, the plans must first receive an approval from the Engineering and Planning Office.
2. A minimum of four complete sets of construction plans and an electronic copy will need to be provided to Engineering. Additional sets may be required depending on the various agencies influenced by the proposed development. It is recommended that the applicant meet with the Engineering Division prior to submittal of any plans. The plans will be received at the Engineering Division Office, 31555 Eleven Mile Road, Farmington Hills. All plans must be sealed by an Engineer or Architect registered to practice in the State of Michigan.
3. Upon receipt of the plans, they will be forwarded by the Engineering Division to the Planning Office for comment. The comments of the Planning Office will be returned along with the Engineering review.
4. The Engineering Division will forward the plans to all other concerned agencies that may have jurisdiction over a certain phase or area of the site. The review comments of these other agencies will then be incorporated in the City review. The intent of this distribution is to restrict the review to one agency (the City), thereby eliminating any discrepancies in requirements between two or more jurisdictional agencies.
5. Upon completion of the review, the City will return one set of plans to the engineer or architect with revisions and/or corrections noted on the plans. Direction will be given at that time as to how many plans must be resubmitted.
6. AFTER THE REVIEW COMMENTS HAVE BEEN ADDRESSED BY THE ENGINEER OR ARCHITECT, A MEETING WITH THE REVIEW ENGINEER IS ENCOURAGED TO RESOLVE ALL COMMENTS.
7. Upon Engineering and Planning approval, notification will be given to the Building Division that the site plan is approved. An approved plan will be returned to the Building Permit Applicant at the time the Building Permit is issued.
8. Partial approvals will not be given. All revisions on all phases must be made prior to Engineering approval.
9. Approval will not be given until all required fees and inspection escrow accounts have been deposited and the necessary permits obtained.

**B. FEES:**

1. Review Fee:

This fee must be deposited with plan submittal. This fee is non-refundable and approval cannot be given without its receipt.

2.5% (minimum \$1,000) of the construction cost for all water main, sanitary sewer, paving, grading, drainage improvements and soil erosion measures, where applicable; and any other site improvements, regardless of whether private or public.

This fee must be based on either the signed contract for the work or an approved sealed engineer's or architect's itemized estimate for the work.

2. Inspection:

This is a cash amount to be deposited in an escrow (trust) account to cover the costs of City Engineering inspection and testing. The deposit is based on the construction cost of all water main, sanitary sewers, storm sewers, and paving that requires Engineering inspection. The construction cost shall be defined as either the signed contract for the work, or an approved sealed engineer's or architect's itemized estimate for the work.

<u>Cost of Construction</u>	<u>Deposit to Cover Inspection Fees</u>
0 - \$ 5,000.00	17% or as estimated by Engineering Division
\$ 5,000.00 - \$ 50,000.00	12% but not less than \$800.00
\$ 50,000.00 - \$ 100,000.00	7% but not less than \$4,000.00
\$ 100,000.00 - Plus	5% but not less than \$6,000.00

Inspection fees will be billed at the hourly rate based on the current fee schedule adopted by City Council resolution.

A minimum of four hours will be charged if the inspector keeps a scheduled inspection appointment and the Contractor does not work. All costs incurred for consulting services and testing requirements will be billed against this account.

If this account is depleted during the course of construction, additional deposits as required by the Engineering Division will be necessary.

Upon final approval of the site, the balance remaining in the trust account will be refunded.

3. Soil Erosion Fee:

A fee for a Soil Erosion and Sedimentation Control Permit shall be collected prior to site plan approval in accordance with the requirements for a permit under 1994 PA 451 Part 91. (See permit application for specific requirements).

C. **GENERAL PLAN REQUIREMENTS:**

1. Plans shall be submitted on 24" x 36" white prints, having blue or black lines. Judgment should be exercised in the design, layout and presentation of the proposed improvements. Acceptable scales shall be:  
  
1" = 20'; 1" = 30'; 1" = 40'; 1" = 50', according to the size of the site.
2. When the size of the site prohibits the entire site from being shown on a single plan, a 1" = 100' or 1" = 200' general plan must be provided. This general plan should show the streets and their names, pavement, all units, utilities and site dimensions.
3. The site plan or, if in the case of number 2 above, the general plan shall also include lot or parcel dimensions and abutting rights-of-way. A location map shall be indicated with each site plan showing the approximate location of the site relative to major thoroughfares.
4. A legal description of the property must be indicated.
5. The City of Farmington Hills Standard Notes shall appear on the plan.
6. All plans submitted for review must be prepared and sealed by a Professional Engineer or Architect licensed to practice in the State of Michigan. All correspondence concerning the design of the site will be directed to the Engineer or Architect whose seal appears on the plan. The name, address and telephone number of the owner, engineer and/or architect shall be shown on the plan.
7. The sanitary sewer and water main shall be shown on the same plan view. Profiles are required for all public sanitary sewers, storm sewers, and water mains.
8. All profiles shall have a vertical scale of 1" - 5' where applicable. The profile shall be shown below the plan view where possible, with as close an alignment as possible.
9. When many plans are in the set, each plan shall include in its title block, a summary of that particular sheet.
10. Benchmarks must be indicated on the general plan, defined on the U.S.G.S. Datum.
11. For all sites, three hard copies as well as an electronic copy of the as-builts will be required prior to final approval of the construction.

12. All setbacks and building separations must be indicated in accordance with the Zoning Ordinance requirements.
13. A striping plan for the parking areas must also be indicated in accordance with the Zoning Ordinance requirements.
14. The height of all buildings and lighting structures must be shown on the plan in accordance with the Zoning Ordinance.
15. Loading spaces must be indicated in accordance with the Zoning Ordinance.
16. If a wall or berm is required by the Zoning Ordinance, it must be shown on the plan with a detail indicating the cross section. All walls will require structural calculations to be provided for review and approval.
17. The proposed building use must be indicated on the plan.
18. If propane tanks are proposed, their capacity and location must be indicated.
19. Required plantings in accordance with the Zoning Ordinance must be shown on the plan.

**D. FIELD REQUIREMENTS:**

1. The City of Farmington Hills will provide full-time inspection on all public utilities and improvements in the City right-of-way and within proposed or existing public easements. The City of Farmington Hills will also provide full-time inspection on private roads. Part-time inspection may be provided at the discretion of the Engineering Division for sidewalks, approaches, taps to public storm sewers, on-site paving, and private storm sewer.
2. A minimum of 48 hours (2 business days) notice is required to ensure the presence of a City inspector when work commences.
3. Prior to starting any construction, the Contractor must obtain all required permits.
4. All public improvements must be field staked under the supervision of the Engineer, Architect, or Land Surveyor that prepared the plans. Staking must be in accordance with the approved plans.
5. All construction must conform to the current MIOSHA safety standards.
6. At the time of final inspection for all public improvements, the owner or his contractor shall provide all necessary labor and equipment to allow the City to inspect the system.

7. Generally, one inspector will be assigned to a particular project and will be responsible for that project until its completion. The contractor and the inspector may make arrangements for day-to-day inspection. Any interruption or moratorium on the flow of work may result in a re-assignment of that inspector to another project and require the normal 48-hour notice before work is resumed.
8. At the completion of the project, a certification from the design engineer will be required indicating that all work has been completed in accordance with the approved plans.

**E. PERMIT REQUIREMENTS:**

1. Construction Plan:

The approved construction plan constitutes a permit from the Planning Office and Engineering Division for the construction of the site. Note, however, that other Divisions of the City and other agencies may require additional permits.

The other agencies; such as Michigan Department of Transportation (MDOT), Oakland County Water Resources Commissioners Office (OCWRC), Road Commission for Oakland County (RCOC), Michigan Department of Environment, Great Lakes and Energy (EGLE) requiring permits will generally be listed on the approved plan. At the discretion of the City, Engineering approval may be withheld until such time that permits from other agencies are obtained.

2. Soil Erosion and Sedimentation Control Permit and Tree Permit:

These permits are required prior to final site construction plan approval. Applications are available for the soil erosion and sedimentation control permit at the City Engineering Division office. A bond may be required in accordance with City Code, Chapter 24, Article III. Tree permits must be obtained from the City Planning Office.

3. Michigan Department of Environment, Great Lakes and Energy for Water Main:

All public water main requires a construction permit from the Michigan of Department of Environment, Great Lakes, and Energy (EGLE). The City will directly request approval from EGLE during the engineering plan approval process.

4. Michigan Department of Environment, Great Lakes and Energy for Sanitary Sewer:

All public sanitary sewers requires a construction permit from the Michigan Department of Environment Great Lakes and Energy (EGLE). The City will directly request approval from the EGLE during engineering plan approval.



5. Oakland County Water Resources Commissioners Office:

All taps to the water mains and sanitary sewers require permits from the Oakland County Water Resources Commission (OCWRC).

6. Road Commission for Oakland County:

All work in roads under the jurisdiction of the Road Commission for Oakland County (RCOC) requires a permit from the Road Commission for Oakland County.

7. Other Permits:

Other agencies that may require a permit will be designated on the approved plan. These permits are generally the contractor's responsibility and will generally be required prior to construction.

City of Farmington  
City of Southfield  
Michigan Department of Transportation (MDOT)  
Michigan Department of Environment, Great Lakes, and Energy (EGLE)  
Wayne County Department of Public Services

## II.

### SURVEY

#### A. GENERAL:

1. A complete topographical survey is required for all sites. Existing off-site elevations must be given at a minimum of 50' and 100' abutting the entire perimeter of the site. Grades shall be indicated at all property corners and along all property lines. On site, intermittent elevations or defined contours are required to establish the existing site drainage.
2. All existing conditions shall be indicated. Locations and elevations must be given on the following:
  - existing drainage courses
  - upstream and downstream culverts
  - all utilities, including sanitary, water main, gas, telephone, electrical, etc. Inverts and castings and finish grades are required where applicable.
  - sidewalks
  - finished grades of all adjacent buildings
  - all easements
3. A U.S.G.S. Benchmark is required.

4. Road topography shall extend across the entire site with grades shown on both sides of the street for:
  - property line
  - ditch center line
  - top of bank
  - edge of shoulder
  - edge of pavement or top of curb
  - crown or center line
5. Property lines must be indicated by distances and bearings where applicable.
6. Existing rights-of-way of adjacent roads must be indicated.

### **III.**

#### **SOIL EROSION AND SEDIMENTATION CONTROL (SESC)**

##### **A. SITES REQUIRING PERMITS:**

All sites having a construction area of one or more acres require a Soil Erosion Permit. All sites within 500 feet of a drainage course require a Soil Erosion Permit.

NOTE: Additional soil erosion permits may be required from the State. The property owner will be responsible for obtaining those where applicable under Part 91 of the Natural Resources and Environmental Protection Act (NREPA).

##### **B. INTENT OF PERMIT:**

The intent of this requirement is to ensure that no silt or sediment enters the public streams or water courses. This is accomplished through means of siltation basins, filters, diversions, etc.

##### **C. PLAN REQUIRED:**

A soil erosion and sedimentation control plan is required for all sites that require a permit. This can be made a part of the site construction plans or may be a separate plan. Itemized on this plan shall be step-by-step requirements for controlling siltation. No work (including site clearing) will be allowed until approved siltation control measures are in effect.

Accelerated erosion and sedimentation must be prevented during all phases of construction, including:

- initial site clearing
- utility construction
- building construction
- site paving
- final site approval

**D. INSPECTION:**

Inspections will be made periodically throughout construction on the maintenance and effectiveness of soil sedimentation control methods.

The costs of these inspections are included in the permit fee and will not be charged against the inspection escrow account. If inspection reveals that the controls are not being implemented, a Cease and Desist Order on all site construction may be issued.

**NOTE:** SESC REQUIREMENTS MAY CONTROL THE PROGRESS AND SCHEDULING OF ALL CONSTRUCTION ON THE SITE.

**IV.**

**WATER MAIN**

**A. NOTES:**

1. When applicable, the City of Farmington Hills Standard Water Main Notes must appear on the plan.
2. When applicable, the Oakland County Water Resources Water Main Standard Detail Sheets must appear on the plan.
3. A quantity list itemizing all proposed public water main construction must appear on the plan.

**B. SIZES AND DISTRIBUTION:**

1. The minimum size water main in the City of Farmington Hills shall be eight inches. Six-inch mains may be used only for single fire hydrant leads having a maximum length of 20 feet. No service leads are allowed from a six-inch main. Maximum dead end mains are as follows:

450 Ft. for 8" Mains  
1000 Ft. for 12" Mains

Reducers are not allowed to meet the dead end requirements.

2. Twelve-inch water main may be considered as minimum for internal transmission on industrial and multiple sites.

3. Looping of mains will be required, wherever possible. All mains must end with a gate valve, hydrant, or blow-off.
4. No private services will be allowed from a water main over 16 inches in diameter.
5. The extension of water main will generally be required across the entire frontage of and through the site.
6. All water main installations must be in accordance with the City Master Water Main plans.
7. All services 3 inches and greater will require a gate valve and well.

**C. VALVES:**

Gate valve spacing will generally be regulated by providing the following provisions in event of a breakage.

In the event of a breakage:

- no more than 24 single family units will lose service
- no more than 30 multiple units will lose service
- no more than two hydrants will be out of service
- no more than four valves shall have to be closed to isolate the break. Where possible, three valves should isolate the break.
- on line valve spacing shall be a maximum of 800 ft.

**D. AUTOMATIC FIRE SPRINKLER SERVICE CONNECTIONS:**

The City will allow installation of an unmetered fire service connection provided adequate provision is made to prevent the use of water from such fire service for purposes other than fire extinguishing.

In no case should hydrants be placed downstream of any check valve used for automatic sprinkler protection. Where hydrants are necessary, separate mains shall be installed for fire sprinkler service and hydrant protection.

Sprinkler systems are not a substitute for standard requirements for hydrants.

Prior to Engineering approval, riser diagrams for all sprinkler systems must be approved by the Oakland County Water Resources Commission (OCWRC).

**E. HYDRANTS:**

1. Single family residential spacing shall be a maximum of 500 feet.

2. Commercial, industrial, office and multiple family residential spacing shall generally be a maximum of 400 feet on line, but may vary to meet the following requirements.

All points on the exterior of a building shall be no closer than 40 feet, nor further than 250 feet from a hydrant. Distances shall be measured along the shortest feasible exterior route (never through buildings) for laying hose.

3. Any hydrant located in a parking lot shall be protected by a minimum of six-inch curb or standard hydrant guard posts. In all cases, the visibility of the hydrant must be considered. No parking will be allowed within ten feet of the hydrant.
4. Additional hydrants may be required depending on the specific use.

**F. MATERIALS:**

1. All materials shall be in conformance with the City of Farmington Hills current standards and specifications.
2. Ductile Iron Water Main, Class 54, is required for all major road crossings.

**G. CONSTRUCTION:**

No building permits for wood frame construction will be issued above the foundation for any development prior to the active service of the required mains and hydrants and adequate access for fire fighting equipment. No occupancy shall be allowed in any instance without the required mains, hydrants and sprinklers being in active service.

**H. EASEMENTS:**

All public water mains must be located in an easement or public right-of-way. Standard easement forms are available at the City Engineering Division. The minimum easement shall be 12 ft. The dedication of the easement will be required prior to approval of the Engineering construction plans.

**V.**

**SANITARY SEWER**

**A. GENERAL:**

1. Public sanitary sewers are required when two or more connections are made to the same sewer. In most instances, including multiple unit developments, the sewers may have to be public, even though the project has one owner.
2. The extension of the sanitary sewers will generally be required across the entire frontage of and through the site.

- All construction shall conform to the current City of Farmington Hills Sanitary Sewer Standards and Specifications.

**B. NOTES:**

- Where required, the City of Farmington Hills Standard Sanitary Sewer Notes shall appear on the plans.
- A quantity summary itemizing all proposed public sanitary sewer construction must appear on the plans.
- Where required, Oakland County Sanitary Sewer Standard Detail Sheets shall appear on the plans.

**C. SEWERAGE:**

Downspouts, weep tile, footing drains, or any conduit that carries storm or ground water shall not be allowed to discharge into the sanitary system.

**D. GRADE:**

- The following table represents the minimum and maximum grade for public sanitary sewers. Note that these are minimum and maximum requirements and will generally be used only when topography requires it.

<u>Size</u>	<u>Standard Grade</u>	<u>Minimum Grade</u>	<u>Maximum Grade</u>
8"	0.80%	0.40%	8.0%
10"	0.60%	0.30%	6.2%
12"	0.40%	0.22%	6.0%
15"	0.24%	0.16%	3.6%
18"	0.18%	0.12%	2.8%
21"	0.14%	0.10%	2.2%

- All upstream dead end sewers shall have a minimum last run grade of 1.0%.

**E. MANHOLES:**

- Sanitary Sewer Manholes shall be spaced as follows:

<u>Size</u>	<u>Standard Run</u>	<u>Maximum Sewer Run</u>
8"	300 Ft.	400 Ft.
10"	300 Ft.	400 Ft.
12"	400 Ft.	450 Ft.
15"	500 Ft.	500 Ft.
18"	600 Ft.	600 Ft.
21"	600 Ft.	600 Ft.

2. A manhole will be required at all changes in alignment, size or grade. A minimum of 0.10' of drop through a manhole is required.

**F. LOCATION:**

1. Sanitary sewers shall be located to provide unrestricted access for maintenance and inspection. A minimum alignment separation of 10 ft. must be maintained between the sewer and all water mains. The water main and sanitary sewer shall be located on opposite sides of the street, wherever possible.
2. All public sewers must be located in a public right-of-way or an easement. Standard Easement forms are available at the City Engineering Division. The easement size will vary individually as required for maintenance and access. The minimum sanitary sewer easement shall be 20 feet. The dedication of the easement will be required prior to approval of the Engineering construction plans.

**G. LEADS:**

1. Service leads shall be a minimum of 6 inches in diameter with a minimum slope of 1.0%.
2. Private sanitary sewer leads of excessive length, although not a public sewer, may require inspection and testing. Each site will be considered individually by the Engineering Division. In general, cleanouts will be required at bends and at 100' intervals.
3. All existing sanitary sewer leads over 10 years of age must be televised to determine their condition. A condition report meeting the National Association of Sewer Service Companies (NASSCO) Pipeline Assessment Certification Program (PACP) criteria shall be provided to the City. Any deficiencies, as determined by the City, must be corrected during construction and prior to occupancy.

**H. PROFILE:**

The following information shall be indicated on the sanitary sewer profile:

- 1) Length of run between manholes.
- 2) Type and class of pipe between manholes.
- 3) Size and grade of pipe between manholes
- 4) Top of casting and invert of all manholes and sewers at manholes.
- 5) Existing and proposed ground elevation along the route of the sewer.
- 6) Progressive numbering system
- 7) All utility crossings.
- 8) Special backfill areas.
- 9) Provisions for infiltration testing.

**I. DROP CONNECTIONS:**

Internal drop connections are required where the invert of the outlet pipe is 18 inches or more below the invert of the inlet pipe. Manholes shall be a minimum 5' dia. for this connection. External drop connections are generally not allowed, but will be considered on existing 4' dia. manholes.

**J. SEPTIC TANK:**

If sanitary sewer is not available, a copy of a valid septic tank permit from the Oakland County Health Division must be submitted prior to approval.

**VI.**

**DRAINAGE AND STORM SEWER**

**A. GENERAL:**

1. All storm drainage must conform to the Master Drain Plan.
2. All construction must conform to the current Standards and Specifications of the City of Farmington Hills.
3. Where required, the City of Farmington Hills Standard Storm Sewer Notes shall appear on the plan.
4. All run-off on site must be accommodated and discharged in a controlled manner. The minimum on site pipe size is 8 inches. All public systems shall have a minimum pipe size of 12 inches. A minimum pipe size of 12 inches shall also be required for all storm sewer from the tap to the public system to the first structure upstream.
5. Sump pump discharge must be directed into the storm sewer via an enclosed system. A minimum of 4-inch pipe shall be utilized and will also be allowed to discharge unrestricted.
6. Sites should be designed to meet the current Oakland County Stormwater Engineering Design Standards. They can be found on Oakland County's website.

**B. STRUCTURE:**

1. Catch basins at the upstream end of the system shall be a minimum of 24 inches in diameter. Catch basins with an inlet pipe shall have a minimum diameter of 36 inches. All manholes and public catch basins shall be a minimum of 48 inches in diameter.



2. The first structure upstream from a public system within the confines of the private development shall be 48 inches in diameter and have a 24-inch sump.
3. Manholes shall be located at:
  - a) All changes in alignment.
  - b) Points where the sewer changes size.
  - c) Points where the grade changes
  - d) Junction of sewer lines
  - e) Inlet pipes and outlet pipes shall in general match 0.80 points.

#### 4. Manufactured Treatment System

Upstream of the discharge into a detention basin that does not have a forebay or at a location immediately prior to storm water discharge from the site on sites that do not have an open detention system, a manufactured treatment system shall be installed. Access to the system must be provided on the site for regular inspection and maintenance which will be required every six months. The structure must allow access from the surface for vacuum equipment to remove accumulated material. Sizing and selection of these units must follow the current Oakland County Stormwater Engineering Design Standards.

### C. **STORM SEWER DESIGN:**

1. A storm district map must be provided showing all drainage districts within the development. The district limits must be overlaid on a proposed grading plan for the site. Color coding is encouraged.
2. All upstream drainage must be accommodated on site. Allowances for upstream area must be based on ultimate improvements and runoff. Discharge must not be diverted onto abutting properties.
3. The outlet must be in accordance with the Master Drain Plan and the existing natural drainage courses in the area. Calculations must be provided to substantiate that the downstream system can accommodate the ultimate flow.

### D. **PLAN AND PROFILE:**

1. All public storm sewers must be shown in profile. For developments larger than one acre, the private sewer must also be shown in profile.
2. The following must be shown in profile:
  - a) Length of run between manholes and catch basins.
  - b) Type and class of pipe between manholes and catch basins.
  - c) Size and grade of sewer between manholes.
  - d) Top of casting elevations.
  - e) Inverts of all pipes at manholes.

- f) Proposed and existing ground elevations along the route of the sewer.
- g) Progressive numbering system on all manholes and catch basins.
- h) All utility crossings.
- i) Special backfill areas.

**E. TAPS:**

Connections must be made at manholes. Blind taps are generally not allowed.

**F. DETENTION:**

1. All site detention design shall meet current OCWRC standards.
2. The layout and shape of the detention basin shall be in conformance with Landscape Design Principles as approved by the City Planning Commission. If the side slopes on any continuous 50 ft side of the basin do not include a section with a maximum slope of 1 vertical to 6 horizontal, a fence is required. In no case shall a side slope on an unfenced basin exceed 1 vertical to 4½ horizontal. This may be waived by the Engineering Division when the design is an integral part of the landscaping and the location and depth does not present a potential hazard. Fences shall be a minimum of 6 feet high constructed of a low/no maintenance material with a locking access gate, 8 feet wide. Chain link fences are discouraged.
3. The basin must be constructed to drain entirely, unless designed to retain a permanent water level that conforms to the aesthetics of a landscape plan relating to the surrounding landscape. Basins shall not be located within the property lines of a habitable lot in Subdivision Plats or Site Condominiums. Principles of earth sculpting shall be followed as outlined in “Landscape Design Principles” prepared by the Planning and Community Development Department. This may require additional property dedicated to the detention system beyond minimum storage requirements.
4. The basin shall be landscaped in accordance with “Landscape Design Principles” prepared by the Planning and Community Development Department. Paved channels will not be allowed.
6. A Maintenance Agreement shall be required for all detention systems.

**G. PUBLIC STORM SEWER:**

1. All public storm sewers must be located in a public right-of-way or an easement. Standard easement forms are available at the Engineering Division. The easement size will vary as required for maintenance and access. The minimum storm sewer easement shall be 12 feet. The dedication of the easement will be required prior to approval of Engineering construction plans.
2. Any storm sewer that accepts runoff from abutting property or public right-of-way must be placed in a minimum 12 ft. storm sewer easement.

## VII.

### PAVING AND GRADING

#### A. GENERAL:

1. All public paving shall conform to the current standards and specifications of the City of Farmington Hills.
2. Where required, the City of Farmington Hills Standard Paving Notes shall appear on the plans.

#### B. ON SITE:

1. A cross section of all on site paving is required on the plans.

Minimum requirements are as follows:

- a) Commercial and Multiple:  
3" asphalt on 6" 21AA limestone base.  
6" concrete
- b) Industrial:  
4" asphalt on 8" 21AA limestone base.  
8" concrete

These minimum requirements are based on adequate subgrade, subgrade drainage and average live loads. Each site will be examined individually and additional pavement thickness and/or increased base requirements may be necessary.

2. Minimum surface grade for asphalt paving shall be 1.0%. Minimum surface grade for concrete paving shall be 0.6%.
3. Bumper blocks and/or curbs shall be required where in the opinion of the City Engineering Division, the edge elevation of a paved drive or parking lot is of sufficient height above or below adjoining grades, that it creates a hazardous condition.

#### C. CITY PUBLIC RIGHT-OF-WAY:

1. A cross section of all off-site paving is required. Minimum requirements are dependent on the type of existing pavement as follows:
  - a) Concrete major thoroughfare and collector roads required  
8 inches of concrete on 8 inches of 21AA limestone base.
  - b) Asphalt major thoroughfare and collector roads require  
8 inches of asphalt.

- c) Concrete local roads generally require 6 inches of concrete on 8 inches of 21AA limestone base.
  - d) Asphalt local roads generally require 4 inches of asphalt on an 8" 21AA limestone base.
  - e) Requirements for existing gravel roads will be considered on an individual basis by the City Engineering Division.
  - f) The City may require a geotechnical report analyzing and offering a site specific pavement design.
2. 7" concrete curb and gutter is required on all approaches.
  3. All public and private curbed roads will require edge drain on both sides.
  4. Passing lanes, acceleration lanes and tapers, and deceleration lanes and tapers will be required in accordance with the Driveway Improvement Standards of the City of Farmington Hills. If curb is required on the passing acceleration, or deceleration lanes, it shall be 7" concrete curb and gutter.
  5. The dedication of the following right-of-way along the frontage of the site to the ultimate requirement for future improvement is requested.
    - 120 feet - major thoroughfare
    - 86 feet - collector road
    - 60 feet - local road
  6. All shoulders shall be 8" of 21AA limestone, 8 ft. wide on thoroughfares, 2 ft. wide on local roads. In some instances, the City may require a partial paved shoulder.
  7. Sufficient proposed grades must be given to determine proposed grading of all right-of-way improvements.

**D. DRAINAGE IN RIGHT-OF-WAY:**

1. Enclosures of drainage ditches across the frontage of the site will generally not be permitted. The City Engineering Division may, however, require the enclosure if adequate controls on pavements and shoulders cannot be maintained and the health, safety and welfare of the general public is endangered.
2. Side slopes on open ditch drainage shall be 3 minimum horizontal to 1 vertical. The ditch bottom shall be 2 feet wide.

**E. SIDEWALKS:**

1. Sidewalks are required along the frontage of all major and secondary thoroughfares. They shall be located in the right-of-way, one foot from the ultimate right-of-way line.
2. The walk shall be 5 feet wide, constructed of 4 inches of PC concrete on compacted porous subgrade. The walk must be continued through driveway sections where it shall be increased in thickness to 8 inches on major thoroughfares and collector roads and 6 inches in all other instances. Curbs must be tapered to meet the walk. Cross slopes on the sidewalk shall be 1/4 inch per foot toward the street.
3. Proposed grades must be indicated along the property line and of the walk, driveways, and intermittent locations along the length of the walk.
4. Any structures, hydrants, poles, etc. that are existing along the alignment of the walk, must be adjusted or relocated at the expense and coordination of the developer. All sidewalk construction shall be in accordance with Public Act No. 8, 1973 (handicap ramps at intersections).

**F. SITE GRADING:**

1. Sufficient proposed grades must be indicated on the plan to ensure that:
  - a) Drainage is adequately discharged off-site with proper retention.
  - b) No upstream drainage is restricted.
  - c) Paving is in accordance with standards outlined herein.
  - d) The site in general drains without standing water.
2. Elevations representing the brickledge, finished grade, and the first floor grade must be indicated.
3. Proposed grading shall meet abutting property line elevations. Differentials in grade must incorporate a minimum 4 horizontal to 1 vertical slope to the abutting property line.
4. Retaining walls are discouraged. Any wall separating a differential grade of more than 12 inches shall be considered a retaining structure and will require a structural engineering design and review.
5. Any site that abuts an open stream/creek that is included in the Oakland County Hydrography Layer shall provide for a 20 foot wide easement (each side) from the top of bank as a natural buffer immediately abutting the water course. The natural buffer shall be restricted to native plants and will not be fertilized. The buffer will not be mowed more than twice a year. The buffer shall be installed and maintained in accordance with an approved landscape plan or Exclusion of the Noxious Vegetation Ordinance. Applications and approvals are available through the City Planning Office.

## VIII

### **CITY OF FARMINGTON HILLS STANDARD NOTES**

1. Notify the City of Farmington Hills Engineering Division (248) 871-2560 a minimum of 48 hours prior to the start of construction.
2. All construction must be conforming to the current standards and specifications adopted by the City of Farmington Hills.
3. Utilities to be underground.
4. Call MISS DIG (1-800-647-7344 / 1-800-MISS DIG) a minimum of 72 hours prior to the start of construction.
5. All soil erosion and silt must be controlled and contained on site.
6. All excavation under or within 3 feet of public pavement, existing or proposed, shall be backfilled and compacted with sand (Class II MDOT).
7. The contractor is responsible for all damage to existing utilities.
8. Prior to the issuance of an occupancy permit, engineering site inspection is required.



DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT

**DATE:** March 4, 2024

**TO:** Mayor and City Council Members

**FROM:** Planning Commission

**RE:** Planning Commission 2023 Annual Report

In accordance with MCL 125.3819(2), the Planning Commission is hereby transmitting its 2023 Annual Report for City Council's information.

Please contact the staff liaison to the Planning Commission, Erik Perdonik, City Planner, with any questions at (248) 871-2540 or [eperdonik@fhgov.com](mailto:eperdonik@fhgov.com).

**ACTION REQUESTED:**

Motion to receive and file the Planning Commission 2023 Annual Report.

**ATTACHMENT:**

- Planning Commission 2023 Annual Report



# 2023 Planning Commission Annual Report

CITY OF FARMINGTON HILLS



Prepared with assistance from

February 2024





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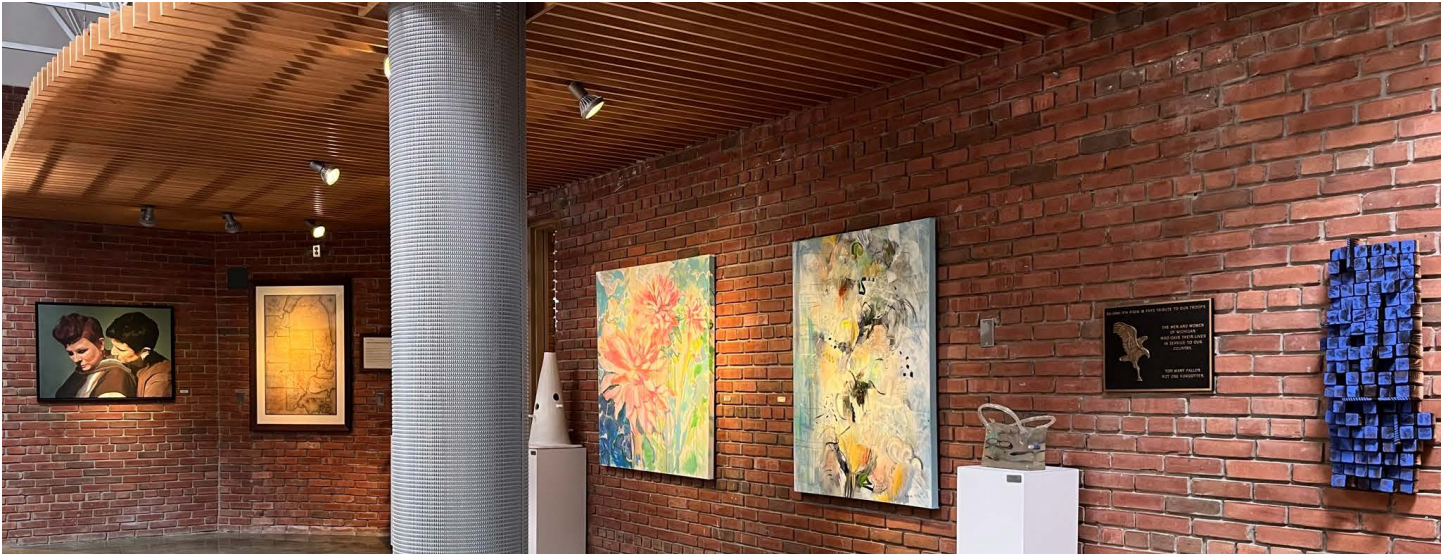
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## Introduction

The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires the Planning Commission to prepare, file, and present an annual written report to the City Council. This document is intended to meet the state requirement as well as provide an overview of 2023 accomplishments.

The City of Farmington Hills Planning Commission is comprised of nine members, some of whom have been on the Planning Commission for many years. These members come from a variety of professional backgrounds. The varied perspectives and knowledge of the members make for a well-rounded Commission that conducts fair and thoughtful deliberations.

The Planning Commission held a total of 22 meetings in 2023. Preliminary hearings are held the second Thursday of the month, public hearings are held on the third Thursday of the month, and study sessions are generally held on the first Thursday of the month at the discretion of the Commission members.

### Mission Statement

To promote public health, safety, and general welfare, to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people, to lessen congestion on roads and streets, to facilitate provision for a system of transportation, sewage disposal, safe and water supply recreation, and other public improvements. The Planning Commission is responsible for making and adopting a basic plan as a guide for development, including a determination of the extent of probable future needs.



# 2023 Planning Commission Members

**Table 1. 2023 Planning Commission Members**

Name	Role	Assumed Office	Last Appointment	Term Expiration
Dale Countegan	Chair	02/13/2017	01/23/2023	02/01/2026
Marisa Varga	Secretary	03/08/2021	01/23/2023	02/01/2026
Kristen Aspinall		03/28/2022	01/23/2023	02/01/2026
John Trafelet	Vice Chair	07/22/2019	01/25/2021	02/01/2024
Steve Stimson		04/08/2013	01/25/2021	02/01/2024
Barry Brickner		07/25/2016	01/25/2021	02/01/2024
Joseph Mantey		03/15/2004	01/24/2022	02/01/2025
Danielle Ware		04/25/2022	04/25/2022	02/01/2025
Taranji Grant		03/21/2022	03/21/2022	02/01/2025

# 2023 City Staff

**Table 2. 2023 Planning & Community Development Department Staff**

Name	Title
Charmaine Kettler-Schmult	Director
Erik Perdonik	City Planner; Liaison to the Planning Commission
Jeri LaBelle	Planning Secretary

In 2023, Giffels Webster continued their relationship working with City of Farmington Hills to provide planning and zoning services. The team of consultants has been available to answer technical planning and zoning related calls and emails, advise on ordinance amendments, review site plans, and assist with special projects as needed. Giffels Webster prepared memoranda and reports for the Planning Commission and City Council, as needed. Consultants from Giffels Webster attended all Planning Commission meetings and were available to attend other City meetings as requested. The team is directed by Jill Bahm, AICP, a partner at Giffels Webster, who is supported by Joe Tangari, AICP, Principal Planner and Rod Arroyo, AICP, Partner Emeritus, and the GIS team, led by Ariana Toth.



## 2023 Major Initiatives

### Farmington Hills: The Next 50 Years A New Master Plan for the City

Farmington Hills turns 50 years old in 2023, and in 2022, the City embarked on the development of its first Master Plan since 2009. As we consider what the next 50 years of our City might look like, we've invested a great deal of time and effort into assessing where the City stands today and the progress it has made since the last master plan.

In 2022, this effort included analysis of the City's changing demographics, economics, and housing, a market study, surveys, online outreach, a series of publicly accessible Planning Commission study sessions, an October 2022 open house, and the first in a series of focus groups with members of the development community.

In 2023, the Planning Commission continued discussion of the draft, additional focus groups were held, and an open house to present the concepts and ideas developed for the plan was held at the HAWK in October. The draft plan has been in development since this open house.



## Summer 2023 City Staff Master Plan Outreach Efforts

**Table 3. Summer 2023 City Staff Master Plan Outreach Efforts**

Outreach Opportunity	Date	Location	Summary (* See below for additional detail)
Small & Minority Business Forum	July 24, 2023	Centric Place	Presentation by consultant/discussion
<a href="#">Grand River Corridor Improvement Authority (CIA)</a>	June 1, 2023	Jon Grant Community Center	Presentation by staff/discussion*
<a href="#">Economic Development Corporation (EDC)</a>	June 1, 2023 & August 16, 2023	Jon Grant Community Center & City Hall	Presentation by staff/discussion*
<a href="#">CARES</a>	June 1, 2023	Jon Grant Community Center	Presentation by staff/discussion*
<a href="#">City of Farmington Pathways Committee</a>	June 14, 2023	Farmington City Hall	Presentation by staff/discussion*
<a href="#">Commission on Children, Youth &amp; Families</a>	September 7, 2023	City Hall	Presentation by staff/discussion*
Council of Homeowner Associations (COHA)			Provided flyer for distribution to membership
<a href="#">Beautification Commission</a>	September 26, 2023	City Hall	Presentation by staff/discussion*
Farmington Area Interfaith Association			Provided flyer for distribution to membership
Farmington Area PTA Council			Provided flyer for distribution to membership
<a href="#">Historic District Commission (HDC)</a>	September 13, 2023	City Hall	Discussion among commissioners*
<a href="#">Citywide Open House</a>	October 8, 2023	City Hall Campus	Informational table/flyers with staff*
<a href="#">50th Anniversary Celebration</a>	July 6, 2023	Heritage Park	Informational table/flyers with staff*

### Grand River Corridor Improvement Authority (CIA)

Planning Staff (Staff Planner) and Economic Development Director opened a discussion on possibilities for the Grand River Corridor and its surrounding areas. There was a lot of skepticism towards mixed-use and modernization due to the shallow lots along Grand River Avenue.

### Economic Development Corporation (EDC)

Planning Staff (City Planner and Staff Planner) along with Planning Consultant (Jill Bahm, Giffels Webster) attended the August Economic Development Corporation to let everyone know about the upcoming Master Plan Update. The Economic Development Director added that the City also benefits from connections to resources that could help businesses. She also stated that the City has a Tax Increment Finance district called the Grand River Corridor Improvement Authority which acts as a tool for redevelopment. Members of the EDC replied that the City is deliberate with economic development, there are safe neighborhoods, Farmington Hills is centrally located, there is a diverse, international community, and good public utilities.

- To have an invested interest in not only manufacturing, but a serious interest in retail, office, and other commercial industries would help create a better economy.
- The need to evaluate drive-throughs throughout the community. It was discussed that they may be appropriate in some locations while they might be unwelcome in others due to the amount of vehicle traffic and stacking.

### CARES

CARES did a presentation during the CIA meeting on a vision for their site. After the Outreach presentation, CARES suggested to have more resources for the community along the Grand River Corridor and the neighborhoods around the CARES facility and Hospital.

## City of Farmington Pathways Committee

Presentation by Charmaine Kettler-Schmult, Director of Planning and Community Development. In attendance were eight committee members. The presentation was a summary of the Master Plan for Future Land Use efforts and an invitation for the committee members to give input especially on the non-motorized transportation portion. This input is particularly useful as Farmington Hills surrounds Farmington and cooperation on this will be key. The Pathways committee members forwarded their list of priority projects focusing on border areas. Key locations include the following:

- Nine Mile -through both communities
- M-5 overpass pedestrian bridge (Farmington Hills)
- Heritage Park connection
- Shiawassee and Gill
- Safe Routes to Schools
- Expansion of the Riverwalk pathway to Whitlock

## Commission on Children, Youth & Families

After a 16-person meeting, the Commission came up with the following suggestions for the upcoming draft of the Master Plan:

- Support for additional housing projects for families.
- Support for plans that improve public transportation.
- Support for more greenspace and parks.
- Support for more walking and biking pathways and improved safety for current ones.
- Support for climate resiliency projects.
- Support for redesigning to decrease presence of surface parking lots.

## Beautification Commission

Planning Staff (Staff Planner) handed out flyers about the Master Plan. Members commented on current Planning Commission items. Majority of the members have given their input on online survey or the previous in-person open houses.

- More trash cans.
- Requiring businesses to keep their facades clean.
- Concerns over traffic on the Mile Roads.
- Concerns on the number of rentals (Apartments) in the city

## Historic District Commission (HDC)

- Maintain existing tree cover and plan for increasing “forested” areas.
- Repairs and replacements for historic district buildings and city buildings will utilize sustainable materials and methods, follow the recommendations of the EPA, and be mindful of the impact on the environment.
- The Master Plan will recognize the historic fabric of the city and, through zoning, protect the historic resources from encroachment by huge footprint developments, whether from commercial or residential development.
- A buffer zone should be considered around historic properties, green spaces, and timber coverages.
- Historic Preservation, as managed through the Historic District Commission and the Historical Commission, will be included in the Master Plan as a viable, community asset to embrace the past of Farmington Hills as well as its future.
- The Commission will recognize additional properties for their architectural and historic value and work toward designation of new historic districts in the community.

## Citywide Open House

A table was set up to interact with attendees to discuss the Master Plan for Future Land Use and make flyers available to encourage participation with the on-line web page. Staff interacted with about 30-40 residents.



Photos from Citywide Open House event

## 50th Anniversary Celebration

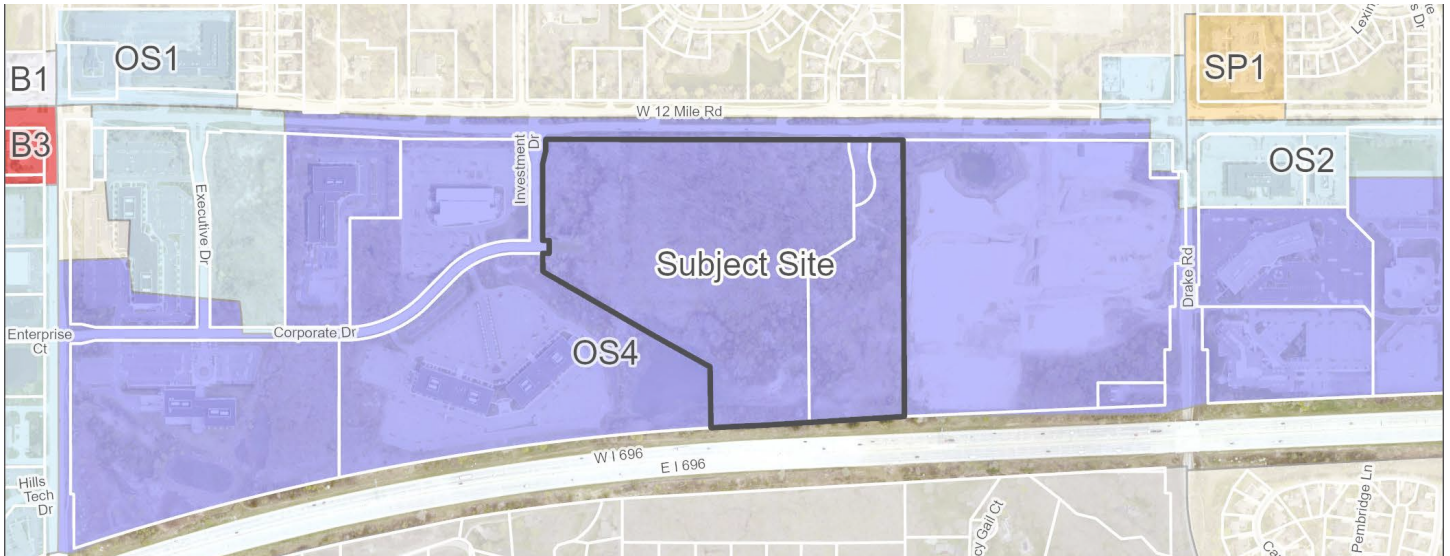
A table was set up to introduce attendees to the Master Plan for Future Land Use and make available flyers to encourage participation at the on-line web page. Staff interacted with about 40 residents.





## 2023/2024 – 2028/2029 Capital Improvements Plan

Act 33 of the Public Acts of 2008, the Michigan Planning Enabling Act, provides that the Planning Commission annually prepare a Capital Improvements Plan. Further, Sections 3.07 and 6.08 of the City Charter require the submission of a Capital Improvements Plan to City Council. The Planning Commission held a study session on January 26, 2023, to prepare this document for public review and adopted the plan after holding a public hearing at their March 16, 2023 meeting.



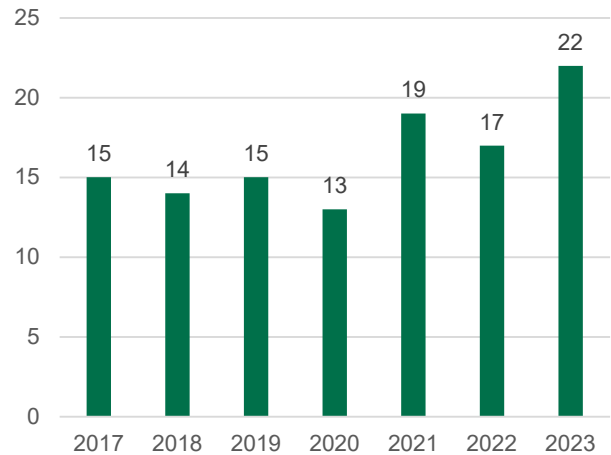
# 2023 Planning Commission Activity

## Planning Commission Meetings

**Table 4. Planning Commission Meetings, 2018 to 2023**

Year	Number of Meetings
2018	14
2019	15
2020	13
2021	19
2022	17
2023	22

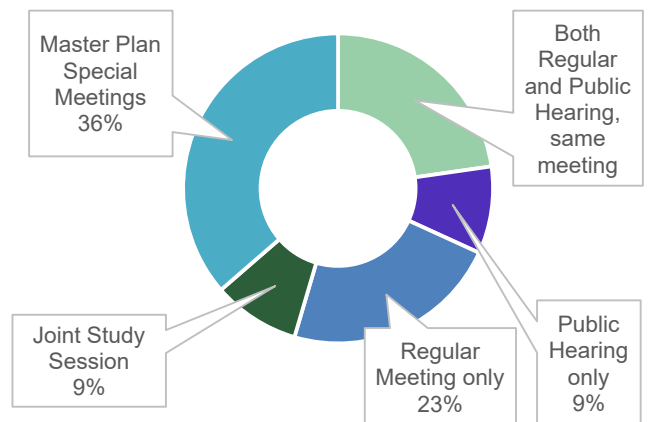
**Figure 1. Planning Commission Meetings, 2017-2023**



**Table 5. Planning Commission Meetings by Type, 2023**

Type of Meeting	Number of Meetings
Both Regular and Public Hearing, same meeting	3
Public Hearing only	2
Regular Meeting only	4
Joint Study Session	1
Master Plan Special Meetings	7
<b>Total</b>	<b>22</b>

**Figure 2. Planning Commission Meetings by Type, 2023**



## Site and Special Approval Plans

**Table 6. Site and Special Approval Plans, 2023**

Item	Parcel ID	Description	Approved / Denied	Proponent
<b>SA 51-3-2023</b>	21-351-032	24300 Drake Rd., B-3, Temp Portable concrete Batch Plant	4-20-2023 PC Approved	Mark Anthony Contracting
<b>SP 52-4-2023</b>	35-105-017	30691 Grand River Ave. B-3, New cell tower on existing site	10-26-2023 PC Approved	Atlas Tower Group, Bill Williams
<b>SP 53-5-2023</b>	25-101-020	23840 Middlebelt Townhomes for rent	Did not go to PC	Pradip Sengupta
<b>SP 54-6-2023</b>	08-400-012	35700 Twelve Mile, Islamic Cultural Association additions, RA-1	9-21-2023, PC approved	Ibrahim Abubars, ICA
<b>Rev SP 64-7-2018</b>	22-476-043	24281 Orchard Lake, B-3 Revise style of barrier, wall or fence	7-20-2018 PC Approval pending variance	Global Equity, Oraha Group LLC
<b>SP 65-8-2023 (PUD 3, 2021)</b>	02-126-130	32680 Northwestern Hwy, Apartments PUD, B-2 & B-3	10-26-2023 PC Approved	NWH Holdings
<b>SP 66-9-2023</b>	35-431-016/017	29403 and 29403 Grand River Gas Station and convenience store	Withdrawn by applicant	Ryan Halder-Kum & Go, LC
<b>SP 67-9-2023 (PUD 2, 2023)</b>	03-226-028, 027	30825 & 31361 Orchard Lake Rd., Redevelopment for existing shopping center	10-26-2023 PC Approved	Timothy Collier
<b>Rev. SP 52-1-2021</b>	15-201-015	27745 Orchard Lake, ES Gas Station	11-16-2023 PC Approved	Faiz Simon
<b>SP 68-12-2023</b>	13-101-003	27604 Middlebelt Rd., B-2, Biggby Coffee, Amend Timerbercrest PUD	To be on 1-18-2024 Agenda	Benedetto Tisec

**Table 7. Site Plan and Special Approval Plans, 2018 to 2023**

Year	Number of Site and Special Approval Plans	Number of Landscape Plans
2018	23	22
2019	22	22
2020	14	
2021	19	
2022	13	
2023	10	
Landscape plans are included in the Site Plan application after 2019.		

Figure 3. Site and Special Approval Plans, 2018 to 2023

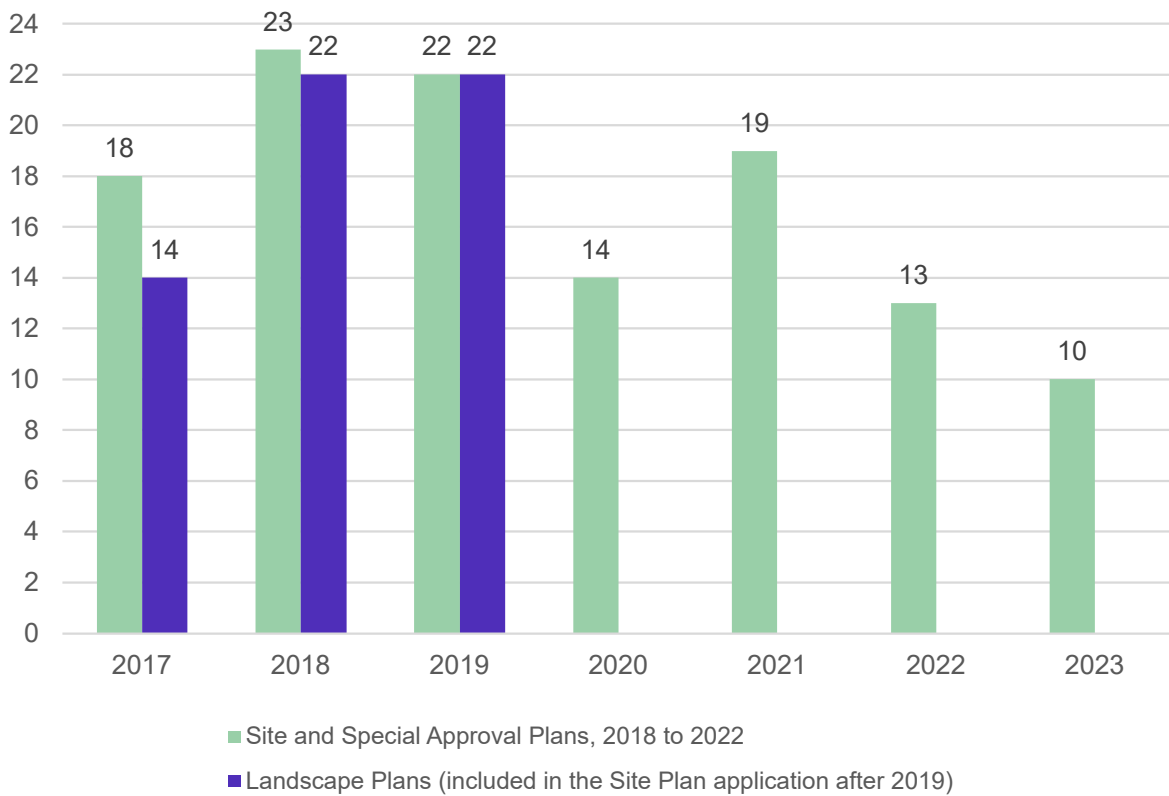


Table 8. Site Plans by Decision Type, 2023

Decision	Number
Approved by PC	7
Recommended to City Council	0
Denied by PC	0
Withdrawn prior to PC	2
<b>Total</b>	<b>9</b>

Figure 4. Site and Special Approval Plans by Decision Type, 2023

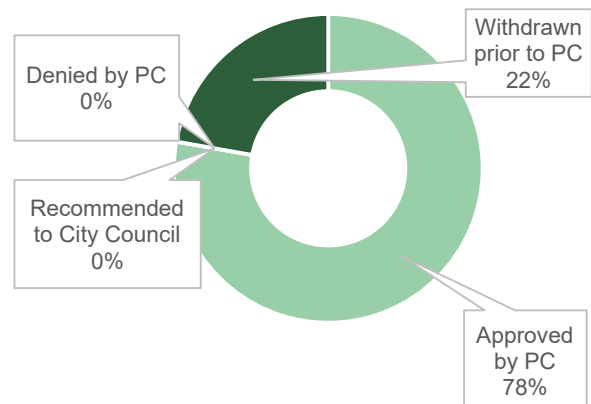


Table 9. Special Approval Plans by Decision Type, 2023

Decision	Number
Approved by PC	1
Denied by PC	0
<b>Total</b>	<b>1</b>

# Lot Splits, Rezoning, and Zoning Text Amendments

**Table 10. Lot Splits, 2023**

Lot Split #	Parcel ID	Description	Petitioner	PC Approval Date	Assessing Approval
<b>LS 1, 2023 Rec'd 5-25-23</b>	35-105-027	30785 Grand River, B-3, one parcel into 2. Split far east property and building off	Ullrich J. Arnold	7/20/2023 Postponed indefinitely	
<b>LS 2, 2023 Rec'd 12-15, 23</b>	35-402-007 & 006	South side of Kentfield Ave., east of Tuck Rd., west of Kimberly Ln.	Terry Sever	On 2024 agenda	

**Table 11. Rezoning Requests, 2023**

Request #	Location	Parcel ID	From / To	Proponent
<b>ZR-1-2-2023 (4-20-2023 PC Approved)</b>	29400 Orchard Lake, eastside of OL, S. of 13 Mile	11-101-003	B-4 to B-3	Frank Jamil
<b>ZR-2-10-2023 (12-14-2023 PC Approved)</b>	S. side of 9 Mile, E. of Farmington	33-227-003, 002, 001	OS-1 to RA-4	Tom Dedvukaj

**Table 12. Zoning Text Amendments, 2023**

Zoning Text Amendment #	Results	Proposed Amendment
<b>ZTA 1, 2023</b>	PC approved PH 3-6-2023 City Council approved 4-10-2023	Amend principal permitted use within RA-2, One Family Residential District to permit economic development activities at municipal facilities.
<b>ZTA 2, 2023</b>	PC approved PH 7-20-2023 City Council approved 9-18-2023	Add a definition of "Shipping container" and amend the definition of "Building," and to amend Article 5, "Site Standards," Section 34-5.1, "Accessory Buildings and Structures," to include a new subsection 34-5.1.1.H addressing vehicles, commercial vehicles, recreational equipment, trailers, storage pods, and shipping containers and similar off-site-built enclosures that are used as an accessory building or use.
<b>ZTA 3, 2023</b>	PC approved PH 7-20-2023 City Council approved 9-18-2023	Amend definition of "Motel"

**Table 13. Lot Splits, Rezoning, and Zoning Text Amendments, 2018 to 2023**

Year	Lot Splits	Zoning Text Amendments	Rezoning
2018	4	0	3
2019	2	3	1
2020	3	0	3
2021	7	2	2
2022	5	1	0
2023	2	3	2

Figure 5. Lot Splits, Rezoning, and Zoning Text Amendments, 2018 to 2023

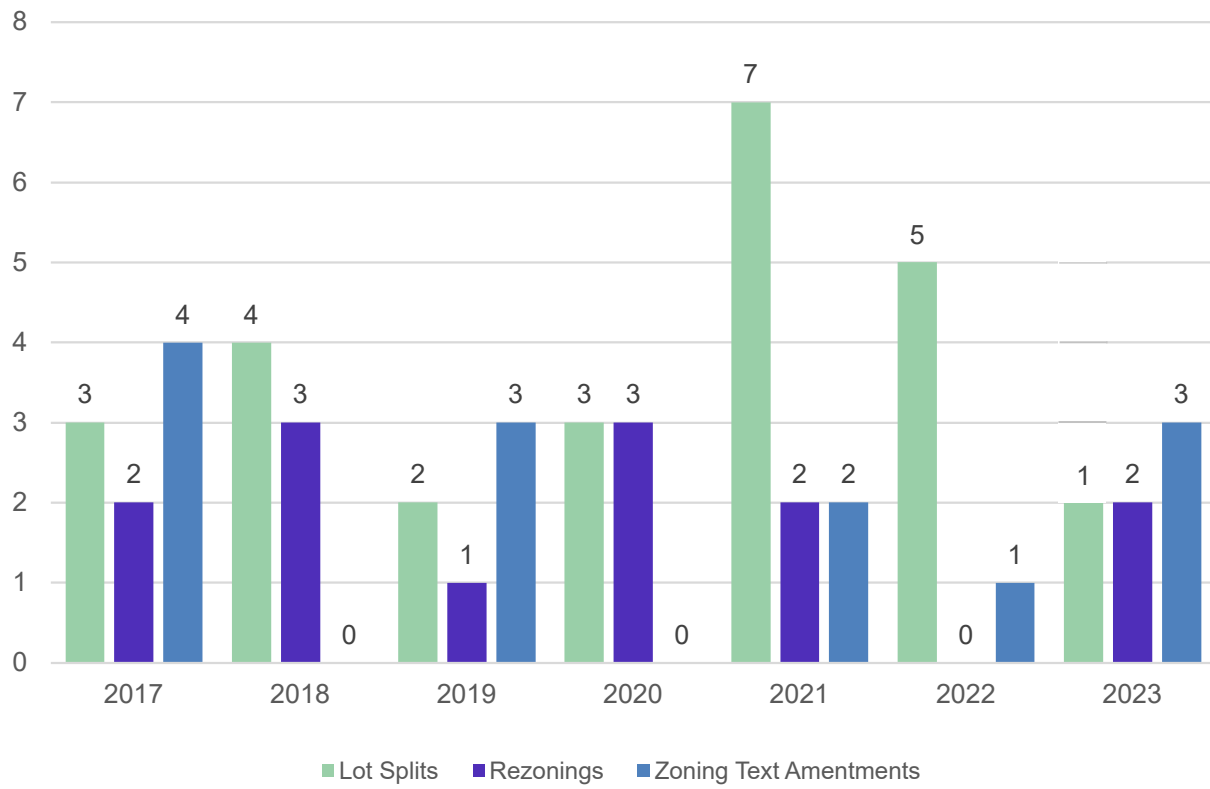


Table 14. Lot Splits by Decision Type, 2023

Decision	Number
Approved by PC	0
Denied by PC	0
Postponed/Withdrawn	1
<b>Total</b>	<b>1</b>

Table 15. Rezoning Requests by Decision Type, 2023

Decision	Number
Approved by PC	2
Denied by PC	0
<b>Total</b>	<b>2</b>

Table 16. Zoning Text Amendments by Decision Type, 2023

Decision	Number
Approved by PC	3
Denied by PC	0
<b>Total</b>	<b>3</b>

## Planned Unit Development (PUD) Plans and Qualifications

**Table 17. Planned Unit Development Plans, 2023**

PUD Plan #	Section	Description	Zoning	Approved / Denied	Proponent
<b>Amend PUD 2, 2021, SP 59-4-23</b>	12-476-008	27400 Twelve Mile, Construction of assisted living facility and detached, single-family condominiums	RA-1B	4-20-2023 PC Approved	Optalis Group
<b>PUD 1, 2023 Rec'd 6-19-23</b>	11-202-004,005, 006	Multi Family Development	RA-1	7-20-2023 PC Postponed	Robert Szantner, Yamasaki Inc
<b>Amend PUD 6, 1993, Timber Crest</b>	13-101-03	27604 Middlebelt Rd., Add drive through for a Biggby Coffee	B-3	3-16-2023 PC Approved 4-24-23 CC Approved	<b>Masroor Ahmed</b>
<b>PUD 2, 2023 Rec'd 9-15-2023 SP 67-9-2023</b>	03-226-028, 027	30825 & 31361 Orchard Lake Rd., Redevelopment for existing shopping center	B-2	11-16-2023 PC Approved	Timothy Collier

**Table 18. Planned Unit Development Options or Qualifications, 2023**

PUD Plan #	Section	Description	Zoning	Approved / Denied	Proponent
<b>PUD Qualification 1, 2023, Rec'd 5-18-23</b>	11-201-004, 005, 006	Multi-family, 4 buildings	RA-1	6-15-2023 PC Qualified	Martin Manna
<b>PUD Qualification Rec'd</b>	03-226-027 & 028	Redevelopment of Shopping Center	B-2	8-17-2023 PC Qualified	Tim Collier

**Table 19. Planned Unit Development Plans and Qualifications, 2018 to 2023**

Year	PUD Plans	PUD Qualifications
2018	5	2
2019	1	0
2020	1	4
2021	7	2
2022	4	0
2023	4	2

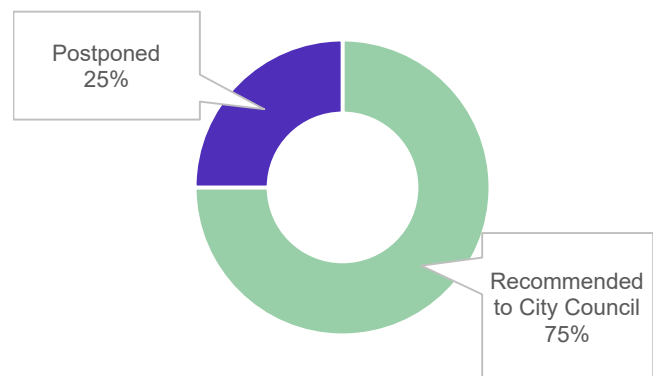
**Figure 6. Planned Unit Development Plans and Qualifications Presented to the Planning Commission, 2018 to 2023**



**Table 20. Planned Unit Development Plans, 2023**

Decision	Number
Recommended to City Council	3
Postponed	1
<b>Total</b>	<b>4</b>

**Figure 7. Planned Unit Development Plans, 2023**





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**REPORT FROM THE CITY MANAGER TO CITY COUNCIL  
March 4, 2024**

**SUBJECT: PURCHASE OF MOTOROLA MOBILE RADIOS AND ACCESSORIES**

**ADMINISTRATIVE SUMMARY**

- The Farmington Hills Fire Department obtained portable and mobile radios in October 2023 as part of the new Oakland County Simulcast radio system. Each Oakland County department was awarded a set number of radios. The Fire Department is currently in need of two (2) mobile radios for department vehicles. These radios are essential communication equipment in department vehicles.
- The cost for two Motorola APX6500-03 Mobile Radio Kits is \$16,988.17. This cost is reflective of the State of Michigan MiDeal contract (#35115) pricing and is 30% off manufacturer pricing.
- Funding for this emergency equipment is available and budgeted in the Fire Department's Operation Fund.

**RECOMMENDATION**

In view of the above, it is recommended that City Council authorize the City Manager to issue a purchase order to Motorola Solutions Inc. for two (2) Mobile Radio and accessories in the amount of \$16,988.17.

Prepared by: Jon Unruh, Fire Chief  
Reviewed by: Michelle Aranowski, Director of Central Services  
Approved by: Gary Mekjian, City Manager

**REPORT FROM THE CITY MANAGER TO CITY COUNCIL – March 4, 2024**

**SUBJECT:** Consideration of Award of Contract for the 2024 Local Roads Asphalt Rehabilitation Project – Ramble Hills and Windwood Pointe Subdivisions

**ADMINISTRATIVE SUMMARY:**

- This project includes the removal and replacement of approximately 5” of asphalt and base repair along Lyncroft Road, Harlan Drive, Ramble Hill Drive, Northpointe Drive, and Lyncroft Court.
- The project was publicly bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system and opened on February 23, 2024. Notification was sent to over six hundred (600) vendors including one hundred thirty-four (134) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- With the road millage approvals in the fall of 2014 and 2018, the City has developed a pavement asset management program for its local road network. The scope of this project is considered heavy maintenance for roads that have a current Pavement Surface Evaluation and Rating (PASER) in the range of 4.0 to 6.0 (fair) to extend their useful life.
- The lowest bid was submitted by Nagle Paving Company in the amount of \$1,493,399.43
- Construction is anticipated to begin in May 2024 with completion by October 2024.

**RECOMMENDATION:**

IT IS RESOLVED, the 2024 Local Roads Asphalt Rehabilitation Project – Ramble Hills and Windwood Pointe Subdivisions be awarded to the lowest competent bidder, Nagle Paving Company, in the amount of \$1,493,399.43, and

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

**SUPPORT DOCUMENTATION:**

With the approval of the road millages in the fall of 2014 and 2018, the City has been able to significantly increase the maintenance funding on its roadways for both the local and major road infrastructure. Each year the City completes asphalt replacement, joint sealing and over banding, which addresses minor patches and cracks. These programs are normally used in areas where the PASER rating is greater than 6.0 in order to extend their useful life.

Along with addressing paved roads in good condition, the City also needs to address roads in fair condition before they degrade to poor condition and then need to be considered for reconstruction. These are roads with a PASER rating between 4.0 and 6.0. On these roads, we typically provide heavy maintenance which includes asphalt overlay work, mill and fill work, and full pavement replacement while maintaining the existing base. For this project because the base aggregate is still stable, this full depth asphalt replacement was the chosen option. Please note that many candidate roads were reviewed and analyzed by the City and our consultants.

Nagle Paving Company has previously completed many projects for the City of Farmington Hills. In 2020, they completed the Stonewood Court Road Rehabilitation Project. In 2022 and 2023, Nagle Paving completed the local road rehabilitation projects around the City of Farmington Hills. Also, they have performed similar road rehabilitation and paving projects for other metro Detroit municipalities and have received favorable referrals. It is our opinion that Nagle Paving Company can adequately perform the work outlined in the contract.

**BID SUMMARY**

<b><u>CONTRACTOR</u></b>	<b><u>TOTAL</u></b>
Nagle Paving Company Novi, MI	\$1,493,399.43
F.Allied Construction Co. Inc Clarkston, MI	1,598,738.00
Springline Excavating, LLC Farmington Hills, MI	1,794,790.18
Asphalt Specialists LLC Pontiac, MI	1,799,944.50
Florence Cement Company Shelby Twp, MI	1,800,499.18
AJAX Paving Troy, MI	1,831,154.28
Cadillac Asphalt LLC Farmington Hills, MI	1,867,603.23

Table Description: Summary of bid results for the 2024 Local Roads Asphalt Rehabilitation Project – Ramble Hills and Windwood Pointe Subdivisions

Prepared by: Shon'Quase Dawkins, Civil Engineer I

Reviewed by: James Cubera, P.E., City Engineer

Nikki Lumpkin, Senior Buyer

Departmental Authorization by: Tammy Gushard, P.E., Interim Director of Public Services

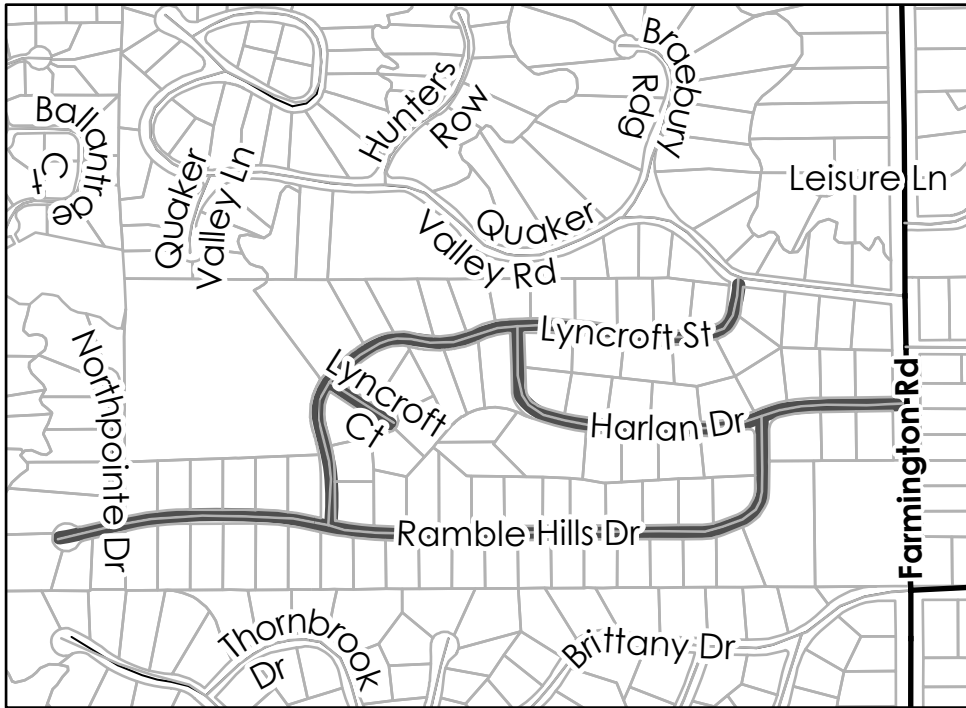
Michelle Aranowski, Director of Central Services

Approval by: Gary Mekjian, P.E., City Manager



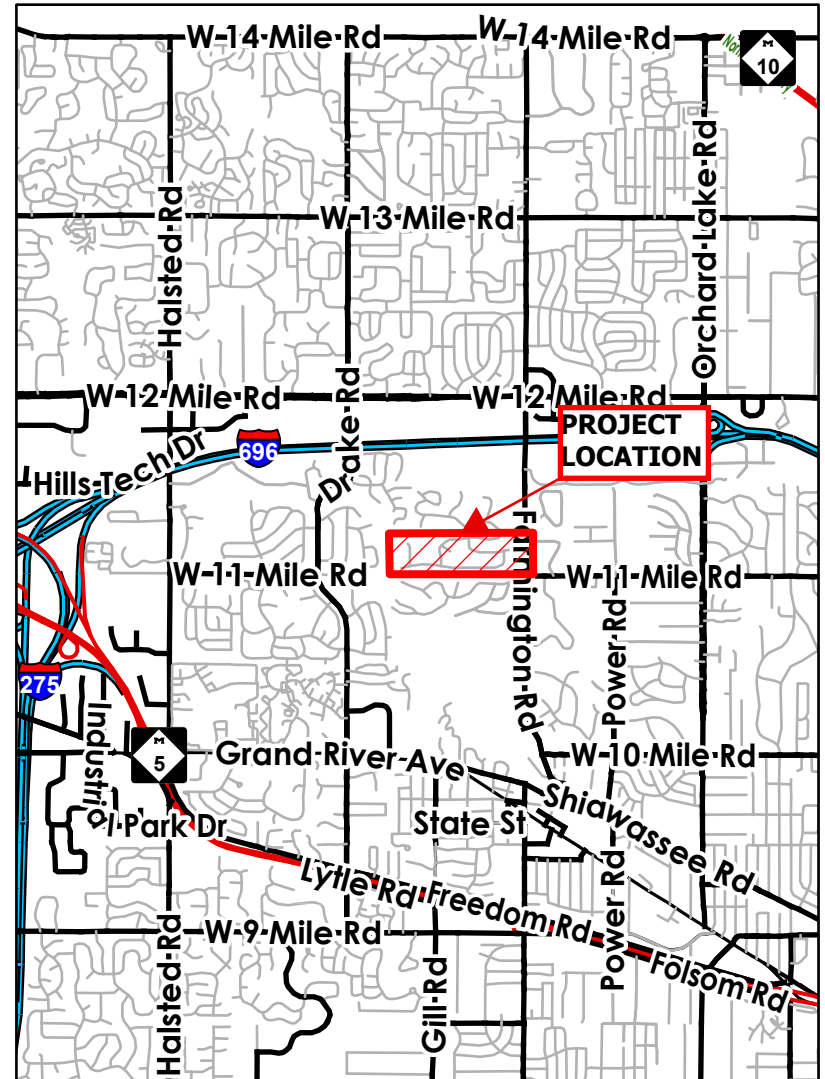
# City of Farmington Hills

## 2024 Local Roads Asphalt Replacement Rehabilitation Project Ramble Hills and Windwood Pointe Subdivision



Legend

 Proposed Road Rehabilitation



**REPORT FROM THE CITY MANAGER TO CITY COUNCIL – March 4, 2024**

**SUBJECT:** Consideration of Award of Contract for the 11 Mile Road Reconstruction Project from Farmington Road to Orchard Lake Road

**Administrative Summary**

- This project includes the reconstruction of 11 Mile Road from Farmington Road to Orchard Lake Road.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system, which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council (TAMC) has adopted the PASER system for measuring statewide pavement conditions in Michigan.
- 11 Mile Road in this area has a PASER rating of 2.5, making the project a high priority candidate. Different than residential streets, this project is funded by the City's major road account which typically comes from gas and weight taxes and the 2014 millage for public roads and streets.
- The project was publicly bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system and opened on February 13, 2024. Notification was sent to over six hundred (600) vendors including one hundred thirty-three (133) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- The lowest bidder who has demonstrated the ability to complete the work is Springline Excavating, LLC. Their bid was in the amount of \$4,444,990.96.
- Construction is anticipated to begin in March 2024, weather permitting, with completion by September.

**RECOMMENDATION**

IT IS RESOLVED, the 11 Mile Road Reconstruction Project from Farmington Road to Orchard Lake Road be awarded to the lowest competent bidder, Springline Excavating LLC, in the amount of \$4,444,990.96;

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

**Support Documentation**

The City of Farmington Hills has budgeted, and the funds are available for the reconstruction of 11 Mile Road from Farmington Road to Orchard Lake Road. This project will maintain the existing lane configurations and improve the geometrics along the City Hall frontage. It will also include improving the sight distance to the area east of Power Road by reducing the hill height. There will be some storm sewer improvements as well as two culvert replacements. Some retaining walls will need to be removed and replaced within the project limits.

The project will also include the installation of concrete for the western 1,000 feet of the project, along the City Hall campus frontage. It is our opinion and that of our engineering consultant Hubbell, Roth and Clark, that the installation of concrete is a viable option and has a life expectancy of 20 years or more. Geotechnical reports identified areas of poor soil conditions within the roadway along the City Hall frontage. A concrete

pavement section will typically bridge areas of poor subgrade more effectively than asphalt. In addition, it is anticipated that the City Hall frontage will have heavier traffic loads from Fire trucks and other DPW vehicles in day-to-day operations along with has increased traffic volumes due to the community events at City Hall.

On February 13, 2024 – four (4) bids were received for the asphalt alternates for the above-referenced project and three (3) for the concrete alternates. (See Bid Summary). Both low bids were provided by Springline Excavating LLC and are competitive with current prices in today’s market.

Springline Excavating LLC has successfully completed similar projects for the Road Commission for Oakland County, MDOT, and other local governments. They have also performed work for the City of Farmington Hills including the Shiawassee Road reconstruction project in 2022 and the Pasadena Park hydrant extension project in 2023. Their work has been satisfactory. It is our opinion that they can adequately perform the work as outlined in the contract.

A mailing notice will be sent to all residents and property owners within the project area that will include staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting an over the phone consultation to address any further questions they may have.

In an effort to assure that residents are as informed as possible, an Open House meeting will be held prior to the start of construction. Residents and property owners will be invited to view the final construction plans and have their questions addressed by staff.

To provide further outreach, a second mailing will be provided to all residents and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information and to identify the prime contractor that was awarded the contract.

**BID SUMMARY**

<b><u>CONTRACTOR</u></b>	<b><u>TOTAL</u></b>
Springline Excavating, LLC Farmington Hills, MI	\$4,444,990.96
Fonson Company, Inc. Brighton, MI	\$4,777,643.34
Major Contracting Group Detroit, MI	\$5,208,027.09

Table Description: Summary of bid results for the 11 Mile Road Reconstruction – Farmington Road to Orchard Lake Road – Concrete Alternate

Prepared by: Natasha Sonck, Civil Engineer I

Reviewed by: James Cubera, P.E., City Engineer

Nikki Lumpkin, Senior Buyer

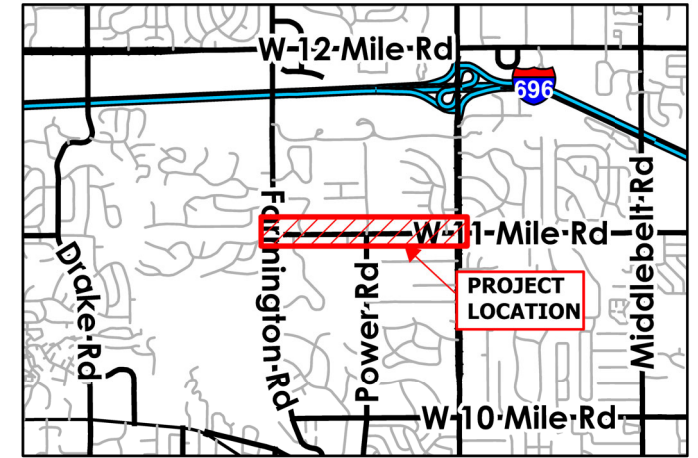
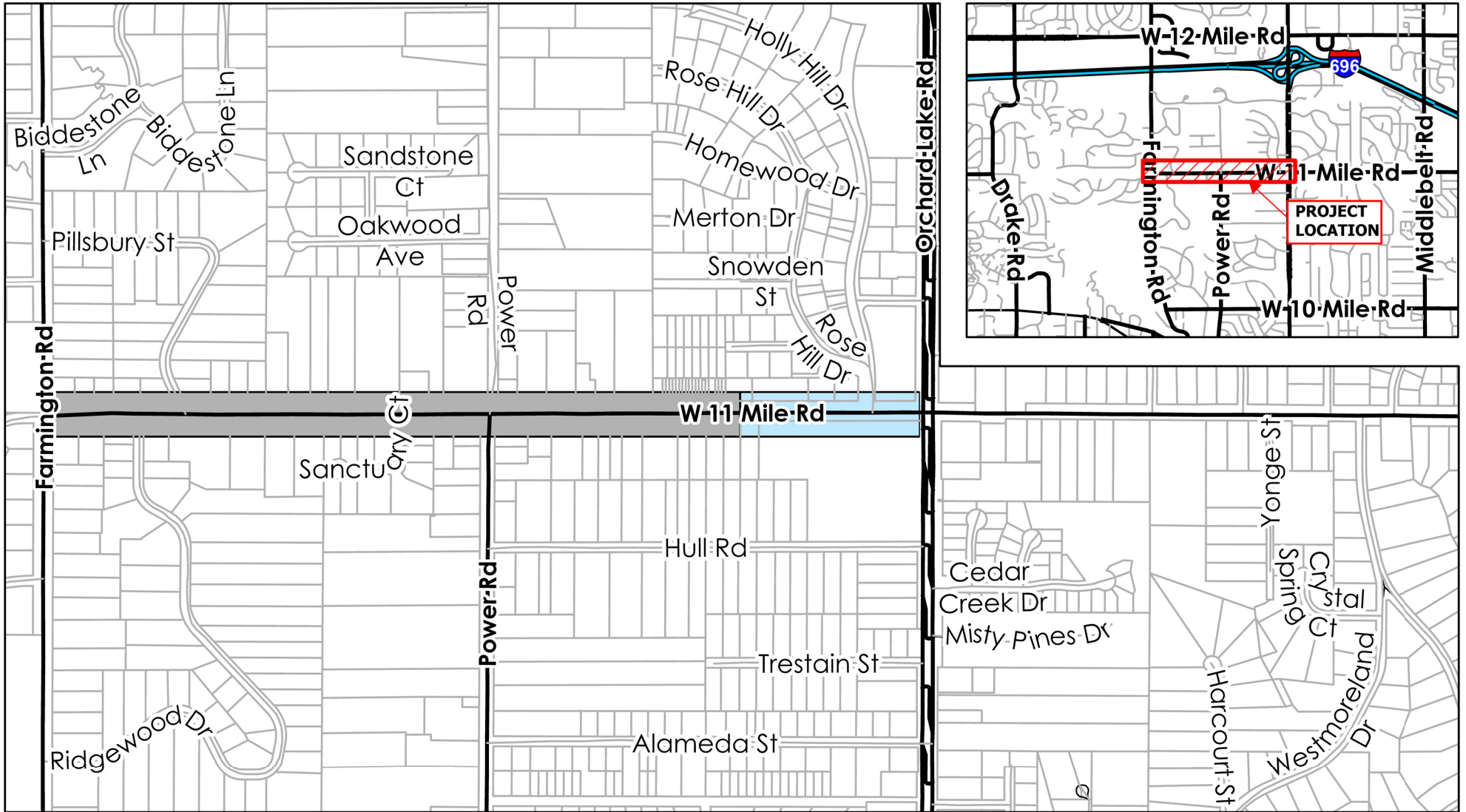
Departmental Authorization by: Tammy Gushard, P.E., Interim Director of Public Services

Michelle Aranowski, Director of Central Services



Approval by: Gary Mekjian, P.E., City Manager

# City of Farmington Hills

## 11 Mile Road - Farmington Road to Orchard Lake Road



Legend

-  Road Reconstruction Limits - Asphalt
-  Road Reconstruction Limits - Concrete



**REPORT FROM THE CITY MANAGER TO CITY COUNCIL – March 4, 2024**

**SUBJECT:** Consideration of Award of Contract for the Heritage Hills and Wedgwood Commons Subdivision Road Reconstruction Project, Phase IV in Section 4

**Administrative Summary**

- In November 2018, voters approved the City Charter Amendment to Transition to a Local Road Millage. This millage replaced the City's local road special assessment process for funding local road reconstruction.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan.
- The City utilizes a PASER rating of 2.75 or less to qualify local roads and subdivisions for consideration of reconstruction. The paved roads within the project area have an average PASER rating of 2.57, making the project a high priority candidate. Its consideration was discussed with City Council in the fall of 2022 and has moved forward.
- All the roads in the project area consist of concrete pavement. This proposal is for the final phase of a multi-phase, multi-year project. Phase I was completed in 2021, Phase II was completed in 2022 and Phase III was completed in 2023. The roads will be reconstructed to local road standards with removal and replacement of the existing concrete pavement surface, underlying base, and curb and gutter.
- The project was publicly bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system and opened on February 20, 2024. Notification was sent to over six hundred (600) vendors including one hundred thirty-two (132) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- The lowest bidder is Florence Cement Company, Shelby Twp, MI in the amount of \$6,072,964.30.
- Heritage Hills and Wedgwood Commons Subdivision is a large project area and includes 6.4 miles of local roads. The project was planned to be constructed in four (4) phases over a multi-year period. Constructing the overall project in phases should maximize the number of prospective bidders and also ensures that each phase can be completed in a one-year construction season. Construction of Phase IV is anticipated to begin in April 2024 with completion in October 2024.

**RECOMMENDATION**

IT IS RESOLVED, the Heritage Hills and Wedgwood Common Subdivision Road Reconstruction Project, Phase IV be awarded to Florence Cement Company in the amount of \$6,072,964.30.

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

**Support Documentation**

On February 20, 2024, four (4) bids were received for the above-referenced project.

Florence Cement Company has successfully completed similar projects for the City of Farmington Hills and their work has been satisfactory. Florence was the subcontractor for the Heritage Hills and Wedgwood Commons Phase I Road Rehabilitation project, as well as the Stone Creek and Westlake Estates Phase I and Phase II Road Rehabilitation project completed in 2021. They were also the prime contractor for the Heritage Hills and Wedgwood Commons Phase 2 project in 2022.

Our consultant, Hubbell Roth & Clark has verified their references with other communities and found them to be positive and supportive of awarding this project. It is our opinion they can adequately perform the work as outlined in the contract.

A mailing notice will be sent to all residents and property owners within the project area that will include the Open House meeting date and time, staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting a one-on-one consultation to address any further questions they may have. This information will also be posted to the City’s website.

To provide further outreach, a second mailing will be provided to all residents and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information and to identify the prime contractor that was awarded the contract. Additional periodic mailings will occur for the duration of the construction.

**BID SUMMARY**

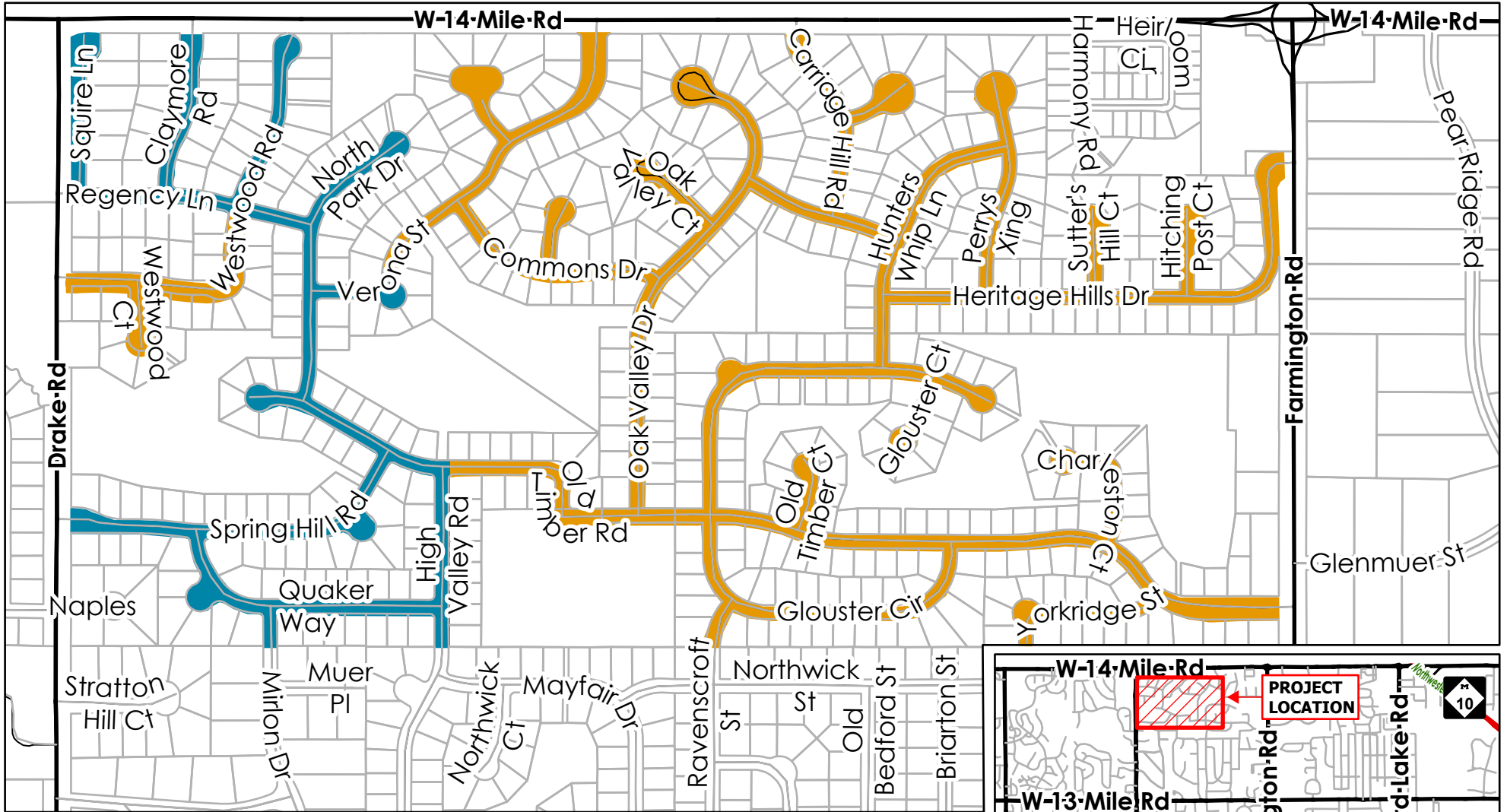
<b><u>CONTRACTOR</u></b>	<b><u>PHASE IV</u></b>
<b>Florence Cement Company Shelby Twp, MI</b>	<b>\$6,072,964.30</b>
Mark Anthony Contracting, Inc. Milford, MI	\$6,709,769.63
Fonson Company, Inc. Brighton, MI	\$6,761,501.95*
JB Contractor Inc. Detroit, MI	\$7,445,279.70

Table Description: Summary of bid results for the Heritage Hills and Wedgwood Commons – Phase IV Reconstruction Project, \* Indicates corrected total

Prepared by: Mirandi Alexander, Civil Engineer  
 Reviewed by: James Cubera, P.E., City Engineer  
 Tammy Gushard, P.E., Interim Director of Public Services  
 Michelle Aranowski, Director of Central Services  
 Approved by: Gary Mekjian, P.E., City Manager

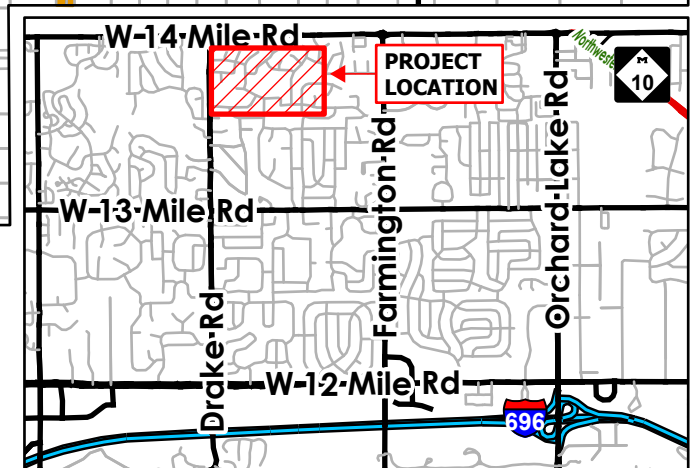
# City of Farmington Hills

## Heritage Hills & Wedgwood Commons - Phase IV



**Legend**

- Proposed Road Rehabilitation - Phase IV
- Completed Road Rehabilitation - Phase I, II & III



**REPORT FROM THE CITY MANAGER TO CITY COUNCIL – March 4, 2024**

**SUBJECT:** Consideration of Award of Contract for the Farmington Freeway Industrial Park Reconstruction Project - Phase 3, Section 30

**Administrative Summary**

- This is a multi-year phased project and includes the reconstruction of roads in the Farmington Freeway Industrial Park Subdivision, located south of 10 Mile Road and west of Halsted Road. The first phase, Commerce Drive, was completed in the summer of 2021 and the second phase, Research Drive and Freeway Park Drive, was completed last year.
- This final phase includes the remaining streets of Industrial Park Drive and Industrial Park Court.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan. This not only includes the residential streets in the City but also major roads and industrial roads.
- The paved roads within the project area have PASER ratings ranging from 2.0 to 4.0, making the project a strong candidate for reconstruction. It should be noted that there are some localized areas with higher PASER ratings due to previously completed temporary pavement repairs.
- The roads will be reconstructed to industrial road standards with removal of the existing concrete surface and underlying base. Replacement will consist of a new thicker concrete surface on an improved aggregate stone base. New curb and gutter and underdrain will also be installed with this project, as well as some storm sewer improvements.
- The project was publicly bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system and opened on February 16, 2024. Notification was sent to over six hundred (600) vendors including one hundred thirty-two (132) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- The lowest bidder who has demonstrated the ability to complete the work is Hard Rock Concrete, Inc. Their bid was in the amount of **\$3,464,121.46**.
- Construction is anticipated to begin in April 2024, weather permitting, with completion by October 2024.

**RECOMMENDATION**

IT IS RESOLVED, the Farmington Freeway Industrial Park Phase 3 – Industrial Park Drive and Industrial Park Court Reconstruction Project be awarded to the lowest competent bidder, Hard Rock Concrete, Inc. in the amount of \$3,464,121.46, and

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

**Support Documentation**

The City of Farmington Hills has budgeted for the reconstruction of Industrial Park Drive and Industrial Park Court. The bid is funded out of the Major Road Account and is within the budgeted amount.

This project will maintain the existing lane configurations. As stated above, an industrial strength pavement on a thick aggregate base will replace the existing roadway with all new curb and gutter and underdrain. Storm sewer improvements will also be installed.

On February 16, 2024, four (4) bids were received for the above-referenced project (see Bid Summary). The low bid, provided by Hard Rock Concrete, Inc., is competitive with current prices in today’s market.

Hard Rock Concrete, Inc. has successfully completed similar projects for the City of Livonia, City of Woodhaven, and the City of Garden City. They also successfully completed Phase 2 of the Farmington Freeway Industrial Park Subdivision for the City of Farmington Hills. Our consultant, Hubbell Roth & Clark has verified their references with other communities and found them to be positive and supportive of awarding this project. It is our opinion they can adequately perform the work as outlined in the contract.

A mailing notice will be sent to all businesses and property owners within the project area that will include the Open House meeting date and time, staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting a one-on-one consultation to address any further questions they may have. This information will also be posted to the City’s website.

To provide further outreach, a second mailing will be provided to all businesses and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information, and to identify the prime contractor that was awarded the contract. Additional periodic mailings and/or hand delivered notices will be provided to businesses for the duration of the project.

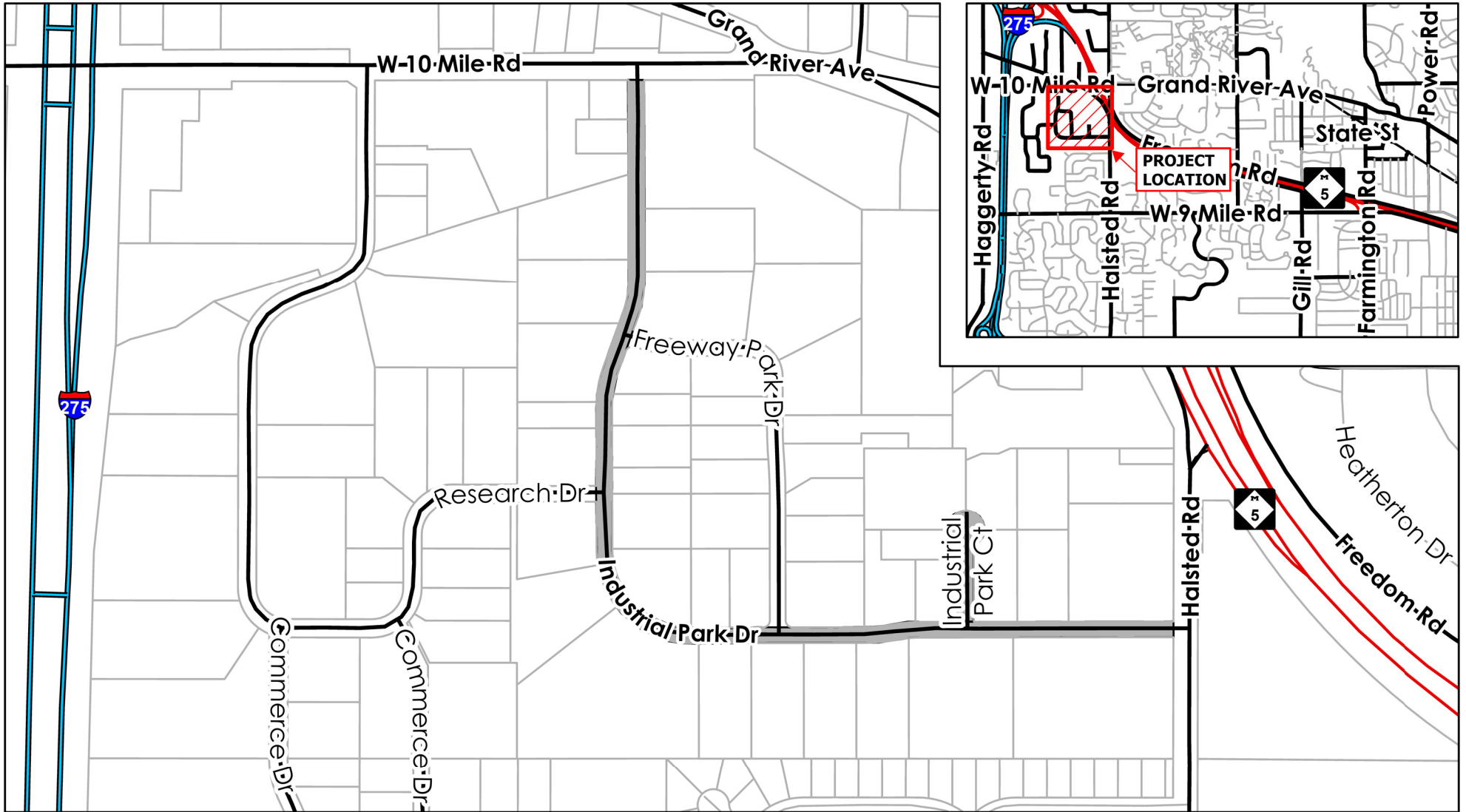
**BID SUMMARY**

<b><u>CONTRACTOR</u></b>	<b><u>TOTAL</u></b>
<b>Hard Rock Concrete, Inc. Westland, MI</b>	<b>\$3,464,121.46</b>
Mark Anthony Contracting, Inc. Milford, MI	\$3,680,029.90*
Florence Cement Company Shelby Twp., MI	\$3,689,369.06
Fonson Company, Inc. Brighton, MI	\$3,995,058.33

Table Description: Summary of bid results for the Farmington Freeway Industrial Park Phase 3 – Industrial Park Drive & Industrial Park Court Reconstruction Project, \* Indicates corrected total

Prepared by: Natasha Sonck, Civil Engineer I  
 Reviewed by: James Cubera, P.E., City Engineer  
 Nikki Lumpkin, Senior Buyer  
 Departmental Authorization by: Tammy Gushard, P.E., Interim Director of Public Services  
 Michelle Aranowski, Director of Central Services  
 Approval by: Gary Mekjian, P.E., City Manager

# City of Farmington Hills Farmington Freeway Industrial Park - Phase III



Legend

-  Road Reconstruction

**REPORT FROM THE CITY MANAGER TO CITY COUNCIL – March 4, 2024**

**SUBJECT:** Consideration of Award of Contract for the Muer Cove and Mirlon, South of the Minnow Pond Drain, Gravel Road Conversion Project in Section 4

**ADMINISTRATIVE SUMMARY**

- In November 2018, voters approved the City Charter Amendment to Transition to a Local Road Millage. This millage replaced the City's local road special assessment process for funding local road reconstruction. A portion of the funding generated from this millage is designated for the conversion of gravel roads to hard surface pavement where it is requested by a majority of the property owners.
- In March 2019, City Council adopted the Policy for Converting Gravel Public Roads to Paved Roads.
- Since that time, several gravel roads have gone through the procedure to convert a gravel road to pavement. Muer Cove and Mirlon Drive south of Muer Cove, received its authorization by City Council on January 27, 2020, after an informational meeting, submittal of a majority petition, and a public hearing. On April 11, 2022, City Council authorized the inclusion of Mirlon Drive the area south of the Minnow Pond Drain to the intersection of Muer Cove and Mirlon Drive to be included in the scope of this project.
- City Engineering Division hired an engineering consultant to prepare construction documents, including plans and specifications for bidding.
- The existing gravel roadway will be removed, and the road will be paved to public local road standards with a new asphalt surface on a new aggregate stone base. Drainage improvements will also be completed, which include ditching within the public right of way.
- The project was publicly bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system and opened on February 21, 2024. Notification was sent to over six hundred (600) vendors including one hundred thirty-three (133) that hold the classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- The lowest bidder who has demonstrated the ability to complete the work is Springline Excavating LLC. Their bid was in the amount of \$858,635.15
- Construction is anticipated to begin in May 2024 with completion by October 2024.

**RECOMMENDATION**

IT IS RESOLVED, the Muer Cove and Mirlon, South of the Minnow Pond Drain, Gravel Road Conversion Project be awarded to the lowest competent bidder, Springline Excavating LLC, in the amount of \$858,635.15 and

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

**SUPPORT DOCUMENTATION**

On February 21, 2024, seven (7) bids were received for the above-referenced project (see Bid Summary). The low bid, provided by Springline Excavating LLC, is competitive with current prices in today's market. Springline Excavating LLC has successfully completed similar projects for the Road Commission for Oakland County, MDOT, and other local governments. They have also performed work for the City of

Farmington Hills including the Shiawassee Road reconstruction project in 2022 and the Pasadena Park hydrant extension project in 2023. Their work has been satisfactory. It is our opinion that they can adequately perform the work as outlined in the contract.

A mailing notice will be sent to all residents and property owners within the project area that will include the Open House meeting date and time, staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting a one-on-one consultation to address any further questions they may have. This information will also be posted to the City’s website.

To provide further outreach, a second mailing will be provided to all residents and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information and to identify the prime contractor that was awarded the contract.

**BID SUMMARY**

<b><u>CONTRACTOR</u></b>	<b><u>TOTAL</u></b>
<b>Springline Excavating LLC Farmington Hill, MI</b>	<b>\$858,635.15</b>
Fonson Company, Inc Brighton, MI	\$919,052.28
F. Allied Construction Co. Inc Clarkston, MI	\$924,608.65
Anglin Civil, LLC Livonia, MI	\$981,883.00
Nagle Paving Company Novi, MI	\$998,564.70
Best Asphalt Inc. Romulus, MI	\$1,061,387.18
All Star Power Excavation LLC Grosse Pointe Woods, MI	\$1,063,438.40

Table Description: Summary of bid results for the Muer Cove and Mirlon Gravel Road Project

Prepared by: Shon’Quase Dawkins, Civil Engineer I

Reviewed by: James Cubera, P.E., City Engineer

Nikki Lumpkin, Senior Buyer

Departmental Authorization by: Tammy Gushard, P.E., Interim Director of Public Services

Michelle Aranowski, Director of Central Services

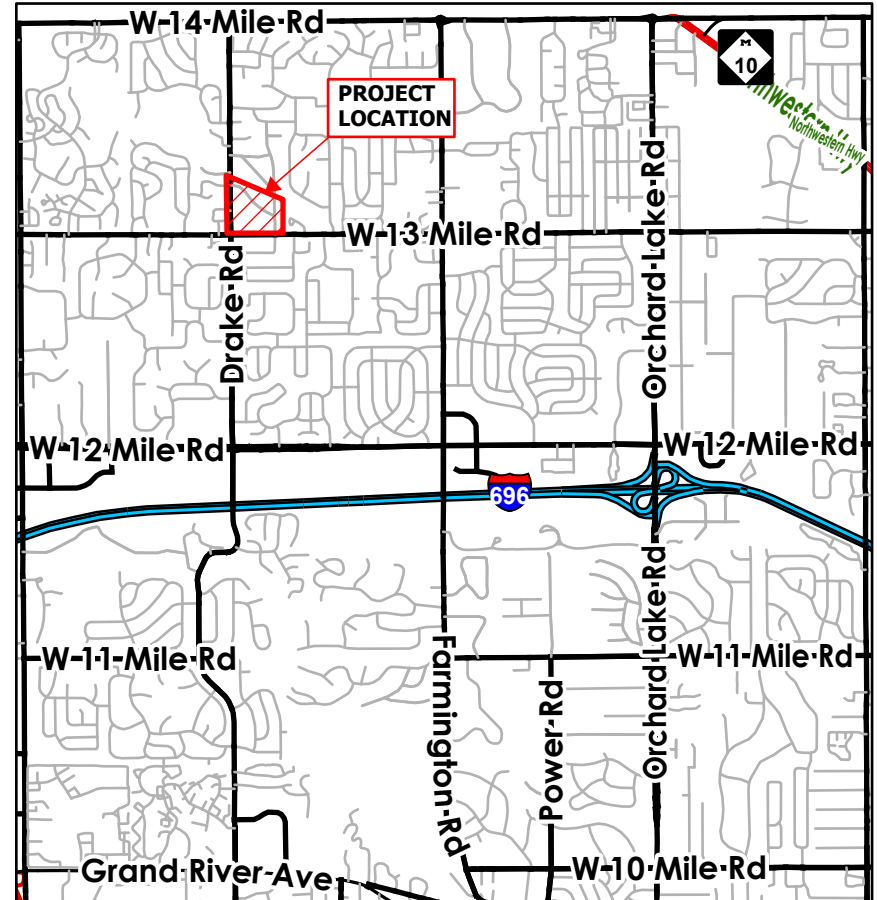
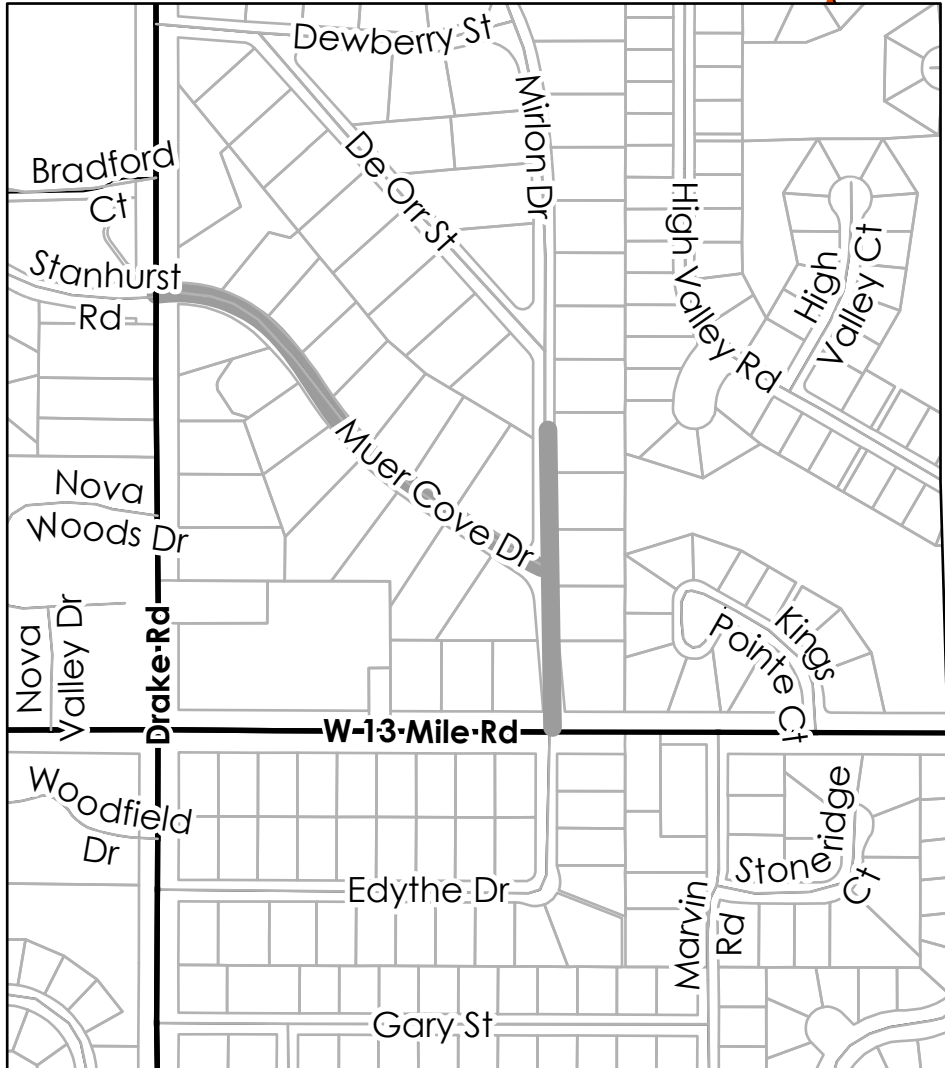
Approval by: Gary Mekjian, P.E., City Manager



# City of Farmington Hills

## Muer Cove & Mirlon Dr, South of Minnow Pond Drain

### Gravel to Asphalt Conversion



Legend

 Road Conversion Area

**MINUTES  
CITY COUNCIL STUDY SESSION  
FEBRUARY 5, 2024 – 6:00PM  
CITY OF FARMINGTON HILLS  
CITY HALL – COMMUNITY ROOM**

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 6:00pm.

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

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Lindahl, Assistant City Manager Mondora, and City Attorney Joppich

**DISCUSSION ON SUBCOMMITTEES**

Mayor Rich read the February 5, 2024 memorandum from City Clerk Lindahl regarding the purpose of tonight’s study session:

*Following discussion at the goals study session, it was the consensus of council to move forward with the following:*

- *Strategic Plan – updated city’s mission and vision statement and logo*
- *Discuss management of the Innovation Center*
- *Discuss the need to reinstate/reconfigure the IEES [Innovation, Energy and Sustainability Task Force] and MCMR [Multicultural/Multiracial Community Council of Farmington/Farmington Hills] commissions*
- *Potential collaboration with Farmington Public Schools - mental health symposium and economic development/job training*

*After follow-up conversations with the mayor and city administration, the idea of forming subcommittees to assist with achieving the above goals was discussed. With that, we are looking to council for their thoughts on developing such subcommittees.*

Mayor Rich reported that she has been in conversation with School Board Leadership, including Superintendent Delgado and School Board President Blau and Vice President Heinrich, as well as with Farmington Mayor LaRussa, regarding areas where there might be an opportunity to collaborate in order to reach certain common goals.

Mayor Rich asked for council input regarding forming subcommittees as described. Council questions and discussion included:

- How would the subcommittees work? Would staff attend meetings? For instance, conversation regarding the Innovation Center would benefit by including Special Services and possibly Economic Development Corporation representatives.

City Manager Mekjian said staff would be “subject matter experts” who could provide background and counsel regarding the topics listed.

- Had subcommittees and collaborations been done before? If so, what was that experience like?

Councilmember Bruce said he had served on an intergovernmental committee that worked with the City of Farmington and the FPS. That work had resulted in significant cost savings as services were combined with the City of Farmington for things such as dispatch and health care. He noted that smaller groups that don't have to have the formal structure of operating under the Open Meetings Act can be very effective, with ideas then brought back to Council for further discussion.

Councilmember Bridges said he had been part of a task force regarding the schools and cities working together. That task force had met for 3-4 years, but at the end of the day the effort did not lead to any substantive recommendations or implementation efforts. All parties needed to be willing participants for such collaborations to work. He mentioned his support of a subcommittee to review the Winbourne study.

Councilmember Boleware was concerned about the time commitment subcommittee work demanded. In her professional experience, subcommittee members gave a lot of time – often over months/years – but there was no guarantee of successful outcomes. Also, in the interest of transparency, she thought that the public should be welcomed at any subcommittee meetings. Much work could be done regarding the items listed above during regular study session meetings.

Councilmember Knol noted that a subcommittee of 2 or 3 members by its very nature did not represent all viewpoints and could potentially prove to be a waste of time in the long run.

Councilmember Dwyer said that he had been involved on a lot of committees, and sometimes they went nowhere.

Councilmember Alred thought that effective subcommittees could speed up decision making processes.

Councilmembers mentioned the importance of the having discussion on the management of the innovation center as this is a very important topic and needs to be acted on in a timely way, but perhaps the best way to approach this issue was for the entire Council to discuss and give input. It was consensus of council that all members need to be represented in this particular discussion.

City Manager Mekjian said he was recommending bringing SFC (Sports Facilities Companies) back for Phase II work, to help prioritize needed changes at The Hawk and Costick Center; he would be bringing a request regarding SFC to City Council soon.

Discussion was held on the benefit of subcommittees and the following was noted:

- Subcommittees can take a deeper dive into the issues and bring options to the greater body.
- A subcommittee might be able to make a recommendation on what to do with the Innovation, Energy and Sustainability Task Force, or provide guidance relative to the MCMR. On the other hand, everyone might have their own opinion about these committees, and it might be better to discuss them as a complete body. The City of Farmington should be asked to weigh in on the future of MCMR.
- A subcommittee could work on updating the city's mission, vision statement, and logo and whatever they brought back to Council could work as a springboard for further focused thought.

City Manager Mekjian suggested having 2 or 3 council members work with him, Assistant City Manager Mondora, and perhaps one other staff person, in order to draft a revised mission and vision statement to bring to the full Council.

Mayor Rich stated that her biggest takeaway from her recent attendance at the U.S. Conference of Mayors was that the number one conversation at the conference appeared to be the issue of mental wellness in communities. She suggested convening a mental health symposium in fall 2024, in collaboration with the City of Farmington and Farmington Public Schools, Oakland Community College, the Michigan School of Psychology, and Farmington SAFE (Suicide Awareness for Everyone). The Arts Commission could also be asked to assist.

Councilmember Bridges suggested that the City do a better job of highlighting and celebrating Juneteenth.

City Manager Mekjian pointed out that the City was hosting the March SEMCOG (Southeast Michigan Council of Governments) meeting, where a discussion would be held regarding management of the urban deer herd. The DNR is also creating a deer management initiative, and Special Services Deputy Director Farmer has been invited to represent Oakland County municipal governments on that initiative.

City Attorney Joppich suggested that any subcommittees formed should be created by resolution that defined its charge. City Attorney Joppich summarized that there appeared to be consensus surrounding 3 of the 4 ideas listed, relative to subcommittees potentially helping move discussion and action forward:

1. Mission and vision statement: writing committee for planning and visioning.
2. Innovation, energy and sustainability commission being reinstated; this would need to be done by ordinance. Scope and purpose would need to be defined. A subcommittee could work on drafting an ordinance to reinstate this commission.
3. Mental health symposium in the fall, in collaboration with other organizations.

City Attorney Joppich stated he would draft a resolution on each of these 3 subcommittees and noted that the subcommittees could be identified as non-voting work groups.

City Manager Mekjian and Assistant City Manager Mondora updated Council regarding plans around the NFL draft to be held in Detroit in April, including the “On the Clock Tour” event March 19 at The Hawk, 1pm – 5pm.

#### **ADJOURNMENT**

The study session meeting adjourned at 7:01pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL MEETING  
CITY HALL – COUNCIL CHAMBER  
FEBRUARY 5, 2024 – 7:30 PM**

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

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

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Lindahl, Assistant City Manager Mondora, Director Brown, Fire Chief Unruh, Police Chief King and City Attorney Joppich

**PLEDGE OF ALLEGIANCE**

Alvin Lynn, Optimist Club President, led the pledge of allegiance.

**APPROVAL OF REGULAR SESSION MEETING AGENDA**

MOTION by Bridges, support by Boleware, to approve the agenda as amended, to move item #4, Consideration of approval of appointment of Mark Berke as magistrate to the 47<sup>th</sup> District Court. CMR 1-24-10, before Correspondence.

MOTION CARRIED 7-0.

**PROCLAMATION RECOGNIZING OPTIMIST DAY 2024**

The following Proclamation was read by Mayor Pro Tem Bridges and accepted by Alvin Lynn, Optimist Club President:

**PROCLAMATION  
In Recognition of Optimist Day  
February 2024**

**WHEREAS,** Optimist International is a worldwide organization of people committed to optimism and self-development for the improvement of youth and community; and

**WHEREAS,** Optimist Day is recognized and celebrated annually on the first Thursday of February to recognize local Optimist organizations, celebrate their contributions to the community and encourage citizens to do something that brings out optimism in themselves or others; and

**WHEREAS,** the Optimist Club of Farmington & Farmington Hills has been a vital part of the community for more than 40 years; and

**WHEREAS,** this voluntary organization of civic-minded men and women is dedicated to community service, making a difference in the lives of others, and working with young people to help them reach their potential to make their dreams come true; and

**WHEREAS,** the membership of the Optimist Club of Farmington & Farmington Hills is composed of citizens drawn from business, industry, government, and other professions who use their talent and skills to contribute to the community in which they and their families draw daily benefits; and

**WHEREAS,** there are 2,500 Optimist Clubs in Optimist International, with more than 70,000 members worldwide who are contributing to their respective communities and encouraging a greater exchange of ideas between young people and adults.

**NOW, THEREFORE,** I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize the **Optimist Club of Farmington & Farmington Hills** and call upon our citizens, public and private institutions, businesses and schools to thank our local Optimist Club and honor this vital organization committed to the improvement of youth and community.

**PROCLAMATION RECOGNIZING THAT HATE HAS NO HOME IN FARMINGTON HILLS**

Mayor Rich expressed the following to the community members of Farmington Hills:

Unfortunately, we find ourselves in an era where instability, conflict, and war dominate the headlines. As the most diverse community in Oakland County, these issues are understandably very personal to many of our Farmington Hills neighbors, including some present in this room (and this includes members of council and myself). Some of our neighbor's loved ones live in countries where the very essence of hate and suffering is allowed to thrive, leaving women and children with no shelter from harm.

While we may not be experts in foreign policy, we possess a deep understanding of our community and its dynamics. We recognize that our community is characterized by compassion for one another.

In recent weeks, certain communities have symbolically called for a ceasefire through proclamations. However, it's worth noting that in 2005, members of the City Council adopted a policy discontinuing resolutions and proclamations related to foreign policy or diplomacy in other countries.

Despite this, we appreciate community members feeling empowered to use this public space to express their sentiments. This space will continue to serve as a safe and open forum for anyone in our community to have their voices heard, and equally important, to explore diversity in thought.

Irrespective of conflicts unfolding globally, it is imperative to emphasize that hate has no place in our community. Therefore, I issue the following proclamation:

**PROCLAMATION  
Hate Has No Home  
Feb. 5, 2024**

**WHEREAS,** the City of Farmington Hills is one of the most diverse communities in Oakland County with more than 83,000 residents who speak more than 60 languages; and

**WHEREAS,** the City's diversity allows its residents to listen to and learn from one another to become more understanding of each other's struggles and ideals; and

- WHEREAS,** City leaders have taken strategic and specific actions to promote a sense of belonging and inclusion among our community members, businesses, visitors, and employees; and
- WHEREAS,** Farmington Hills stands by its promise to keep its community vibrant, safe and diverse by condemning violence; and
- WHEREAS,** conflicts across the globe have led to significant loss of life and suffering, affecting the global community, including members of this community; and
- WHEREAS,** conflicts and acts of hate affect the mental and physical wellness and sense of security among many members of our citizenry, and employees; and
- WHEREAS,** the City reaffirms its commitment to enforce a zero-tolerance policy for hate crimes and to stand up against all forms of racism, prejudice, homophobia, and intolerance.

**NOW, THEREFORE,** I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim that **hate has no home** in this community and call upon all within Farmington Hills to recognize that we are stronger when we encourage civility, understanding, empathy and peace. I encourage all to express unwavering support for all members of our community, including those impacted by global factors. I declare that hate and violence have no home in our City, and I encourage all in our community to learn from those who have different experiences or come from different backgrounds to ensure the City of Farmington Hills is a place that practices compassion, and where everyone is welcome. Together, we are one Farmington Hills.

**CONSIDERATION OF APPROVAL OF APPOINTMENT OF MARK BERKE AS MAGISTRATE TO THE 47<sup>TH</sup> DISTRICT COURT. CMR 1-24-10**

47<sup>th</sup> District Court Administrator Matthew Friedrich introduced Mark Berke, reviewed Mr. Berke's diverse judicial experience, and recommended his appointment as Magistrate to the 47<sup>th</sup> District Court.

Mr. Berke thanked Council for their consideration.

MOTION by Boleware, support by Knol, that the City Council of Farmington Hills hereby approves the appointment of Mark Berke as attorney magistrate for the 47<sup>th</sup> District Court.

MOTION CARRIED 7-0.

**CORRESPONDENCE**

Council Member Aldred said he had received an email from Mr. Serpento on Grand Duke regarding a lengthy (10 day) AT&T outage of his landline phone. Council Member Aldred had passed this on to the City Manager, and Mr. Serpento later thanked the City Manager for following up. However, Mr. Serpento is still experiencing poor quality on the phone line; this is something that is affecting an entire area of Farmington and Farmington Hills and is not yet resolved.

City Manager Mekjian said he would be addressing this situation during his report.

Mayor Rich received an email from a resident who had been well-served during a traffic mishap by a Farmington Hills Police Officer.

Mayor Rich acknowledged approximately 200 emails received regarding a request for a proclamation.

**CONSENT AGENDA**

MOTION by Bruce, support by Knol, to approve the consent agenda as read.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**PUBLIC QUESTIONS AND COMMENTS**

22 members of the public addressed City Council, requesting that Council issue a proclamation calling for a ceasefire in Gaza. Speakers who signed up in advance included:

Rania Masri  
Rahaf Khatib  
Asim Khan  
Irfan Shuttari  
Iman Abdalla  
Muhammad Abdallah  
Miriam Dukhan  
Hussnia Peratsakis  
Jennah Peratsakis  
Peter Paratsakis  
Alexandria Peratsakis  
Melina Peratsakis  
Muhamed Halilovic  
Halima Halilovic  
Farah Khan  
Jenna Elewa  
Fareah Fysudeen  
Imam Muhammad Wahaajuddin  
Zainab Ahmed

Those who spoke on other topics included:

George Pager, a paid on-call firefighter for the City, made comments regarding the responsibilities of paid on-call firefighters, 30 of whom lived in the City. Paid on-call firefighters felt their role has been diminishing, to the point that they no longer exist. Consequently, they were in process of joining the same union as the Farmington Hills Police Department, in order to ensure their continued presence and contributions to the City.

Pamela Gerald spoke positively about her experience at the recent Firefighters Ball, and hoped the community will support this event next year and the causes it helps.

As no other members of the public indicated they wished to speak, Mayor Rich closed public comment.



**COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS**

The following comments and announcements were made:

- February 1<sup>st</sup> is the beginning of African American History Month
- Amen-Ra Drummers and Dancers will be performing at The Hawk Black Box on February 25 at 7:00pm.
- Lunar New Year Celebration will be held on February 10 at 6:00pm at The Hawk Black Box
- Indian League of America – Michigan program was held on January 27
- The Do I Still vow renewal will take place on Valentine’s Day, February 14, at 2:00pm at the Longacre House

Mayor Rich will be offering the following opportunities for conversation:

- Feb. 13, noon, Lunch with Seniors at the Costick Center, followed by bingo.
- Feb. 17, 11:00am, coffee hour at The Hawk
- Feb. 20, noon, Walk with the Mayor at The Hawk.

**CITY MANAGER UPDATE**

City Manager Mekjian provided an update on the following:

- Many homes in Farmington Hills have had their home phone service with AT&T impacted by a system outage. Per AT&T, the outage is large and will be protracted, and customers that have been impacted will receive credits to their accounts. For assistance, people can call AT&T at 800-587-2684, which is a dedicated support line.
- February 7, 5:00pm – 7:00pm, SiFi network representatives will be at the Farmington Community Library to share information about the high-speed fiber network being constructed citywide.
- The City will be filling more than 100 seasonal positions with the Public Services and Special Services departments.
- New electronic smart signs have been installed and will be turned on soon.

**NEW BUSINESS**

**CONSIDERATION OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.**

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

**Commission on Children, Youth & Families**

	<b>Length of Term:</b>	<b>Term ending:</b>
Bria Lewis	Unexpired Term	February 1, 2025

Bria will fill the vacancy left by Jeff Boyle who resigned September 2023.

**Commission on Children, Youth & Families**

	<b>Length of Term:</b>	<b>Term ending:</b>
Bhumika Mistry	3 years	February 1, 2027

Bhumika will fill the Alternate vacancy.

**Historic District Commission**

	<b>Length of Term:</b>	<b>Term ending:</b>
Emily Howard	3 years	February 1, 2027

Emily will fill the vacancy left by Lisa Martin.

MOTION CARRIED 7-0.

**CONSENT AGENDA**

**RECOMMENDED APPROVAL OF PURCHASE OF A 2023 FORD POLICE INTERCEPTOR TO REPLACE TOTALED POLICE FLEET VEHICLE TO LUNGHAMMER FORD IN THE AMOUNT OF \$44,195. CMR 1-24-11**

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby authorizes the City Manager to issue an amended purchase order to Lunghammer Ford for a 2023 Ford Police Interceptor in the amount of \$44,195.00.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF AN AGREEMENT WITH CHARGE EV, LLC TO PROVIDE ELECTRIC VEHICLE CHARGING STATIONS AT THE HAWK. CMR 1-24-12**

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby authorizes the City Manager to sign the proposed agreement with Charge EV, Inc. to provide electric vehicle charging stations at The Hawk.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**ADDITIONS TO AGENDA**

The attorney's report was received.

**CLOSED SESSION**

**CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION REGARDING PENDING LITIGATIONS UNDER SECTION 8(E) OF THE OPEN MEETINGS ACT (REID V CITY OF FARMINGTON HILLS, ET AL. AND WESLEY V FARMINGTON HILLS POLICE DEPARTMENT) (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION TO TAKE ACTION IF NEEDED AND TO CLOSE THE MEETING)**

MOTION by Bridges, support by Bruce, that the City Council of Farmington Hills hereby approves entering into a closed session, pursuant to Subsections 8(e) and 8(h) of the Michigan Open Meetings Act, for purposes of discussing and consulting with the City's attorney regarding a privileged attorney-client legal correspondence and the pending court cases of *Reid v City of*

*Farmington Hills, et al.*, U.S. District Court, E.D. Michigan; Case No. 2:23-cv-10164-VAR-JJCG, and *Wesley v Farmington Hills Police Department*, U.S. District Court, E.D. Michigan; Case No. 2:22-cv-12465-LJM-APP, because an open meeting discussion of such matters would have a detrimental financial effect on the litigating position of the City in that case.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

**Council entered closed session at 9:18pm.**

**Council entered back into regular session immediately following the closed session at 10:16pm.**

MOTION by Bridges, support by Bruce, that the City Council of Farmington Hills hereby authorizes the City's Attorney and City Manager to proceed in the manner discussed and recommended in the closed session relative to the case of *Wesley v Farmington Hills Police Department*.

MOTION CARRIED 7-0.

**ADJOURNMENT**

MOTION by Knol, support by Aldred, to adjourn the regular session City Council meeting at 10:17pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES  
CITY COUNCIL STUDY SESSION  
CITY HALL – COMMUNITY ROOM  
FEBRUARY 12, 2024 – 6:00PM**

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 6:03pm

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

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Lindahl, Assistant City Manager Mondora, Finance Director Skrobola, Senior Traffic Engineer Saksewski, City Engineer Cubera, Consultants Tsakoff and Cummings (OHM Advisors), and City Attorney Joppich

The City’s 2014 10-year road millage will be up for renewal soon. In order to have a renewal request on the November ballot, the ballot language must be to the Attorney General’s office May 15<sup>th</sup>.

**UPDATED PASER REPORT**

Per the State website, the Pavement Surface Evaluation and Rating system is a visual survey method for evaluating the condition of roads. Michigan’s Transportation Asset Management Council (TAMC) has adopted [2004] the PASER system for measuring statewide pavement conditions in Michigan.

PASER Score 1-4 = poor condition

PASER Score 5-7 = fair condition

PASER Score 8-10 = good condition

Utilizing a PowerPoint presentation *Road Funding and Pavement Condition Analysis*, Senior Traffic Engineer Saksewski led a discussion that highlighted the following:

- I. Overview of City Road Assets
- II. Road Condition Assessment  
In terms of road jurisdiction,
  - MDOT has jurisdiction over 49 miles of State Trunkline roads.
  - Road Commission for Oakland County has jurisdiction over 30 miles of County roads.
  - Farmington Hills has jurisdiction over 59 miles of City major roads
    - 48% good condition
    - 41% fair condition
    - 11% poor condition
  - Farmington Hills has jurisdiction over 241 miles of City local roads
    - 17% good condition
    - 40% fair condition
    - 43% poor condition

Maps and bar graphs show the improvements in City major road condition from 2014 to 2023, and road projects completed during that time. Since the road millage passed in 2014,

- City major roads rated poor had significantly decreased.

- Of the poor major roads that are left, several have already been programmed, including 11 Mile Road from Farmington Road to Orchard Lake (out to bid this summer), Farmington Road between 13 and 14 Mile Roads (2026), and completion of Farmington Freeway Industrial Park Phase 3 (2024).
- In 2014 just about 50% of the major road network was in poor condition, with an average PASER score of 5. Now the average score is 7, with about 50% of the major roads rated as good.
- The improvement of City major roads since 2014 is a true success story.

Maps and bar graphs also show the improvements to City local roads from 2014 to 2023. There was still much work to be done to improve local roads.

- The local road millage was passed in 2018, and work on the local roads began in 2019, although the information provided this evening also compares local road improvements to the state of local roads in 2014.
- Significant improvement had been made, with the PASER scores increasing from less than 4 in 2014 to almost 5 in 2023.
- In 2014 65% of the local road network was in poor condition. This was reduced to about 40% of the local network in 2023.

### III. Historical & Current Road Funding

In 2014:

- No dedicated road millage
- Funding came from: Act 51 Revenues, Federal Programs, General Fund dollars, and Special Assessment Districts (SADs)
- Local roads could only receive up to 20% funding from the City for improvement projects while the rest came from SADs.
- Analysis resulted in first road millage

In 2018:

- City passed second road millage to replace SADs (the local road millage).
- Local road millage includes \$1M per year to convert gravel roads to paved roads where viable.

Regarding future funding considerations:

- Inflationary pressure related to rising prices for materials, equipment and labor pose a continuing challenge to fund road projects.

Example:

- In 2014, \$550K would pave a lane mile (asphalt reconstruction) on a major road. Today the cost is \$1.75M per lane mile.
- In 2014, \$550K would pave a lane mile (asphalt reconstruction) on a local road. Today the cost is \$1.4M.
- The economic climate is continually changing and can dramatically influence road construction costs.

### IV. Model Analysis

- Projections of pavement conditions for City roads were based on various funding levels.
  - Major and Local roads were modeled separately due to different sources of funding.
  - Various funding levels were modeled for a 10-year period based on City's estimated revenues.
  - Model included a mix of pavement treatments.

V. Conclusions

- Current condition of City road network has exceeded previous projections.
- Funding and pavement maintenance strategies have improved overall network condition.
- The City's commitment to a balanced road asset management strategy has proven satisfactory.
- Continuing with this approach along with millage funding will further improve and sustain the system and protect existing assets and previous investments.

Discussion:

- In response to questions, Engineer Saksewski said the City always tried to find the best strategy to cost effectively prolong the life of the roads. For instance, a mill and overlay – when that can be done, depending on the state of the road – can extend the life of a road 10 years or longer. Joint sealing and overbanding are also very effective.
- The City raised about \$9M from the 2014 road millage, which was for 2 mills.
- The City is financially stronger today than in 2014. The 2014 millage was absolutely necessary to repair roads for which there were limited or no funds.
- The 2019 millage replaced special assessment districts for local roads, and the millage lasts into perpetuity. The original rate was 2.75 mills, and funds from that millage are in this year's budget for ~\$11M, and are projected to go up to ~\$12M.
- Under the Headlee rollback, if taxable value goes up, the millage rate generally must be reduced. The 2019 millage started at 2.75 mills, but has been reduced to 2.61 mills. The 2014 millage started at 2 mills and was currently at 1.8635 mills.
- The price of construction varies from project to project, depending upon the bids received.

**OPTIONS FOR ROAD MILLAGE**

Next steps:

- Authorize City Attorney to prepare ballot language for City Council consideration.
- Submit City Council approved resolution of the ballot language to the Attorney General by May 15, 2024, to meet the deadline for the November election.

Discussion:

- Improved road funding provides better roads, and that relates to improved safety for pedestrians and motorists, reduced wear and tear on vehicles, and keeps the City a desirable location to live, work, and do business.
- The last millage passed by roughly 60%/40% vote.
- The ballot request could ask for a renewal of the current rate (1.8635), or a request to return the millage to the original rate (2 mills). The difference to the average homeowner between the current rate and the 2 mills would be about \$17 per household.
- While the City major roads had experienced significant improvement, many local roads were still in very tough shape. Approximately 100 local roads were still in poor condition. The next 10 years should make a significant difference in the PASER rating of local roads.
- The ballot language did not state the percentage of funds that should go to City major or City local roads, thereby allowing for flexibility of distribution. Council appeared to support dedicating a larger percentage of the millage to local roads.
- City oversight of road construction and reconstruction is critical. Clear communication to residents regarding the road maintenance schedule is also critical.

**DRAFT**

Consensus of the Council appeared to support asking for a return to the original millage rate of 2 mills, and to ask for a renewal of the 10-year term, and the City Attorney was directed to draft ballot language to that effect.

Council thanked Engineer Saksewski for the great work he had done since 2014 in securing federal funding for road improvement – over \$30M.

After brief discussion of process for various road projects, including gravel road conversions to paved roads, Mayor Rich adjourned the meeting.

**ADJOURNMENT**

The study session meeting adjourned at 7:04pm.

Respectfully submitted,

Carly Lindahl, City Clerk

**MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL MEETING  
CITY HALL – COUNCIL CHAMBER  
FEBRUARY 12, 2024 – 7:30 PM**

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 7:31pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer (left meeting at 11:40pm.), Knol and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Lindahl, Assistant City Manager Mondora, Directors Kettler-Schmult and Sullen-Winn, Fire Chief Unruh, Police Chief King, and City Attorney Joppich

**PLEDGE OF ALLEGIANCE**

Pam Gerald, resident, led the pledge of allegiance.

**APPROVAL OF REGULAR SESSION MEETING AGENDA**

MOTION by Knol, support by Dwyer, to approve the agenda as amended, to move items #3 through #6 up to be considered after the consent agenda.

MOTION CARRIED 7-0.

**PROCLAMATION RECOGNIZING FEBRUARY 2024 AS BLACK HISTORY MONTH**

The following Proclamation was read by Councilmember Aldred and accepted by Natalie Poole, owner of Peace of Mind Wellness, a mental health practice that recently opened in the City:

**PROCLAMATION  
Black History Month  
February 2024**

**WHEREAS,** the City of Farmington Hills takes pride in recognizing February 2024 as Black History Month, celebrating the many notable contributions that African Americans have made to our community, our country and our world; and,

**WHEREAS,** we applaud the vast cultural, economic, political, and social contributions made by people of African ancestry who helped build this great nation and we honor their valuable contributions to professional fields including education, law, government, science, business, sports, the arts, and their brave service in the United States Armed Forces; and,

**WHEREAS,** we embrace the multicultural diversity of people of color in Farmington Hills, and express gratitude for how their influence enriches the history and culture of our City to unite and sustain us as a community; and,



**WHEREAS,** we uplift our African American community leaders, business owners, and professionals and promote the Black community as part of the rich tapestry of our whole inclusive Farmington Hills community; and,

**WHEREAS,** we join others in recognizing and rooting out systemic racism, health and wealth disparities, and other inequities in our community so that all Black people and other people of color feel welcomed, valued and celebrated.

**NOW, THEREFORE,** I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim February 2024 as **Black History Month** in Farmington Hills and call upon our citizens, public and private institutions, businesses, and schools to honor the history and achievements of Black Americans, and reflect upon efforts needed to create a world that is more just, equitable and prosperous for all people.

The Proclamation was accepted by Natalie Poole. Charles and Natalie Poole are father-daughter co-owners of Peace of Mind Wellness, a mental health practice that opened recently in Farmington Hills.

**CORRESPONDENCE**

Mayor Rich acknowledged hundreds of emails received by people inside and outside the City, addressing matters dealing with international relations, and representing different points of view.

Also received was correspondence from Oakland County Treasurer Robert Wittenberg, regarding foreclosure prevention:



1200 N. Telegraph Road, Dept. 479  
Pontiac, MI 48341-0479  
(248) 858-0611  
oakgov.com/treasurer

Robert Wittenberg, Treasurer

Jody Weissler DeFoe, Chief Deputy Treasurer

**Oakland County Treasurer's Office Foreclosure Prevention**

The Oakland County Treasurer's Office is in the final stretch of our Foreclosure Prevention efforts. The tax foreclosure deadline for the 2021 or prior year taxes is on April 1, 2024. That means if these taxes aren't paid off by April 1<sup>st</sup> or any interested party hasn't entered into a repayment schedule with the Treasurer's office by then, the property will be foreclosed.

Since December of 2023, the Treasurer's office has conducted over a thousand Taxpayer Assistance Meetings to assist taxpayers with keeping their properties by working with them to get on a repayment schedule and/or by identifying resources that may be beneficial to them and their situation. We are here to help and strongly encourage taxpayers to contact us before the tax foreclosure deadline if they have delinquent taxes for 2021 or prior tax years. Taxpayers interested in scheduling a Taxpayer Assistance Meeting may call us at 248-858-0611 or they may visit [www.oakgov.com/treasurer](http://www.oakgov.com/treasurer)

Some of the resources available to assist taxpayers include:

- **Financial Empowerment Center** in the Treasurer's Office which provides one-on-one financial coaching and services to help taxpayers achieve their financial goals. Contact Reda at [nafior@oakgov.com](mailto:nafior@oakgov.com) or 248-807-5287.
- **Lakeshore Legal Aid** provides free legal services to people who are low income and seniors. 1-888-783-8190 is the number for new clients.

Again, we are here to help and strongly encourage taxpayers to contact the Treasurer's office if they have delinquent taxes for 2021 or prior tax years. If taxpayers are interested in scheduling a Taxpayer Assistance Meeting, they may call us at 248-858-0611 or they may visit [www.oakgov.com/treasurer](http://www.oakgov.com/treasurer).

Thank you!

Robert Wittenberg  
Oakland County Treasurer



**CONSENT AGENDA**

MOTION by Boleware, support by Bruce, to approve consent agenda items #7 through #10, as read.

Roll Call Vote:

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

MOTION CARRIED 7-0.

MOTION by Bruce, support by Knol, to approve consent agenda items #11 and #12, as read.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

**UNFINISHED BUSINESS**

**CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-1-24 AMENDING CITY CODE, CHAPTER 34, "ZONING", TO AMEND THE OFFICIAL ZONING MAP IN ORDER TO REZONE THE PROPERTY LOCATED AT PARCEL ID 23-33-227-001, 002 AND 003 FROM B-1, LOCAL BUSINESS DISTRICT TO RA-4, ONE FAMILY RESIDENTIAL DISTRICT; AND APPROVAL OF SUMMARY FOR PUBLICATION.**

Director of Planning and Community Development Kettler-Schmult introduced this request for rezoning of the subject site (Parcel IDs 23-33-227-001, 002 and 003). Tonight was the second reading for this ordinance, which converted property from B-1 Business to RA-4 Single Family Residential. The applicant has indicated they are planning to construct new homes at this location. If the Council approves this request, the rezoning would go into effect in 21 days.

MOTION by Bridges, support by Aldred, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-1-24 amending City Code, Chapter 34, "Zoning", to amend the official Zoning Map in order to rezone the property located at Parcel ID 23-33-227-001, 002 and 003 from B-1, Local Business District to RA-4, One Family Residential District; and approval of summary for publication.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**CONSIDERATION OF APPROVAL TO PERMIT THE PARTIAL REDEVELOPMENT OF THE HUNTER'S SQUARE SHOPPING CENTER, PUD PLAN 2, 2023, INCLUDING SITE PLAN 67-9-2023. (POSTPONED FROM 1-8-24)**

Director of Planning and Community Development Kettler-Schmult gave the background for this request for PUD in order to permit the partial redevelopment of the Hunter's Square Shopping Center, including site plan approval. This item was postponed at the January 8, 2024 City Council meeting. Tonight's packet included the original submission from January 8, a letter response from the applicant, and new plans that have been submitted, in addition to comments from the public that were at the January 8 meeting. Planning Consultant Tangari (Giffels Webster) was also present this evening to answer any questions.

Mayor Rich directed Council's attention to the response letter from the PEA group that was in tonight's packets.

David Ortner, RPT Realty, was present tonight on behalf of the owner of Hunter's Square. Rachel Smith, PEA group, was also present, as was Mark Drane, Rogvoy Architects and Matt Levitt, Real Estate Manager for Meijer.

Utilizing a PowerPoint presentation, the development team reviewed in detail the response letter from the PEA group. The letter addressed points and issues brought up at the January 8, 2024 City Council meeting, as well as follow-up meetings with City staff, including:

1. Better define the public art (locations, details, etc.)  
The public art will be in areas that provide connectivity to the sidewalk along Orchard Lake Road, in common areas that can be activated for public use.
2. Bus stop with shelter  
Location identified on Orchard Lake Road for a covered bus shelter if and when the SMART bus is reactivated for this area, or a public bus service of any line is activated that could service the Center.
3. Architectural quality (materials) and signage clutter (numbers of signs) on Meijer.
  - The general design, brick color, and additional awning are in alignment with the Royal Oak Corner Store.
  - Ancillary signage is reduced by 10%, and is now backlit with halo lighting (as opposed to channel lighting), mimicking the Royal Oak store.
  - Glass tower now at the front of the store.
  - The Royal Oak store is about 35,000sf, and presents as a market. The Meijer grocery branding for Farmington Hills is specific to this proposed store, which will be about 70,000sf, with a full service grocery throughout. Interior photos from Lake Orion and Macomb – which just opened within the last year – are indicative of what the interior of this store will look like.
4. Pedestrian connection to the residential to the west
5. Bicycle parking

The aerial view from the east showed the pedestrian sidewalk connections throughout the redeveloped area, as well as a pocket park on the corner next to one of the junior anchor stores. Bike parking racks are being provided at 3 locations.

An existing pedestrian access to the southern multifamily development will remain, providing safe pedestrian passage that leads to an existing pedestrian pathway into the shopping center. This access could potentially be enhanced with wayfinding signage.

6. Pedestrian markings across drive-thru lanes  
Crosswalks were added across the drive-thru lanes. Other crosswalks will be added throughout the Center.
7. No dumpsters in front yard  
The front yard dumpster has been moved and is heavily screened with landscaping, with no visibility from the street, providing an improvement over the original location.
8. Concern with drive-thru restaurant use  
An aerial view showed the potential drive-thru pick-up window building, which is designed to be a multi-tenant building with 3-4 tenants. The tenant using the drive-thru will be a fast casual restaurant occupying 2,000 – 3,000 square feet, such as a Cava Grill, Panera, Sweet Green, etc.

The other three out parcels provide flexible spaces that can be used as single or multi-tenant spaces, including sit-down restaurants that offer privatized outdoor dining spaces. The leasing team has been speaking to several such restaurants, including a steakhouse, an Italian restaurant, Cooper's Hawk, and others.

9. Photometrics – revisions to uniformity ratio and color temp  
The plans were revised to meet the 4:1 ratio as requested, and to show the change in color temperature, also as requested.
10. Additional landscaping along Hunter's Lane  
The applicant's landscaping was already right up against the property wall along Hunter's Lane; there was not an opportunity for additional buffering on the development side of the property. Photographs showed Hunter's Lane to already be significantly buffered, with about 15' on both sides of the road.

Renderings showed various views of the proposed development. The buildings are designed to be four-sided, interacting with the public on all sides, with common open air seating provided.

**Public comment:**

Pam Gerald, Farmington Hills resident, addressed concerns regarding crime prevention, especially as pedestrian connections from the abutting residential areas offered a convenient escape route. The shrubbery/landscaping offered convenient hiding places for criminals. How many parking spaces are required for this development? The design of this Meijer looked too much like other stores, such as a Whole Foods. What will the lighting do to adjoining residential areas? Would this Meijer offer covid safety protocols? This development so close to a roundabout was not walkable.

**Council discussion:**

Mayor Rich said she and Economic Development Director Brockway visited Marvin's Marvelous Mechanical Museum last Friday afternoon, and Mayor Rich later chatted with owner Jeremy Yagoda. Mr. Yagoda authorized Mayor Rich to speak publicly about their conversation.

Right now Marvin's had about 5,500sf; Mr. Yagoda would like to find a new 10,000sf space, in order to add birthday rooms, etc. He would like to stay within the complex, perhaps in the old buybuy Baby location. While it had been previously put forward that Mr. Yagoda's lease was up in January 2025, a copy of the lease clearly stated the lease was up in July 2024. Mayor Rich would like to see something worked out with Marvin's, if possible.

Mayor Rich opened the meeting to Council questions and discussion.

In response to questions, the development team gave the following further information:

- The redevelopment is focused on the northern half of the property; there are no plans for façade changes to the southern portion, where the tenants have long-term leases. The redevelopment is being designed so as to avoid the appearance of two separate centers. The southern facades could be updated as tenants changed, but it was difficult to do quality façade upgrades and not disrupt current profitable businesses.
- Full brick will be used on the Meijer façade. A material board for the development was available this evening.
- Hours of operation will be 6am to midnight, with the pharmacy being open to 7 or 8pm. Counters such as bakery, meat, and deli typically closed around the same time, 7 or 8pm. Late night shoppers usually congregate at the front of the store, away from residences.

Director Kettler-Schmult advised that the City doesn't have a limitation on operating hours for any retail in Farmington Hills.

- Deliveries were received 24 hours/day. The City had required sound studies, which showed that a semi that backs up does not create additional noise that is audible from the living spaces behind the Center. The Center met City standards, and there would be no additional noise over what the residents were experiencing now.
- The drive-thru building could not be converted to a single-tenant drive thru use without further site plan review/amendment, including coming back to the City for approvals, which approvals would be unlikely. The intent was to broaden the possibilities of fast casual restaurants that might locate there, but the space was not meant to be a heavily used fast food drive-thru operation, and the building itself was intended to house 3 to 4 tenants, only one of which would utilize the drive-thru use.
- The developer will fund the public art, with the specifics negotiated and drafted into the PUD agreement.
- The developer was aware that a new noise ordinance was making its way through city processes. As part of the PUD discussions they had committed to abiding by the new noise regulations, should the new ordinance pass.

Council discussion:

- Council Member Knol liked the changes to the Meijer façade, in terms of quality materials, design, and changes to the signage.
- Mayor Pro-Tem Bridges thanked the development team for their comprehensive response to questions and concerns put forward in the January 8 meeting.
- While acknowledging the different format, Council Member Aldred pointed out that the Royal Oak Corner Store closes at 10pm. He supported attracting some larger sit-down restaurants in the outlot spaces.
- Council Member Boleware remained concerned that the facades on the southern portion of this development were not being upgraded in any way.

- In response to comments, Director Kettler-Schmult said that decibel levels of idling trucks next to residential areas could be measured by code enforcement. City Attorney Joppich added that a potential new ordinance currently being evaluated would regulate truck time spent idling as well as decibel levels. The new ordinance would say that regardless of sound level, if a truck is idling for more than 20 minutes, it has to be shut off.

Mayor Rich noted that the plan brought forward tonight was a marked improvement over the previous plan, and she thanked the developer for their continued investment in Farmington. She encouraged the developer to continue to think about the south side of the development and how that would appear as this project moved forward. She also encouraged the developer to consider how to best include placemaking activities in the outdoor public spaces.

After discussion and amendment, the following motion was offered:

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the application for approval of PUD Plan 2, 2023, including granting Site Plan 67-9-2023, dated September 15, 2023, as revised, subject to the following conditions:

- (1) Any conditions and requirements of the Planning Commission's November 16, 2023, motion recommending approval of the PUD plan and Giffels Webster's review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;
- (2) Any conditions and requirements stated in the reviews of the City Engineer and City Fire Marshal shall be complied with or addressed to the satisfaction of the City Engineer and Fire Marshal;
- (3) Proponents must work with the City Manager's Office and Planning and Community Development Department to approve funding for public art to be installed on site or adjacent thereto;

IT IS FURTHER RESOLVED, that the City Council directs the City Attorney to prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

MOTION CARRIED 7-0.

### **NEW BUSINESS**

#### **CONSIDERATION OF APPROVAL OF PLANNED UNIT DEVELOPMENT 4, 2021 AGREEMENT FOR THE CONSTRUCTION OF TWO NEW APARTMENT BUILDINGS.**

Utilizing a PowerPoint presentation, City Planner Perdonik gave the background for this request for approval of Planned Unit Development 4, 2021 Agreement for the construction of two new apartment buildings:

- On January 24, 2022 City Council approved a PUD plan for PUD 4, 2021, aka The Emerson PUD. Tonight the associated PUD agreement is before Council for consideration.
- The PUD plan approved in 2022 permits the construction of two new apartment buildings on several parcels to be developed and/or redeveloped as part of the project, which is located on the south side of Northwestern Highway between Greening Street and Highview Avenue.

- Since the plan was approved, the side yard setback along Highview Avenue has been reduced from 20' to 10', due to an additional dedication of right-of-way to the City by the applicants.
- City Planner Perdonik briefly reviewed the original proposal, showing the site plan layout, streetscape amenities, the courtyard areas with pool, landscaping, and so on. The project involves several installations of offsite infrastructure improvements that extend into the neighborhood and then out to Orchard Lake Road, including street paving, and improvements to the water, sewer, and drainage systems. Renderings showed elevations for the 4-story building that will front Northwestern Highway, the 3-story building would be to the immediate south, and the view of the development from Northwestern Highway.

Tom Herbst, Alden Development Group, was present on behalf of this request for approval of The Emerson PUD Agreement. As mentioned, the PUD was approved 2 years ago. Because of the number of offsite improvements, the PUD Agreement took longer than usual to finalize, but the Agreement has been finalized, and the applicants were requesting approval this evening.

City Attorney Joppich advised that two motions would be necessary this evening – one to approve the modification of the setback described by Planner Perdonik, and one to approve the Agreement.

In response to a question, Mr. Herbst said that if approved this evening, the key players would meet tomorrow morning to discuss next steps, including vacating roads, combining lots, and the demolition of existing buildings. Those steps will take some time; they were hoping to break ground on new construction before the end of the year.

In response to a question regarding executing a pedestrian crossing from this development to the new shopping center development just approved across Orchard Lake Road, Director Kettler-Schmult explained that Orchard Lake was a County road. There were improvements in that area over the last year, but she did not know what the County considered as far as pedestrian crossings were concerned.

In response to a question, Mr. Herbst said this development would bring in ~650 new residents.

City Manager Mekjian thanked the developer for their patience with working through all the complex issues involved with this project, including vacation of rights-of-way, obtaining easements, and other unique project elements. This project and the one just approved for Hunter's Square are among the key economic development projects taking place in Farmington Hills.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves an additional modification to PUD Plan 4, 2021 to allow a 10' setback along Highview to accommodate the City's request for dedication of additional right-of-way along Highview.

MOTION CARRIED 7-0.

MOTION by Bridges, support by Aldred, that the City Council of Farmington Hills hereby approves the Planned Unit Development Agreement for PUD Plan 4, 2021 as presented and authorizes the City Manager and City Clerk to execute the same on behalf of the City.

MOTION CARRIED 7-0.

**CONSIDERATION OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.**

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby

confirms the Mayor's recommendation to appoint the following individuals to various City Boards and Commissions:

**Commission on Community Health**

Dr. Victorio Gardner	<b>Length of Term:</b> Unexpired Term	<b>Term ending:</b> February 1, 2027
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Dr. Gardner will fill the vacancy left by Fareeha Shuttari who resigned 2023.

**Commission on Aging**

Dolli Lewis	<b>Length of Term:</b> 3 years	<b>Term ending:</b> February 1, 2027
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Dolli Lewis will fill the vacancy left by Karina Weglarz who resigned February 2024.

**Zoning Board of Appeals**

Ronnie Jamil	<b>Length of Term:</b> 3 years	<b>Term ending:</b> February 1, 2027
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Ronnie Jamil will fill the vacancy left by Dennis King who resigned February 2024.

MOTION CARRIED 7-0.

Mayor Rich called a 10 minute break at 8:58pm and reconvened the meeting at 9:08pm.

**PUBLIC QUESTIONS AND COMMENTS**

45 members of the public addressed City Council relative to the ongoing conflict in Gaza. 44 of the speakers requested that Council issue a resolution calling for a ceasefire in Gaza. One speaker addressed the remaining hostages held by Hamas. Speakers included very young people (youngest, 6 years old), students, and community members.

Speakers who signed up in advance included:

- Krista Phelps
- Mariam Dukhan
- Javeria Ahmed
- Farah Khan
- Masha Silverman
- Rania Masri
- Aiden Cummins
- Suhair Ghannam
- Nuha Malik
- Tanzeel Ahsan
- Mahnoor Ahsan
- Pete Peratsakis
- Jannah Peratsakis
- Hussnia Peratsakis
- Dana Ibrahim
- Melina Peratsakis
- Dr. Alim, PhD



Maryann Abdallah  
Alexandria Peratsakis  
Sreela Datta  
Stacy Kile  
Musab Abdallah  
Maha Ezzeddine  
Noor Abdallah  
Omer Zafar  
Amir Habib  
Hajerah Arif  
Khadija Habib  
Aleena Habib  
Halima Halilovic  
Muhamed Halilovic  
David Finkel, representing Detroit Jewish Voice for Peace  
Azize Smidi  
Dr. Polly Bachrouche  
Thomas Hull

Pam Gerald, resident, spoke to the need to be transparent relative to appointments on City Commissions and Boards; it sometimes seemed that people were appointed after they ran for office and lost their election, while other applicants were passed over. She believed this had been her experience. Ms. Gerald also stated that nothing good comes from violence.

#### **COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS**

Councilmember Aldred thanked everyone for coming and speaking what is in their heart. Their comments are important and appreciated.

Councilmember Dwyer echoed Councilmember Aldred. He appreciated hearing from everyone tonight. Council understood the concerns stated. He encouraged people to follow through as far as coming back.

Councilmember Boleware said she heard the public comments and felt the words in her heart and in her head. She explained that as an African American female sitting on Council, there was a lot in her history that paralleled the histories spoken of this evening and as she is also a part of the indigenous people in this country, she understood the loss of land and home. She added that tonight's speakers made some very compelling comments and council has to figure out what its next steps will be.

Councilmember Knol said that Council had been listening for the past 3 meetings and had shown respect to the speakers, however, hearing is different than always agreeing. She stated that no one wants this war and it's heartbreaking to see suffering, whether the suffering is on the Israeli or Palestinian side. She noted that Council has a duty to deal with local government issues, such as taking care of the roads, running elections, providing police and fire, and dealing with planning and zoning issues, including reviewing new developments and redevelopments, and in the case of PUDs, making decisions regarding building materials and the situation addressed tonight was tragic, and everyone grieves but passing a local resolution would make no difference.

Councilmember Bruce said that everyone on Council cared about the comments that had been made over the past 3 meetings and some had sat down with representatives to try to hammer out an understanding, but that went nowhere, and instead created more misunderstanding. He added that the middle east region

has been at war for thousands of years and any resolution passed in Farmington Hills will make no difference and it's important to remember that a ceasefire was broken by Hamas on October 7, and people died. He explained that Council's authority stops at the city limits, members took an oath to uphold the laws and ordinances of the City, not the County, State, or Federal government and Council does not make international policy or get into debates about broader issues. He stated that as long as he is on Council, he will continue to make sure Farmington Hills is a city where everyone wants to live because of its services and safe environment and feels that issuing a resolution will cause more division within the City.

Councilmember Bridges thanked everyone for coming to the last 3 meetings; he appreciated all the comments made and feedback given regarding this issue and as an African American male, knowing the more than 400-year history of the United States relative to how African American citizens were treated, he has a special kinship for people who go through these types of experience. He added that Farmington Hills is a very diverse community, but there was more than diversity involved in a healthy community, including equity and fairness and believes the City can be well run and effective, fiscally responsible, and attractive to developers while also expressing the sentiments of its residents. He stated that he thought Council should look very closely at sponsoring a resolution that could satisfy both sides, that supported the protection of both Israelis and Palestinians.

Mayor Rich said that Council had heard comments from many people over the last several weeks. And she truly believes Council's attention needs to be focused on what is best for all the residents of the City, and what the City can do to alleviate the pain of its residents and does not believe that a call for Council to be engaging in international political matters was in the best interest of the City. She added that she will continue to meet with people and listen and represent all 83,000 members of the community, which is what she was elected to do.

#### **CITY MANAGER UPDATE**

No update provided.

#### **CONSENT AGENDA**

#### **RECOMMENDED APPROVAL OF AWARD OF BID FOR RE-FINISHING THE GYM FLOOR AT THE HAWK TO MOSS FLOORS, LLC IN AN AMOUNT NOT TO EXCEED \$34,238.26. CMR 2-24-13**

MOTION by Boleware, support by Bruce, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for re-finishing the gym floor at The Hawk to Moss Floors, LLC in an amount not to exceed \$34,238.26 (\$29,772.40 + \$4,465.86 contingency).

Roll Call Vote:

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

MOTION CARRIED 7-0.

#### **RECOMMENDED APPROVAL OF AWARD OF BID FOR THE 2024 MULCH REPLACEMENT PROGRAM TO SYNERGY LAWNSCAPE, LLC IN THE AMOUNT NOT TO EXCEED \$55,000 PER YEAR WITH EXTENSIONS. CMR 2-24-14**

MOTION by Boleware, support by Bruce, that the City Council of Farmington Hills hereby authorizes the City Manager to approve the required contract and purchase orders to Synergy Lawnscape, LLC for the 2024 Mulch Replacement Program in the amount not-to-exceed \$55,000.00 per year with one or more administration approved extensions not-to-exceed a total of four (4) additional years.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF AWARD OF BID FOR THE 2024 AS NEEDED IRRIGATION SERVICES TO AMERICAN SPRINKLER CORPORATION IN THE AMOUNT NOT TO EXCEED THE ANNUAL BUDGETED AMOUNT, WITH EXTENSIONS. CMR 2-24-15**

MOTION by Boleware, support by Bruce, that the City Council of Farmington Hills hereby authorizes the City Manager to approve the required contract and purchase orders to American Sprinkler Corporation for the 2024 As-Needed Irrigation Services in the amount not-to-exceed the annual budgeted amount with one or more administration approved extensions not-to-exceed a total of four (4) additional years.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF RESCHEDULING THE REGULAR CITY COUNCIL MEETING OF MARCH 11, 2024 TO MARCH 4, 2024.**

MOTION by Boleware, support by Bruce, that the City Council of Farmington Hills hereby reschedules the regular City Council meeting of March 11, 2024 to March 4, 2024.

Roll Call Vote:

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

MOTION CARRIED 7-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MEETING MINUTES OF JANUARY 22, 2024.**

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the study session meeting minutes of January 22, 2024.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

**RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING  
MINUTES OF JANUARY 22, 2024.**

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the regular session meeting minutes of January 22, 2024.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1.

**CLOSED SESSION**

**CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO CONSIDER AND DISCUSS ATTORNEY CLIENT WRITTEN COMMUNICATIONS TO CITY COUNCIL FROM THE CITY ATTORNEY UNDER SECTION 8(1)(H) OF THE OPEN MEETINGS ACT AND TRIAL AND SETTLEMENT STRATEGY IN CONNECTION WITH PENDING LITIGATION UNDER SECTION 8(1)(E) OF THE OPEN MEETINGS ACT AND RELATING TO THE CASES OF JACKSON V CITY OF FARMINGTON HILLS, ET AL. (U.S. DISTRICT COURT, E.D. MICHIGAN CASE NO. 2:23-CV-12491) AND WEST RIVER SHOPPING CENTER, LLC, ET AL. V CITY OF FARMINGTON HILLS, ET AL. (OAKLAND COUNTY CIRCUIT COURT CASE NO. 2023-198705-AA). (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION TO TAKE ACTION IF NEEDED AND TO CLOSE THE MEETING).**

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves entering into a closed session to consider and discuss attorney client written communications to City Council from the City Attorney under Section 8(1)(h) of the Open Meetings Act and trial and settlement strategy in connection with pending litigation under Section 8(1)(e) of the Open Meetings Act and relating to the cases of *Jackson v City of Farmington Hills, et al.* (U.S. District Court, E.D. Michigan Case No. 2:23-cv-12491) and *West River Shopping Center, LLC, et al. v City of Farmington Hills, et al.* (Oakland County Circuit Court Case No. 2023-198705-AA).

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, KNOL AND RICH  
Nays: NONE  
Absent: DWYER (left meeting at 11:50pm)  
Abstentions: NONE

MOTION CARRIED 6-0.

**Council entered back into regular session immediately following the closed session at 12:24am.**

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves and authorizes the City Attorney and City Manager to settle the case of *Jackson v City of Farmington Hills, et al.* in the manner presented in closed session by the City Attorney.

MOTION CARRIED 6-0.

**ADJOURNMENT**

MOTION by Bruce, support by Knol, to adjourn the regular session City Council meeting at 12:25am.

Respectfully submitted,

Carly Lindahl, City Clerk