



Regular City Council Meeting
7:00 p.m., Monday, Nov. 17, 2025
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

REGULAR MEETING AGENDA

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF ITEMS ON CONSENT AGENDA**
 - A. City of Farmington Minutes**
 - B. Farmington Monthly Payments Report**
 - C. Quarterly Investment Report**
 - D. Farmington Public Safety Monthly Report**
 - E. Board and Commission Reappointments – EPA, Planning, Pathways**
 - F. Adopt resolution approving 2025 City Council Meeting Dates**
 - G. Approval of Match on Main Grant for Ceramic Studio, LLC (Fired & Fused)**
- 5. APPROVAL OF REGULAR AGENDA**
- 6. PRESENTATION/PUBLIC HEARINGS**
 - A. Plante Moran – City of Farmington Audit**
 - B. Public Hearing Program Year 2026 Community Development Block Grant Application**
- 7. NEW BUSINESS**
 - A. Accept and file the June 30, 2025 Financial Report and End-of-Audit Letter**
 - B. Consideration to Approve a Resolution to Adopt Program Year 2026 Community Development Block Grant Application**
 - C. Consideration to Amend Fiscal Year 2025-26 Budget – Amendment 2, Rollforward**
 - D. Consideration to Amend Fiscal Year 2025-26 Budget – Amendment 3, Assessing Contract**
 - E. Consideration to Amend Fiscal Year 2025-26 Budget – Amendment 4, Caddell Drain**
 - F. Consideration to Amend Fiscal Year 2025-26 Budget – Amendment 5, Conversion to Defined Benefit Plan**
 - G. MamaEatz-Sips Liquor License Application for 35203 & 35223 Grand River**
 - H. Payment Application No. 1 Shiawassee Road Resurfacing**
- 8. PUBLIC COMMENT**
- 9. CITY COUNCIL COMMENTS**
- 10. CLOSED SESSION – labor negotiations**

11. ADJOURNMENT

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



Special City Council Meeting
6:00 p.m., October 20, 2025
Conference Room
23600 Liberty Street
Farmington, MI 48335

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on October 20, 2025, at 23600 Liberty Street, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

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

1. ROLL CALL

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

City Administration Present:

City Manager, David Murphy
Assistant City Manager, Chris Weber
City Clerk, Meaghan Bachman
City Treasurer/Finance Director, Jaime Pohlman
DDA Director, Jessica Westendorf
City Attorney, Tom Schultz

2. APPROVAL OF REGULAR AGENDA

Motion by Balk
Seconded by Schneemann

Resolved, move to approve the amended agenda by exchanging the order of agenda items 4 and 5.

Motion carried unanimously 5-0

3. PUBLIC COMMENT

Resident Chuck Frost at 23660 Case Ave., spoke of the MERS Pension Program agenda item and noted he is hopeful the changes will not have a financial impact on the City.

Ryan Cavanaugh, Heights Brewing business owner at 23621 Farmington Road, spoke of the Founders Day agenda item and expressed his interest in selecting a new vendor to host the event.

4. CONSIDERATION TO APPROVE EVENT PLANNING COMPANY TO PRODUCE FARMINGTON FOUNDERS FESTIVAL

City Manager David Murphy reported that a committee reviewed RFPs from four companies and narrowed it down to two finalists – Events 360 and JAG Entertainment. The committee initially recommended 360 Events based on their experience with hosting the event in Farmington. Council discussed the interview process and voiced pros and cons on both Events 360 and Jag Entertainment.

After discussion, the Council voted unanimously to direct the City Manager and City Attorney to prepare a contract with JAG Entertainment for the Founders Festival, to be considered at the November 11th or 17th council meeting.

Motion by Taylor
Supported by Balk

RESOLVED, move to direct the City Manager and City Attorney's office to prepare a contract extension with Jag Entertainment for the Founders Festival for Council consideration at a future meeting. It was noted this is not a contract with Jag Entertainment, it is for the Attorney to prepare a contract for approval.

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

Motion carried unanimously 5-0

5. CONSIDERATION TO APPROVE THE TRANSFER OF THE CITY MANAGER AND ASSISTANT CITY MANAGER FROM THE DEFINED CONTRIBUTION PLAN TO THE DEFINED BENEFIT PLAN

SUMMARY:

The City currently provides a defined benefit pension to all full-time employees except for the following individuals: City Manager, Assistant City Manager, DPW Employees Hired After June 1, 2013

Administration is requesting that Council consider converting the City Manager and Assistant City Manager from the defined contribution system to the defined benefit system. Converting these employees to the defined benefit system would require those employees to give up their defined contribution accounts and the City would have to contribute additional funds to cover the entire cost of providing this benefit. In addition, the ongoing yearly pension contributions would increase.

To determine the cost for converting the City Manager and Assistant City Manager, Administration requested a valuation dated January 16, 2025. That valuation, which was based on the actuarial valuation dated December 31, 2023, showed the balance of the defined contribution accounts to be transferred as \$512,000; the amount of the City's contribution as

\$117,000; and an increase to the yearly pension contribution as \$30,000 in the first year and an average of \$45,000 over a 10-year period. Note: Final required contributions and transfer amounts will be prepared following the conversion date, including the use of updated data as of the conversion date. The following motion was made:

Motion by Balk

Supported by Parkins

RESOLVED, move to approve the conversion of the City Manager and Assistant City Manager currently enrolled in the MERS Defined Contribution plan to the MERS Defined Benefit plan, as detailed in the Supplemental Valuation dated January 16, 2025. Option 1, which grants service credit in the Defined Benefit plan retroactive to the date of participation with the City and transfers Defined Contribution assets into the Defined Benefit plan.

Roll Call Vote:

Yeas: LaRussa, Parkins, Schneemann, Taylor, Balk

Nays: None

Motion carried unanimously 5-0

6. OTHER BUSINESS

City Manager David Murphy mentioned the Warner Mansion and the need to evaluate the contents before the auction is scheduled.

Assistant City Manager Chris Weber presented information about a parking study that recommended changes to parking requirements in the downtown area. The parking committee recommended three changes: reducing office parking requirements from 1 space per 250 sq ft to 1 per 300 sq ft; changing multifamily residential requirements from 2 spaces per unit to 1 space for efficiency/one-bedroom units and 1.5 spaces for larger units; and basing calculations on gross leasable area rather than gross floor area.

8. PUBLIC COMMENT

None.

9. COUNCIL COMMENT

None.

10. ADJOURNMENT

Motion by Balk
Seconded by Taylor

Resolved, move to adjourn the special meeting at 7:04 PM.

Motion carried unanimously

Joe LaRussa, Mayor

Meaghan K. Bachman, City Clerk



City Council Meeting
7:00 p.m., October 20, 2025
23600 Liberty Street
Farmington, MI 48335

REGULAR MEETING MINUTES

A meeting of the Farmington City Council was held on October 20, 2025, at 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 7:10 PM by Mayor LaRussa.

1. Roll Call

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

City Administration Present:

City Manager, David Murphy
City Clerk, Meaghan Bachman
Public Safety Director, Bob Houhanisin
City Treasurer, Jaime Pohlman
DPW Superintendent, Josh Leach
City Attorney, Beth Saarela
City Engineering OHM

2. Pledge Of Allegiance

3. Public Comment

Mike Sweeney of the Emergency Planning Commission presented the safety tip of the month, Cyber Security Month. Emphasizing the importance of protecting personal information from cyber threats.

Jim White, resident at 23304 Oakland and also a member if the Farmington Library Board, reminded everyone about the Farmington/Farmington Hills Education Foundation's annual Toast to Education event on November 7th at the Meridian venue.

4. Approval of the Consent Agenda

Motion by Balk
Seconded by Taylor

Resolved, move to approve the consent agenda as presented.

- A. City of Farmington Minutes
- B. Farmington Monthly Payments Reports
- C. DPW Quarterly Report
- D. Farmington Public Safety Monthly Report
- E. Schedule Program Year 2026 Community Development Block Grant Application Public Hearing
- F. Reappointments: Commission on Aging
- G. Building Department Quarterly Report

Motion carried unanimously 5-0

5. Approval of the Agenda

Motion by Balk
Seconded by Parkins

Resolved, move to approve the agenda as presented.

Motion carried unanimously 5-0

6. New Business**6-A Purchase of three (3) Defibtech Lifeline ARM XR Automated Chest Compression Devices**

Motion by Balk
Seconded by Taylor

Resolved, move to approve request to purchase three (3) Defibtech Lifeline ARM XR Automated Chest Compression Devices, three (3) Defibtech Lifeline ARM Battery Packs, Six (6) Lifeline Suction Cup Assemblies and one (1) Defibtech Lifeline ARM Dual Battery Charger from Bound Tree Medical in the amount of \$39,006.99

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

Motion carried unanimously 5-0

6-B Request to Approve the Purchase of One (1) 2025 Chevrolet Tahoe 4WD Police Package vehicles and outfit it with equipment.

Motion by Taylor
Seconded by Schneemann

Resolved, move to approve request to purchase two (1) 2025 Chevrolet Tahoe's from Burger Chevrolet Inc. in the amount of \$53,793.00 and approve equipment outfitting from Canfield Equipment in the amount up to \$25,000.

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

Motion carried unanimously 5-0

6-C Payment Application No. 11 for the Sidewalk Improvement Program

Motion by Parkins
Seconded by Taylor

Resolved, move to approve payment application No. 11 in the amount of \$301,083.89 to Luigi Ferdinandi & Son Cement Company Inc. of Roseville MI. for the 2025 / 2026 Farmington Sidewalk Improvement Program.

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

Motion carried unanimously 5-0

6-D Payment Application No. 4 Thomas and School Street Reconstruction

Motion by Balk
Seconded by Taylor

Resolved, move to approve payment No. 4 in the amount of \$129,220.64 to Superior Excavating Inc. located in Auburn Hills MI. for the Thomas & School Street Reconstruction and water main replacement project.

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

Motion carried unanimously 5-0

6-E Governor Warner Mansion Addition & Improvements

Motion by Taylor
Seconded by Balk

In addition to the proposed resolution, Council agreed to include language about site plan approval through the Planning Commission and to include Councilmember Schneeman's involvement without compensation.

Resolved, move to approve the proposal from Orchard, Hiltz & McCliment (OHM) Advisors for Professional Services in regard to the Gov. Warner Mansion Addition and Improvement Project in the amount of \$138,000.

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

Motion carried unanimously 5-0

7. Public Comment

No members of the public spoke.

8. Public Comment

No members of the public spoke.

9. City Council Comments

Councilmember Balk thanked the combined Arts Commission between Farmington and Farmington Hills for their help with new art that was delivered and hung at City Hall. She mentioned plans for a reception in November to invite artists and their families.

Councilmember Schneeman requested that the creation of a new steering committee for the Founders Festival be put on a future agenda.

Mayor LaRussa congratulated the reappointment of the commissioners to the Farmington Area Commission on Aging. The Mayor announced the upcoming visit from the Vacari delegation on Wednesday. He invited the public to meet the delegation at the farmer's market on October 25th and to attend the dedication of artwork donated by the Italian Consul General at City Hall at 11:30 AM.

10. Adjournment

Motion by Schneemann

Seconded by Taylor

Resolved, move to adjourn the meeting at 7:43 PM.

Motion carried unanimously 4-0

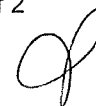
Joe LaRussa, Mayor

Meaghan K. Bachman, City Clerk

CITY OF FARMINGTON - MONTHLY PAYMENTS REPORT

| |
|------------------------------|
| MONTH OF OCTOBER 2025 |
|------------------------------|

| FUND # | FUND NAME | AMOUNT: |
|---------------------------------------|-------------------------------------|-----------------|
| 101 | GENERAL FUND | \$ 525,719.25 |
| 202 | MAJOR STREET FUND | \$ 150,370.46 |
| 203 | LOCAL STREET FUND | \$ 372,636.21 |
| 285 | AMERICAN RESCUE ACT | \$ 24,173.27 |
| 401 | CAPITAL IMPROVEMENT MILLAGE | \$ 23,043.62 |
| 592 | WATER & SEWER FUND | \$ 481,569.75 |
| 595 | FARMINGTON COMMUNITY THEATER FUND | \$ 20,602.53 |
| 640 | DPW EQUIPMENT REVOLVING FUND | \$ 25,511.54 |
| 701 | AGENCY FUND | \$ 915.00 |
| 703 | CURRENT TAX COLLECTION FUND | \$ 1,240.16 |
| 736 | PUBLIC EMPLOYEE HEALTH CARE | \$ 38,315.65 |
| 770 | CEMETERY TRUST FUND | \$ 2,996.25 |
| TOTAL CITY PAYMENTS ISSUED: | | \$ 1,667,093.69 |
| 136 | 47TH DISTRICT COURT FUND | \$ 112,444.38 |
| 243 | BROWNFIELD REDEVELOP AUTHORITY | \$ 0.00 |
| 244 | CORRIDOR IMPROVEMENT AUTHORITY FUND | \$ 3,201.53 |
| 248 | DOWNTOWN DEVELOPMENT AUTHORITY FUND | \$ 63,335.99 |
| TOTAL OTHER ENTITIES PAYMENTS ISSUED: | | \$ 178,981.90 |
| TOTAL PAYMENTS ISSUED | | \$ 1,846,075.59 |



CITY OF FARMINGTON - ACH PAYMENTS REPORT

MONTH OCTOBER 2025

| TRANSFER FROM: | TRANSFER TO: | DESCRIPTION: | AMOUNT: |
|------------------------------------|-------------------------------------|----------------------------|----------------|
| General Fund | Chase (Payroll Acct) | Direct Deposit Payroll | 252,745.54 |
| General Fund | Federal Gov't | W/H & FICA Payroll | 87,209.25 |
| General Fund | MERS | Retirement Plans | 163,876.04 |
| General Fund | Total Administrative Services Corp. | Flexible Spending Accounts | 3,332.54 |
| TOTAL CITY ACH TRANSFERS | | | 507,163.37 |
| Court Fund | Chase (Payroll Acct) | Direct Deposit Payroll | 106,051.45 |
| Court Fund | Federal Gov't | W/H & FICA Payroll | 34,766.46 |
| Court Fund | Total Administrative Services Corp. | Flexible Spending Accounts | 1,823.78 |
| Court Fund | MissionSquare | Retirement Plans | 9,403.66 |
| TOTAL OTHER ENTITIES ACH TRANSFERS | | | 152,045.35 |



INVESTMENT REPORT

CITY OF FARMINGTON

QUARTER ENDED SEPTEMBER, 2025

Submitted by:
Jaime Pohlman, Director of Finance and Administration

CITY OF FARMINGTON
QUARTER ENDING
SEPTEMBER 2025

| | BALANCE 7/31/25 | BALANCE 8/31/25 | BALANCE 9/30/25 | RATE OF RETURN | | | | | |
|---------------------------------------|----------------------|----------------------|----------------------|----------------|---------|---------|----------|-----------|------------------|
| | | | | 7/31/25 | 8/31/25 | 9/30/25 | MATURITY | RATING | RATING AGENCY |
| Pooled Mutual Funds: | | | | | | | | | |
| Comerica | \$ 5,107,274 | \$ 5,125,082 | \$ 5,142,031 | 4.11% | 4.11% | 4.02% | Daily | Not rated | N/A |
| Oakland County Investment Pool | \$ 1,020,895 | \$ 1,024,246 | \$ 1,027,667 | 4.02% | 3.90% | 4.10% | Daily | Not rated | N/A |
| Michigan Class | 6,738,823 | 6,763,770 | 6,787,620 | 4.37% | 4.35% | 4.28% | Daily | AAAm | S&P |
| Total Pooled Funds: | 12,866,992 | 12,913,097 | 12,957,318 | | | | | | |
| Certificates of Deposit: | - | - | - | | | | | | |
| Total Certificates of Deposit: | - | - | - | | | | | | |
| JPMorgan Chase | | | | | | | | | |
| 100% US Treasury Funds | \$ 2,722,567 | \$ 10,655,515 | \$ 8,030,008 | 3.74% | 3.74% | 3.66% | | | |
| Uninvested | \$ 407,275 | \$ 2,416,687 | \$ 256,600 | 1.65% | 1.65% | 1.61% | | | |
| | \$ 3,129,843 | \$ 13,072,203 | \$ 8,286,609 | | | | | | |
| Less: Authorities/Entities** | (3,435,588) | (12,515,254) | (3,332,511) | | | | | | |
| TOTAL: | \$ 12,561,247 | \$ 13,470,045 | \$ 17,911,416 | | | | | | |

** Investment Balances do not include the investments of the 47th District Court, the Farmington Brownfield Redevelopment Authority, the Corridor Improvement Authority, the Farmington Downtown Development Authority, the Friends of the Governor Warner Mansion, the Self Insurance Funds on deposit with MMRMA, or the Public Employee Health Care Funds invested with Morgan Stanley Smith Barney.



Farmington Public Safety Department

Public Safety Director Bob Houhanisin

October 2025 Public Safety Incidents

Retail Fraud

On 10/05/2025 at approximately 07:00 PM officers were dispatched to the 22000 block of Farmington Rd. for a reported retail fraud. Officers determined that 1 suspect, a 50 to 60-year-old female exited a store with 16 separate items and left the area prior to officer arrival. The case has been forwarded to the detective bureau for investigation.

Structure Fire

On 10/09/2025 at approximately 03:20 AM Farmington Public Safety was dispatched to a Structure fire at a multi-family dwelling in the area of Shiawassee and Mooney. Farmington Public Safety arrived on scene and started an initial fire attack. The officer in charge of the scene recognized the need for additional manpower and requested Farmington Hills Fire for mutual aid. With the assistance of Farmington Hills Police and Fire multiple residents were evacuated with multiple individuals being transported to the hospital for evaluation.

CCW Violation

On 10/12/2025 at approximately 03:32 AM A Farmington Public Safety Officer conducted a traffic stop in the area of Freedom and Power Rd. While speaking with the driver the officer noted a pistol sitting in the map pocket of the passenger side door. The male subject later advised the officer that he had an additional pistol in the driver side door as well. The male was unable to produce any of the required documents necessary to carry a concealed pistol. The drivers information was verified in LEIN however he was cited for having his CCW permit or drivers license on his person.

Uttering and Publishing

On 10/16/2025 at approximately 12:00 AM officer took a front desk report from the victim, a 76-year-old male who reports that a fraudulent check had been cashed from his bank account. The case has been forwarded to the detective bureau for investigation.

MDOP

On 10/19/2025 at approximately 03:15 PM officers took a front desk at this department for a report of a car being keyed. The victim, a 55-year-old male reported that sometime in the last 24 hours his vehicle had been keyed while parked on the 21000 block of Manor Ct. The victim states they do not know who might have done it. The case has been forwarded to the detective bureau for investigation.

Vehicle Theft UDAA

On 10/24/2025 at approximately 0500 hours a resident made a front desk report that a rental Trailer with a Mini-Loader was stolen from his apartment parking lot in the 21000 block of Farmington Road between the hours of 1800 on 10/23 and 0200 on 10/24. There are no suspects at this time. The case has been forwarded to the detective bureau for follow-up.



OWI/Child Endangerment

On 10/24/2026 a sergeant stopped a vehicle for a traffic violation in the area of Grand River Ave and Power Rd. Upon contacting the driver the officer noted the driver (34 YO Female) was showing signs of intoxication. The sergeant also noted the driver had their 1 YO child in the back seat, improperly secured in their car seat. The sergeant ran the driver through Standardized Field Sobriety Testing. The driver provided a roadside breath sample that registered a .17(8). The driver was subsequently arrested for OWI Child Endangerment. The child was safely turned over to family. The case has been presented to the Oakland County Prosecutor's Office for charges.

OWI

On 11/01/2025 at approximately 01:00 AM officers were dispatched to a motor vehicle crash on Farmington south of Grand River. Officers arrived and found a single car accident with no injuries. The vehicle, driven by a 20-year-old female crossed over the curb and came to rest on top of wrought iron fencing against the sidewalk. A subsequent investigation led to the arrest of the driver for operating while intoxicated. She was housed until sober and released. The case has been forwarded to the prosecutor.

Possession of drug paraphernalia

On 10/30/2025 at approximately 02:30 AM officers conducted a traffic stop in the area of Farmington and 9 Mile. A passenger of the vehicle provided her ID to the officer. It was discovered that she had a warrant. While awaiting warrant conformation, a female officer conducted a search of her and located two glass pipes along with 3 syringes. She was cited for possession of drug paraphernalia and released pending review by the prosecutor.

CALL TYPE & QUANTITY

| TOTAL CALLS | TRAFFIC STOPS | MEDICALS | FIRE CALLS | CRASHES |
|--------------------|----------------------|-----------------|-------------------|----------------|
| 691 | 190 | 82 | 6 | 15 |
| OWI | OID | DWLS | WARRANT | FELONY |
| 5 | 0 | 13 | 14 | 0 |



| | | |
|---|--|-------------------------------|
| Farmington City Council Staff Report | Council Meeting Date: November 17, 2025 | Item Number 4E |
| Submitted by: Melissa Andrade, Assistant to the City Manager | | |
| Agenda Topic: Board and Commission Reappointments | | |
| Consent Agenda: <ul style="list-style-type: none"> • Reappoint Robert Card, Jr. for a 3-year term on the Emergency Preparedness Committee; term to end Feb. 1, 2029 • Reappoint Julia Mantey for a 3-year term on the Planning Commission; term to end June 30, 2028 • Reappoint Heather Davies, David Haering and Joseph VanDerZaden for a 2-year term on the Pathways Committee; terms to end Dec. 31, 2027 | | |
| Background: All committee administrators agreed these are great committee members and are happy for their reappointments. | | |
| Materials: None | | |

| | | |
|---|---|--------------------------------|
| Farmington City Council Staff Report | Council Meeting Date: November 17, 2025 | Reference Number 4F |
| Submitted by: Meaghan Bachman, City Clerk | | |
| Description Consideration to Adopt Resolution Approving 2026 City Council Meeting Dates | | |
| Requested Action Move to adopt resolution to establish 2026 City Council meeting dates | | |
| Background <p>The Open Meetings Act requires that the regularly scheduled meetings of a public body be posted within ten days after the first meeting of that public body in each calendar or fiscal year. The Farmington City Charter, Section 6.1, states that the Council shall provide, by resolution, with the time and place of its regular meetings.</p> <p>Attached is a proposed City Council meeting schedule for 2026. This schedule continues the tradition of meeting on the first and third Monday of each month, with an additional Special Session at 6:00 p.m. on the third Monday of every month.</p> <p>Meeting Date Adjustments:</p> <ul style="list-style-type: none">• July & August Meetings - The first Monday meetings in July and August are eliminated due to historically slow business and vacation conflicts.• Election Preparation - The Monday meeting prior to the November 4 election is eliminated to allow sufficient time for election preparation.• Holiday Adjustments - Three meetings are moved to Tuesday due to holidays:<ul style="list-style-type: none">○ January 20 - Martin Luther King Jr. Day○ February 17 - Presidents' Day○ September 8 - Labor Day <p>Thank you for your consideration.</p> | | |
| Materials: Resolution | | |

CITY OF FARMINGTON

WHEREAS, The Open Meetings Act, MCL 15.261 et. seq. requires “for regular meetings of a public body, there shall be posted within 10 days after the first meeting of the public body in each calendar or fiscal year, a public notice stating the dates, times, and places of its regular meetings.”

WHEREAS, Section 6.1 of the City Charter states that Council provides by resolution for the time and place of its regular meetings.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the following are dates and times of regular and special City Council meetings for the year 2026 in Council Chambers of Farmington City Hall, 23600 Liberty Street, Farmington, Michigan.

MEETING DATES

| | | |
|----------------------------|------------------------|--|
| Monday, January 5, 2026 | 7:00 p.m. | Regular Meeting |
| Tuesday, January 20, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |
| Monday, February 2, 2026 | 7:00 p.m. | Regular Meeting |
| Tuesday, February 17, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |
| Monday, March 2, 2026 | 7:00 p.m. | Regular Meeting |
| Monday, March 16, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |
| Monday, April 6, 2026 | 7:00 p.m. | Regular Meeting |
| Monday, April 20, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |
| Tuesday, April 21, 2026 | 6:00 p.m. | Budget Review Meeting |
| Monday, May 4, 2026 | 7:00 p.m. | Regular Meeting |
| Monday, May 18, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |
| Monday, June 1, 2026 | 7:00 p.m. | Regular Meeting |
| Monday, June 15, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |

| | | |
|----------------------------|------------------------|---|
| Monday, July 20, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |
| Monday, August 17, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |
| Tuesday, September 8, 2026 | 7:00 p.m. | Regular Meeting |
| Monday, September 21, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |
| Monday, October 5, 2026 | 7:00 p.m. | Regular Meeting |
| Monday, October 19, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |
| Monday, November 16, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |
| Monday, December 7, 2026 | 6:00 p.m. 7:00 p.m. | Reorganizational Meeting Regular Meeting |
| Monday, December 21, 2026 | 6:00 p.m. 7:00 p.m. | Special Study Session Regular Meeting |

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I, Meaghan K. Bachman, duly authorized City Clerk for the City of Farmington, do hereby certify that the foregoing is a true and correct copy of a motion adopted by the Farmington City Council at a regular meeting held on Monday, October 20, 2025 in the City of Farmington, Oakland County, Michigan.

Meaghan K. Bachman, City Clerk

| | | |
|--|--|-------------------------------|
| Farmington City Council Staff Report | Council Meeting Date: November 17, 2025 | Item Number 4G |
| Submitted by: Chris Weber, Assistant City Manager | | |
| Agenda Topic: Approval of Match on Main Grant for Ceramic Studio, LLC (Fired and Fused) | | |
| Consent Agenda: Accept a Match on Main Grant for Ceramic Studio, LLC (Fired and Fused) between the Michigan Strategic Fund and the City of Farmington and Authorize the City Manager and City Clerk to Sign the Agreement. | | |
| Background: City Administration applied for and received a \$25,000 Match on Main grant to support Fired and Fused's renovation of the adjacent building located at 32330 Grand River into a Glass Blowing Hot Shop. The grant agreement is between the Michigan Strategic Fund and the City of Farmington. | | |
| Materials: Grant Agreement – City of Farmington (Ceramic Studio, LLC) | | |

MATCH ON MAIN PROGRAM
GRANT AGREEMENT

This Grant Agreement (this “Agreement”), effective as of October 2, 2025 (the “Effective Date”), is between the Michigan Strategic Fund (the “MSF”), whose address is 300 North Washington Square, Lansing, Michigan 48913, and City of Farmington _____, a Michigan Municipality _____, whose address is 23600 Liberty Street, Farmington, MI 48335 _____ (the “Grantee”). The MSF and the Grantee are, individually, a “Party” and, collectively, the “Parties”.

RECITALS

A. The Michigan Legislature enacted the Michigan Strategic Fund Act, MCL 125.2001 et. seq., (the “MSF Act”) to authorize the Michigan Strategic Fund (“MSF”) to provide incentives in the form of grants, loans, and other economic assistance for the development and improvement of Michigan’s economy.

B. Pursuant to Section 7(c) of the MSF Act, MCL 125.2007(c), the MSF has the power to make grants, loans, and investments.

C. Under the control and direction of the MSF Board, staff of the Michigan Economic Development Corporation, a public body corporate (the “MEDC”), provides administrative services for the MSF.

D. On March 22, 2015, the MSF Board authorized the MSF Fund Manager to submit an application to the Michigan State Housing Development Authority (“MSHDA”) for a Housing Development Fund (“HDF”) grant to support community development activities (the “HDF Grant”).

E. On January 25, 2017, MSHDA approved the MSF’s application for the HDF Grant to support community development activities.

F. On February 27, 2024, the MSF Board approved the creation of the Match on Main Program ("Program") and its guidelines.

G. On February 27, 2024, the MSF Board allocated \$750,000 from the HDF Grant to the Program.

H. On December 10, 2024, the MSF Board allocated an additional \$1,500,000 from the HDF Grant to the Program.

I. The Grantee applied for a Program award on April 14, 2025 ("Application"), to support reimbursement of certain eligible expenditures by Ceramic Studio, LLC ("Company"), a Michigan Limited Liability Corporation whose project address is 32326 Grand River Ave., Farmington MI 48336 and is located within Grantee's traditional downtown, historic neighborhood commercial corridor, or area planned and zoned for concentrated commercial development ("Project").

J. On July 29, 2025, the MSF approved a grant award to the Grantee in the amount of up to Twenty-five thousand dollars Dollars (\$25,000.00) to be disbursed under the terms of this Agreement (the "Grant").

K. Consistent with this Agreement, the Grantee desires to disburse the Grant to the Company for reimbursement of Eligible Costs.

In consideration of the mutual duties and obligations of the Parties, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree:

ARTICLE I

DEFINITIONS

Section 1.1 Defined Terms. Except as otherwise defined in this Agreement, all capitalized terms in this Agreement shall have the respective meanings set forth on Exhibit A, which contains the defined terms for this Agreement.

Section 1.2 Construction of Certain Terms. Unless the context of this Agreement otherwise requires: (i) words of any gender include each other gender; and (ii) words using the singular or plural number also include the plural or singular number.

ARTICLE II

GRANT

Section 2.1 Grant Commitment. Subject to the terms and conditions of this Agreement, and in reliance upon the representations and warranties of the Grantee set forth in this Agreement, the MSF agrees to make, and the Grantee agrees to accept, the Grant.

Section 2.2 Grant Manager. The MSF Fund Manager shall designate a Grant Manager to administer this Agreement and monitor the performance of the Grantee and Grant Disbursements under this Agreement. The Grant Manager may be changed at the discretion of the MSF Fund Manager. The initial Grant Manager is Catherine Abad, whose email address is abadc@michigan.org.

Section 2.3 Key Milestones. The Grantee agrees to the Key Milestone set forth in Exhibit B. Key Milestone One allows for disbursement of the Maximum Grant.

Section 2.4 Grant Disbursement. Subject to the terms and conditions of this Agreement, including that the absence of a Default or Event of Default, payment of the Grant by the MSF shall be made to the Grantee as follows:

- (a) **Vendor Registration.** To receive payments under this Agreement, the Grantee must register as a vendor with the State. All required payments will be made via electronic funds transfer. Grantee must register its account at the State Integrated Governmental Management Applications ("SIGMA") Vendor Self Service ("VSS") website (www.michigan.gov/VSSLogin.)
- (b) **Reimbursement Request.** The Grantee may receive a Grant Disbursement for Eligible Costs submitted to the Grant Manager in a Reimbursement Request pursuant

to this Section 2.4 and the Key Milestone listed in Exhibit B. Grantee may only submit one Reimbursement Request per Key Milestone. The MSF's obligation to fund any portion of the Grant during the Term is subject to Grantee's satisfaction of the requirements of the corresponding Key Milestone and the corresponding approval of the Grant Manager as set forth in Section 2.4(c), and Grantee otherwise being in compliance with this Agreement.

(c) **Grant Manager Review**. The Grant Manager reviews the Reimbursement Request and determines Grantee's compliance with the Key Milestone. The Grant Manager shall, within thirty (30) business days of receipt of a Reimbursement Request and accompanying Supporting Documentation, do one or more of the following:

- (i) request to review Grantee's records, request additional information, or request a site visit, or any combination thereof, all of which shall be determined in the sole discretion of the Grant Manager. The Grantee shall comply with the written request within thirty (30) business days, to the satisfaction of the Grant Manager, or the Grant Manager shall reject the Reimbursement Request in the manner provided in Section 2.4(c)(ii).
- (ii) provide a reason, in writing, for an impending rejection of the Reimbursement Request, which may be based on one or more of the following: (A) the failure of Grantee to demonstrate achievement of the applicable Key Milestone, (B) there is an outstanding Default or Event of Default, or (C) Grantee is otherwise not in compliance with this Agreement, and Grantee shall have thirty (30) business days from the date of the written reason to respond.
- (iii) approve the Reimbursement Request, provided there is no Default or Event of Default, Grantee is otherwise in compliance with this Agreement, and Grantee has achieved all of its then required Key Milestones to the satisfaction of the Grant Manager.

If after receipt of a Reimbursement Request the Grant Manager requests to review Grantee records, requests additional information or otherwise conducts a site visit, the Grant

Manager shall take the action set forth in Section 2.4(c)(ii) or Section 2.4(c)(iii), within an additional thirty (30) business days of the last to occur of: (A) the date the Grantee provides the requested records and requested additional information or (B) the date the Grant Manager completes the site visit.

Section 2.5 Grantee Duties. In addition to all other obligations under this Agreement, the Grantee agrees to undertake, perform, and complete all the following activities:

- (a) **Nature of Grant**. The purpose of the Grant is to reimburse the expenditure of Eligible Costs by Companies through the Grantee to support the creation and growth of place-based businesses located in select or master Michigan Main Street districts or essentials or certified Redevelopment Ready Communities® across the State; provide access to capital for place-based businesses, create and retain jobs, leverage private investment, and activate vacant or underutilized space; and provide Grantee with a business recruitment and retention tool as it works to grow and support its local entrepreneurial ecosystem.
- (b) **Eligible Costs**. Grantee may seek reimbursement for funds on any one or more, or any combination, of the following, which must have been incurred by the Company for the Project on or after April 14, 2025, through October 2, 2026, and actually paid by the Company to an independent third party (collectively “Eligible Costs”):
 - (i) Expenses for technical assistance items for design and layout of interior or exterior space, such as conceptual renderings of the interior or exterior floor plan, merchandise layout, other interior or exterior design concepts, and construction drawings, plans or specifications for interior or exterior space activation;
 - (ii) Expenses for interior building renovation items, including rehabilitation of floors, walls, ceiling, rooms, electrical improvements, lighting and lighting fixtures, furniture and display renovations, installation of permanent kitchen or other equipment, and/or fire suppression or other code compliance items;

- (iii) Expenses for permanent or semi-permanent activation of an outdoor space, including a dining area, beer garden, or other place-based outdoor activation deemed acceptable by the Grant Manager. Exterior signage, doors and windows may be permitted if part of a larger outdoor space activation project;
 - (iv) Expenses for general marketing or technology to assist in connecting with customers (example: website upgrades or e-Commerce integration), operational changes (example: shifting from dine in to carry out), the purchase of a point-of-sale system, or inventory expenses for retail goods.
- (c) **Ineligible Costs**. The following costs are ineligible under the Program:
- (i) Eligible Costs that will be or have been reimbursed by another MSF, MEDC, or federal program;
 - (ii) Any prohibited uses under this Agreement;
 - (iii) Exterior improvements that could be considered as general maintenance, repairs, landscaping, or other non-place based outdoor activation;
 - (iv) Employee wages, salaries or benefits;
 - (v) Rent, mortgage, land contract or lease payments, utilities, equipment;
 - (vi) Machine or vehicle leases, vehicle payments;
 - (vii) Taxes, interest or insurance, professional fees;
 - (viii) Federal, state, or local application, licensing, permit or similar fees;
 - (ix) bank or other lender financing, interest, inspection fees or costs, credit card processing fees;

(x) Property acquisition;

(xi) Projects on residential property.

(d) **Reporting Requirements.** The Grantee shall provide all necessary reporting documentation, in form and substance as required by the Grant Manager, all to the satisfaction of the Grant Manager. Reports must be submitted by the following date each year through the Term of the Grant. These dates may be modified in the sole discretion of the Grant Manager, notice of which shall be provided to the Grantee:

(i) State Progress Report (see Exhibit E): October 1

In the event of any inconsistencies between the due dates in this Section and any Exhibit, this Section shall control.

(e) **Disbursement to Company.** Within sixty (60) days of receipt of Grant Funds, Grantee shall disburse all Grant funds to the Company.

ARTICLE III

REPRESENTATIONS AND COVENANTS OF THE GRANTEE

The Grantee represents and warrants to the MSF from the Effective Date through the Term:

Section 3.1 Organization. The Grantee is duly organized, validly existing and otherwise in good standing in the State and has the power and authority to enter into and perform its obligations under this Agreement.

Section 3.2 Grantee Authority. The execution, delivery and performance by the Grantee of this Agreement has been duly authorized and approved by all necessary and proper action on the part of the Grantee and will not violate any provision of law, or result in the breach, be a default of, or require any further consent under any of the Grantee's organizational and governing documents; or any agreement or instrument to which the Grantee is a party, or by which

the Grantee or its property may be bound or affected. This Agreement is valid, binding, and enforceable in accordance with its terms, except as limited by applicable bankruptcy, insolvency, moratorium, reorganization or other laws or principles of equity affecting the enforcement of creditors' rights generally or by general principles of equity.

Section 3.3 Consent. Except as has been disclosed in writing to the MSF, or the Grant Manager, no consent or approval is necessary from any governmental or other entity, except the MSF, as a condition to the execution and delivery of this Agreement by the Grantee or the performance of any of its obligations under this Agreement.

Section 3.4 Full Disclosure. Neither this Agreement, the Application, nor any written statements or certificates furnished by the Grantee to the MEDC or the MSF in connection with the making of the Grant and Agreement contain any untrue statement of material fact, or to the best of the Grantee's knowledge, omit any material fact necessary to make the statements true. There are no undisclosed facts, which materially adversely affect or, to the best of the Grantee's knowledge, are reasonably likely to materially adversely affect the business or properties of the Grantee or the ability of the Grantee to perform its obligations under this Agreement.

Section 3.5 Litigation or Other Proceedings. To the knowledge of the Grantee, there are no suits or proceedings pending or, to the knowledge of the Grantee, threatened by or before any court, governmental commission, board, bureau, or other administrative agency or tribunal, which, if resolved against the Grantee, would have a material adverse effect on the financial condition or business of the Grantee or impair the Grantee's ability to perform its obligations under the Agreement.

Section 3.6 Compliance with Laws or Contracts. The Grantee is not and will not during the Term be in material violation of any laws, ordinances, regulations, rules, orders, judgments, decrees or other requirements imposed by any governmental authority, or be in material violation under any contracts, or other requirements for the Agreement, to which it is subject, and will not knowingly fail to obtain any licenses, permits or other governmental authorizations necessary to the ownership of its properties or to the conduct of its business, which violation or failure to obtain are reasonably likely to materially and adversely affect its business,

profits, properties or condition (financial or otherwise), or impair the Grantee's ability to perform its obligations under this Agreement.

Section 3.7 Use of Grant Disbursements. The Grantee shall not use any Grant Disbursements for the development of a stadium or arena for use by a professional sports team or development of a casino or property associated or affiliated with the operation of a casino as prohibited by the Act (see MCL 125.2088c(3)(a) and (b)), or to induce the Grantee, a qualified business, or small business to leave the State of Michigan, or to contribute to the violation of internationally recognized workers' rights, of workers in a country other than the US, or to fund an entity incorporated in a tax haven country, as prohibited by the Act (see MCL 125.2088c(4)(c), (d), and (e)).

Section 3.8 Criminal or Civil Matters. The Grantee affirms to the best of its knowledge that the Grantee: (i) does not have any criminal convictions incident to the application for or performance of a state contract or subcontract; and (ii) does not have any criminal convictions or has not been held liable in a civil proceeding, that negatively reflects on the Grantee's business integrity, based on a finding of embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or violation of state or federal antitrust statutes.

Section 3.9 Conflict of Interest. The Grantee affirms that there exists no actual or potential conflict of interest between the Grantee, the Grantee's Key Personnel or its Key Personnel's family, its business, or any financial interest and the performance by the Grantee under this Agreement. Further, the Grantee affirms that it has an internal conflicts of interest policy in place to discover and avoid current or future conflicts of interest of the nature described in this section that may arise.

The Grantee affirms that there exists no actual or potential conflict of interest between the Grantee and its owners, officers, directors, managers, members, or employees and any of the Indemnified Persons and the performance by the Grantee of its obligations under this Agreement. The Grantee further affirms that neither the Grantee, nor its owners, officers, directors, managers, members, or employees, have accepted, shall accept, have offered, or shall offer, directly or indirectly, anything of value to influence the Indemnified Persons.

Section 3.10 State Required Terms. The Grantee shall comply with its representations, warranties, and obligations as required and set forth in Exhibit E.

Section 3.11 Taxes. To the extent applicable, the Grantee is current, under an approved payment plan, or otherwise contesting in good faith, all federal, State of Michigan, local and real estate taxes. Unless contested in good faith and discharged by appropriate proceedings, or under an approved payment plan, the Grantee shall, through the Term, promptly pay and discharge all such taxes, any assessments, and any governmental charges lawfully levied or imposed upon it (in each case, before they become delinquent and before penalties accrue).

Section 3.12 Change of Legal Status. The Grantee shall (a) give the MSF written notice of any change in its name, its state organizational identification number, if it has one, its type of organization, its jurisdiction of organization, and (b) not make any change in its legal structure that would, as a matter of law, affect its surviving obligations under this Agreement, without the prior written consent of the MSF, which consent shall not be unreasonably withheld.

Section 3.13 Use of Grant Funds. Grantee shall use the Grant funds only as permitted under this Agreement.

Section 3.14 Key Milestones. Grantee agrees to the Key Milestone set forth in Exhibit B. The Grant Manager determines compliance with Key Milestones.

Section 3.15 Company Match. The Grantee shall verify the Company provides a matching commitment of at least ten percent (10%) of the Maximum Grant related to the Project in the form of cash or additional private financing ("Company Match").

Section 3.16 Recovery by the Grantee. In the event the Grantee receives repayment for any reason, voluntarily or involuntarily, of any portion of any Grant funds from or on behalf of any Company, the amount received (not to exceed the amount of the Grant Disbursement paid to Grantee) less reasonable costs of collection, if any, shall be repaid to the MSF within thirty (30) calendars of receipt by the Grantee.

Section 3.17 Failure to Disburse. In the event the Grantee has received any Grant Disbursement and has not, within sixty (60) days of receipt of such Grant Disbursement, disbursed all such Grant monies to the Company as required by this Agreement, the Grantee shall return to the MEDC the portion of the MEDC Grant monies not yet disbursed by the Grantee.

Section 3.18 Access to Records. During the Term, and for seven (7) years thereafter, the Grantee shall maintain reasonable records arising out of this Agreement and shall allow access to those records by the MSF, MEDC, or its authorized representative. This Section shall survive for seven (7) years following the end of the Term.

ARTICLE IV

REPRESENTATIONS AND COVENANTS OF THE MSF

The MSF represents and warrants to the Grantee:

Section 4.1 Organization. The MSF is a public body corporate and politic within the State of Michigan created under the Act. The MSF has the power and authority to enter into and perform its obligations under this Agreement.

Section 4.2 Consent. Except as disclosed in writing to the Grantee or as otherwise provided by law no consent or approval is necessary from any governmental authority as a condition to the execution and delivery of this Agreement by the MSF or the performance of any of its obligations under this Agreement. This Agreement is valid, binding, and enforceable in accordance with its terms, except as limited by applicable bankruptcy, insolvency, moratorium, reorganization or other laws or principles of equity affecting the enforcement of creditors' rights generally or by general principles of equity.

ARTICLE V
DEFAULT AND REMEDIES

Section 5.1 Events of Default. The occurrence of any one or more of the following events or conditions shall constitute an “Event of Default” under this Agreement, unless a written waiver of the Event of Default, or written forbearance, is signed by the MSF Fund Manager:

- (a) any representation made by the Grantee which is incorrect in any material respect, including, but not limited to, any representation or warranty provided in this Agreement, including Article III, any information provided in the Application, or any information provided in support of a Reimbursement Request;
- (b) any material breach by the Grantee of an obligation of the Grantee under this Agreement, including failure to submit a Progress Report when due, which is not cured by the Grantee to the reasonable satisfaction of the Grant Manager within ten (10) business days after written notice thereof by the Grant Manager or within such longer periods of time as indicated in this Agreement, or determined in writing and at the sole discretion of the MSF Fund Manager (applicable “Cure Period”);
- (c) the Grantee’s failure to timely meet the Reimbursement Request due date identified in Section 2.3(c), which failure is not cured by the Grantee to the satisfaction of the Grant Manager within ten (10) business days after written notice thereof by the Grant Manager, or within such longer period of time as determined in writing and at the sole discretion of the MSF Fund Manager (applicable Cure Period);
- (d) the Grantee is in default, violation, breach, or non-compliance, of any kind or nature under any agreement or requirement, including submission of reports, with the MEDC or any department or agency within the State (including without limitation, the Department of Licensing and Regulatory Affairs, the Department of Environmental Quality, the Department of Treasury, the Michigan Strategic Fund, and the State Historic Preservation Office) which is not cured by the Grantee to the satisfaction of the Grant Manager within ten (10) business days after written notice thereof by the Grant Manager or within such longer period of time as determined in the sole

discretion, and pursuant to the written notice, of the MSF Fund Manager (applicable Cure Period);

- (e) the Grantee's use of Grant funds for any purpose that is not an Eligible Cost.

Section 5.2 Available Remedies. Upon the occurrence, and during the continuance, of a Default or Event of Default under this Agreement:

- (a) The MSF may immediately and without prior notice discontinue making any Grant Disbursement to the Grantee.
- (b) The MSF may immediately, after expiration of any applicable Cure Period without a cure, terminate this Agreement upon written notice of the MSF.
- (c) After the expiration of any applicable Cure Period without a cure, the Grantee shall repay to the MSF all previous Grant Disbursements made to the Grantee.
- (d) Any amounts due to the MSF under this Section 5.2 must be paid within 90 days of notification by the MSF and are subject to interest at a rate of one percent (1%) per month, prorated on a daily basis, beginning on the ninety-first (91st) day of nonpayment of any amounts owed to the MSF and continuing until all funds owed under this Agreement are paid in full to the MSF.
- (e) All payments by the Grantee shall be applied: (i) first to reimburse permitted costs and expenses; then (ii) to satisfy outstanding interest; then (iv) to satisfy any and all other outstanding amounts owed to the MSF.
- (f) Notwithstanding anything to the contrary, the MSF reserves the right to require the Grantee to pay the highest amount resulting from one or more of the same circumstances which give rise to more than one Event of Default; provided however, except as to any interest, costs and expenses as provided by this Agreement, in no event shall the Grantee be required to repay the MSF any amount in excess of Grant Disbursements received by the Grantee.

(g) No remedy described in this Agreement is intended to be the sole and exclusive remedy available to the MSF, and each remedy shall be cumulative and in addition to every other provision or remedy given herein or now or hereafter existing at law, in equity, by statute or otherwise. The Grantee shall also pay all costs and expenses, including, without limitation, reasonable attorney's fees and expenses incurred by the MSF in successfully collecting any sums due the MSF under this Agreement, in enforcing any of its rights under this Agreement, or in exercising any remedies available to the MSF.

Section 5.3 Other Suspension. In the event the MSF becomes aware of a Default, the MSF may immediately and without prior notice suspend making any Grant Disbursements, until such time the MSF is satisfied otherwise. The Grantee shall cooperate upon the request of the Grant Manager to provide additional information regarding the aforementioned event or circumstance.

ARTICLE VI

MISCELLANEOUS

Section 6.1 Notice. Any notice or other communication under this Agreement shall be in writing and sent by e-mail, or fax, or first-class mail, postage prepaid, or by courier to the respective Party at the address listed at the beginning of this Agreement or such other last known addresses, fax numbers or e-mail accounts, and shall be deemed delivered: (i) one business day after an e-mail, fax, or courier delivery or (ii) two business days after a mailing date.

Section 6.2 Entire Agreement. This Agreement, together with the Exhibits, sets forth the entire agreement of the Parties with respect to the subject matter, and supersedes all prior agreements, understandings, and communications, whether written or oral, with respect to the subject matter of this Agreement.

Section 6.3 Counterparts; Facsimile/Pdf Signatures. This Agreement may be signed in counterparts and delivered by fax or in .pdf form or other electronic format, and in any such circumstances, shall be considered one document and an original for all purposes.

Section 6.4 Severability. All the clauses of this Agreement are distinct and severable and, if any clause shall be deemed illegal, void, or unenforceable, it shall not affect the validity, legality, or enforceability of any other clause or provision of this Agreement. To the extent possible, the illegal, void, or unenforceable provision shall be revised to the extent required to render the Agreement enforceable and valid, and to the fullest extent possible, the rights and responsibilities of the Parties shall be interpreted and enforced to preserve the Agreement and the intent of the Parties. Provided, if application of this section should materially and adversely alter or affect a Party's rights or obligations under this Agreement, the Parties agree to negotiate in good faith to develop a structure that is as nearly the same structure as the original Agreement (as may be amended from time to time) without regard to such invalidity, illegality, or unenforceability.

Section 6.5 Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provisions or sections of this Agreement.

Section 6.6 Governing Law. This Agreement is a contract made under the laws of the State, and for all purposes shall be governed by, and construed in accordance with, the laws of the State of Michigan.

Section 6.7 Relationship between Parties. The Grantee and its officers, agents and employees shall not describe or represent themselves as agents of the State, the MSF, or the MEDC to any individual person, firm, or entity for any purpose.

Section 6.8. Successors and Assigns. The MSF may at any time assign its rights in this Agreement. The Grantee may not assign any of its rights or obligations under this Agreement without the prior written approval of the MSF. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective permitted successors and permitted assigns.

Section 6.9 Waiver. A failure or delay in exercising any right under this Agreement will not be presumed to operate as a waiver unless otherwise stated in this Agreement, and a single or partial exercise of any right will not be presumed to preclude any subsequent or further exercise of that right or the exercise of any other right.

Section 6.10 Termination of Agreement. Except as to terms of this Article VI and Exhibit A, which shall survive indefinitely, and any provisions requiring repayment, which shall survive until all amounts due are paid in full, and except as to other terms and conditions which shall survive as provided in this Agreement, this Agreement shall terminate at the end of the Term. Provided however, any claims arising out of an Event of Default which event occurred during the Term shall be brought within seven years (7) years after the end of the Term of the Grant.

Section 6.11 Amendment. This Agreement may not be modified or amended except pursuant to a written instrument signed by both Parties.

Section 6.12 Publicity. At the request of the MSF or MEDC, the Grantee will cooperate with the MSF or MEDC to promote the Project through one or more of the placement of a sign, plaque, media coverage or other public presentation acceptable to the Parties.

Section 6.13 Cooperation by the Parties. The Parties will cooperate and communicate with one another and use all reasonable efforts to cause the fulfillment of the intents and purposes of the Program and this Agreement.

(SIGNATURE PAGE FOLLOWS)

The Parties have executed this Agreement effective on the Effective Date.

The signatories below warrant that they are empowered to enter into this Agreement.

City of Farmington

By:
Its:

Date

MICHIGAN STRATEGIC FUND

By: Matthew Casby
Its: Fund Manager

Date

EXHIBIT A

DEFINED TERMS

- a) **"Agreement"** means this Agreement, including the Exhibits to this Agreement.
- b) **"Application"** has the meaning set forth in Recital H.
- c) **"Company"** has the meaning set forth in Recital H.
- d) **"Company Acknowledgment"** means the written acknowledgment of the Company in support of Key Milestone Number One, in the form and substance set forth on Exhibit D.
- e) **"Company Match"** has the meaning set forth in Section 3.15.
- f) **"Cure Period"** has the applicable meaning set forth in Section 5.1.
- g) **"Eligible Costs"** has the meaning set forth in Section 2.5(b).
- h) **"Event of Default"** means any one or more of those events described in Section 5.1.
- i) **"Exhibit"** means each of the documents or instruments attached to this Agreement.
- j) **"Grant"** has the meaning set forth in Recital I.
- k) **"Grant Disbursement"** means Grant funds paid to the Grantee under this Agreement.
- l) **"Grantee"** has the meaning set forth in the preamble.
- m) **"Grant Manager"** has the meaning set forth in Section 2.2.
- n) **"Indemnified Persons"** has the meaning set forth in Section D.6.
- o) **"Key Milestone"** means those requirements set forth in Exhibit B.
- p) **"Maximum Grant Amount"** means Twenty-five thousand dollars Dollars (\$ 25,000.00).
- q) **"MEDC"** has the meaning set forth in Recital C.
- r) **"MSF"** has the meaning set forth in the preamble.
- s) **"Party"** or **"Parties"** has the meaning set forth in the preamble.
- t) **"Program"** has the meaning set forth in Recital F.
- u) **"Progress Report"** has the meaning set forth in Section E.1.
- v) **"Project"** has the meaning in Recital H.

- w) **“Reimbursement Request”** means a written request from the Grantee for a Grant Disbursement in support of the applicable Key Milestone, in the form and substance set forth in Exhibit C.
- x) **“State”** means the State of Michigan.
- y) **“Supporting Documentation”** means such documentation that may be provided to, or requested by, the Grant Manager to support a Disbursement Request pursuant to the Key Milestone.
- z) **“Term”** means from the Effective Date and, unless earlier terminated as provided by this Agreement through November 30, 2026.

EXHIBIT B

KEY MILESTONE ONE

Key Milestone Number One:

Subject to the terms and conditions of the Agreement, including the terms and conditions of Section 2.4 of the Agreement which include the required submission of a Grant Reimbursement Request, and any other information as may be required under the Agreement, a Grant Disbursement may be requested by the Grantee:

Grant Disbursement: Up to the Maximum Grant Amount

By no later than October 2, 2026, the Grantee must submit, and demonstrate to the satisfaction of the Grant Manager, all of the following, and must otherwise be in compliance with the Agreement:

1. A fully completed Grant Reimbursement Request in the form and substance set forth in Exhibit C, signed by the Grantee, together with all required Supporting Documentation including copies of receipts or other documentary evidence of all Eligible Costs for which reimbursement is being sought;
2. A final Progress Report;
3. A fully completed Company Acknowledgment in the form and substance set forth on Exhibit D, signed by the Company; and
4. One or more photograph(s) of the Project reflecting the results of the Eligible Costs (such as a photograph of the improvements made to the Project, or a photograph of items purchased for the Project).

EXHIBIT C

KEY MILESTONE NUMBER ONE REIMBURSEMENT REQUEST

This Reimbursement Request is being delivered pursuant to Section 2.4 and Key Milestone Number One of the Grant Agreement dated as of the Effective Date (the “Grant Agreement”), by and between the Michigan Strategic Fund and the Grantee. Capitalized terms in this Reimbursement Request not otherwise defined herein shall have the meanings ascribed to them in the Grant Agreement. The undersigned, in the name and on behalf of Grantee, hereby certifies, represents, and warrants, that as of the date of signing this Reimbursement Request:

1. The Grantee has complied, and is in compliance, with all the terms, covenants, and conditions of the Grant Agreement.
2. No Event of Default (as defined in Section 5.1 of the Grant Agreement) exists, and no event which, with the giving of notice or the lapse of time, or both, would constitute such an Event of Default.
3. The representations and covenants of the Grantee contained in Article III and Article IV of the Grant Agreement are true.
4. This Reimbursement Request is being submitted solely for Eligible Company related to the Ceramic Studio, LLC located at 32326 Grand River Ave., Farmington MI 48336.
5. Attached is the Company Acknowledgment, signed by the Company.
6. In addition to the amount otherwise spent by the Company on Eligible Costs, attached is a copy of Supporting Documentation received by the Grantee from the Company evidencing that the Company has met the Company Match requirement.
7. The Grantee requests a Grant disbursement in the amount of \$_____.

The undersigned has the authority, and signs this Grant Reimbursement Request, on behalf of the Grantee.

City of Farmington

(Authorized Signature)

(Print Name)

(Title)

(Date) _____

EXHIBIT D

COMPANY ACKNOWLEDGMENT

This Company Acknowledgment is being delivered pursuant to Section 2.3 and Key Milestone Number One of the Grant Agreement dated as of the Effective Date (the "Grant Agreement"), by and between the Michigan Strategic Fund (the "MSF"), and Grantee. Capitalized terms in this Company Acknowledgment not otherwise defined herein shall have the meanings ascribed to them in the Grant Agreement. The undersigned, in the name and on behalf of Company, hereby certifies, represents, and warrants, that as of the date of signing this Grant Reimbursement Request:

1. The Company affirms it has paid the Eligible Costs for the Project.
2. The Company affirms it has contributed the Company Match for the Project.
3. The Company will cooperate with the Grantee's and/or the MSF's reasonable requests for information related to the Project, Eligible Costs, the Company Match, or arising out of the Grant Agreement.
4. At the request of the Michigan Economic Development Corporation ("MEDC"), the Company will cooperate with the Grantee and the MEDC and MSF, to promote the Project through one or more of the placement of a sign, plaque, media coverage or other public presentation at the Project location, or other locations, acceptable to the Parties.
5. At the request of the MSF or MEDC, the Company will cooperate with the Grantee and the MEDC and MSF, to permit a MSF or MEDC representative to visit the Project location and/or view the results of the Eligible Costs.

The undersigned has the authority, and signs this Company Acknowledgment, on behalf of the Company.

Ceramic Studio, LLC

(Authorized Signature)

(Print Name)

(Title)

(Date)

EXHIBIT E

STATE REQUIRED TERMS

Section E.1 Progress Reports. Beginning October 1, 2026, and continuing no later than October 1st of each calendar year during the Term, the Grantee shall submit to the Grant Manager an annual Progress Report relative to the Project. The Progress Report shall be an all-encompassing report of the preceding twelve (12) months ending September 30, and submission of all data required for the MSF to comply with its annual reporting requirements to the Michigan legislature under the Act (see MCL 125.2009); including reporting for the previous twelve (12) months ending September 30:

- (a) the amount of financial support other than State resources;
- (b) the actual number of both new and retained full time jobs and the actual average annual salary for both the new and retained full time jobs for the Project;
- (c) the actual amount of private investment attracted to the Project; and
- (d) the total actual amount of square footage revitalized or added by the Project.

Section E.2 Confidentiality. In connection with the transactions contemplated by this Agreement, the MSF, the MEDC or their representatives may obtain, or have access to all information or data concerning the business, operations, assets, or liabilities of the Company. Under MCL 125.2005(10), the MSF Board has authority, upon the Company's request, to acknowledge financial or proprietary Company information as confidential. If the MSF acknowledges Company information as confidential (the "Confidential Information"), the MEDC and the MSF agree that they and their representatives will use the Confidential Information solely for the purpose of administering this Agreement, and that the Confidential Information will be kept strictly confidential and that neither the MEDC, the MSF, nor any of their representatives will disclose any of the Confidential Information in any manner whatsoever. However, the MSF or the MEDC may disclose Confidential Information: (i) to such of its representatives who need such information or data for the sole purpose of administering the MBDP and the transactions contemplated by this Agreement; (ii) to the extent required by applicable law (including, without limitation, the Michigan Freedom of Information Act); (iii) if, before the Effective Date, such information or data was generally publicly available; (iv) if after the Effective Date, such information or data becomes publicly available without fault of or action on the part of the MSF, the MEDC or its representatives; and (v) in all other cases, to the extent that the Company gives its prior written consent to disclosure. This Section shall survive indefinitely.

Section E.3 Access to Records and Inspection Rights. During the Term of the Grant, there will be frequent contact between the Grant Manager, or other MEDC, MSF or representative of the State, and the Company. Until the end of the Term of the Grant, to enable the Auditor General, the Department of Technology, Management and Budget (the "DTMB"), the MSF, or the MEDC to monitor and ensure compliance with the terms of this Agreement, the Company shall permit the Auditor General, the Chief Compliance Officer, the DTMB, the MSF, or the MEDC to visit the Company, and any other location where books and records of the Company are normally kept, to inspect the books and records, including financial records and all other information and data relevant to the terms of this Agreement, including the expenditure of the

Grant Disbursements; provided, however, that such audit right shall survive the end of the Term of the Grant by three (3) years. In connection with any such audit, the Company shall cooperate with the chief compliance officer, if contacted, as provided in MCL 125.2088i(6)(h). At such visits, the Company shall permit the Auditor General, the Chief Compliance Officer, the DTMB, the MSF, or any member, employee or agent of the MSF, the Chief Compliance Officer, the Grant Manager, or any employee or agent of the MEDC to make copies or extracts from information and to discuss the affairs, finances and accounts of the Company related to this Agreement with its officers, employees or agents. Notwithstanding anything to the contrary, any information and data that the Company reasonably determines is Confidential Information shall be reviewed by the Auditor General, the Chief Compliance Officer, the DTMB, the MSF, and the MEDC at the offices of the Company and the Auditor General, the Chief Compliance Officer, the DTMB, the MSF, or the MEDC shall have the right to remove, photocopy, photograph or otherwise record in any way any part of such books and records with the prior written consent of the Company, which consent shall not be unreasonably withheld.

Section E.4 Termination of Funding. In the event that the State Legislature or the State Government fails to provide or terminates the funding necessary for the MSF to fund the Grant, the MSF may terminate this Agreement by providing notice to the Company not less than thirty (30) calendar days before the date of cancellation provided, however, that in the event the action of the State Legislature or State government results in an immediate absence or termination of funding, this Agreement may be terminated effective immediately upon delivery of written notice to the Company. In the event of termination of funding, the MSF has no further obligation to make Grant Disbursements beyond the date of termination of this Agreement.

Section E.5 Non-Discrimination and Unfair Labor Practices. In connection with this Agreement, the Company agrees not to discriminate against any employee or applicant for employment, with respect to their hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of race, color, religion, national origin, ancestry, age, sex (including sexual orientation and gender identity or expression as defined in Executive Directive 2019-09), height, weight, marital status, partisan considerations, physical or mental disability, or genetic information (as defined in Executive Directive 2019-09) that is unrelated to the individual's ability to perform the duties of the particular job or position. The Company further agrees that every subcontract or sub-recipient agreement entered into for performance of this Agreement will contain a provision requiring nondiscrimination in employment, as specified in this Agreement, binding upon each subcontractor. This covenant is required, as applicable under the Elliot Larsen Civil Rights Act, 1976 PA 453, MCL 37.2101, *et seq.*, and the Persons with Disabilities Civil Rights Act, 1976 PA 220, MCL 37.1101, *et seq.*, and is consistent with Executive Directive 2019-09, and any breach thereof may be regarded as a material breach of this Agreement.

Under 1980 PA 278, MCL 423.321, *et seq.*, the State shall not award a contract or subcontract to an employer whose name appears in the current register of employers failing to correct an unfair labor practice compiled under MCL 423.322. The United States Labor Relations Board compiles this information. The Company shall not enter into a contract with a subcontractor, manufacturer, or supplier whose name appears in this register. Under MCL 423.324, the State may void any contract if, subsequent to the award of the contract, the name of the Company as an employer, or the name of a subcontractor, manufacturer, or supplier of the Company appears in the register.

Section E.6 Indemnification and Hold Harmless. Except for their respective obligations to process or disburse Grant Disbursements as required in this Agreement, the MSF, the State, the MEDC, its Executive Committee and their respective directors, participants, officers, agents and employees (collectively, the “Indemnified Persons”) shall not be liable to the Company for any reason. The Company shall indemnify and hold the State, the MSF, and the MEDC and other Indemnified Person harmless against all claims asserted by or on behalf of any individual person, firm or entity (other than an Indemnified Person), arising or resulting from, or in any way connected with this Agreement or any act or failure to act by the Company under the Agreement, including all liabilities, costs and expenses, including reasonable counsel fees, incurred in any action or proceeding brought by reason of any such claim. The Company shall also indemnify the MSF, the MEDC and other Indemnified Person from and against all costs and expenses, including reasonable counsel fees, lawfully incurred in enforcing any obligation of the Company under this Agreement.

The Company shall have no obligation to indemnify an Indemnified Person under this Section if a court with competent jurisdiction finds that the liability in question was solely caused by the willful misconduct or gross negligence of the MSF, the MEDC or other Indemnified Person, unless the court finds that despite the adjudication of liability, the MSF, the MEDC or other Indemnified Person is fairly and reasonably entitled to indemnity for the expenses the court considers proper. The MSF, the MEDC and the Company agree to act cooperatively in the defense of any action brought against the MSF, the MEDC or another Indemnified Person to the greatest extent possible.

Performance of the Company’s obligations contemplated under this Agreement is within the sole control of the Company and its employees, agents and contractors, and an Indemnified Person shall have no liability in tort or otherwise for any loss or damage caused by or related to the actions or failures to act, products and processes of the Company, its employees, agents or contractors. This Section shall survive indefinitely.

Section E.7 Jurisdiction. The parties shall make a good faith effort to resolve any controversies that arise regarding this Agreement. If a controversy cannot be resolved, the parties agree that any legal actions concerning this Agreement shall be brought in the Michigan Court of Claims or, as appropriate, Ingham County Circuit Court in Ingham County, Michigan. The Company acknowledges by signing this Agreement that it is subject to the jurisdiction of this court and agrees to service by first class or express delivery wherever the Company resides, in or outside of the United States. This Section shall survive indefinitely.

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| Farmington City Council Staff Report | | Council Meeting Date: November 17, 2025 | Reference Number 6B |
| Submitted by: David Murphy, City Manager | | | |
| Description Public Hearing Program Year 2026 Community Development Block Grant Application | | | |
| Requested Action City Council Opens Public Hearing and accepts comments City Council Closes Public Hearing | | | |
| Background The City's Community Development Block Grant (CDBG) funding for 2026 is projected by Oakland County to be \$24,932. As part of the application process, the city must hold a public hearing. Our completed application, accompanied by a resolution of Council approval, must be submitted to Oakland County by December 5, 2025. | | | |
| Agenda Review | | | |
| Department Head | Finance/Treasurer | City Attorney | City Manager |

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| Farmington City Council Staff Report | Council Meeting Date: November 17, 2025 | Item Number 7A |
| Submitted by: Jaime Pohlman, Director of Finance and Administration | | |
| Agenda Topic: Financial Report with Supplemental Information June 30, 2025 and End of Audit Letter | | |
| Proposed Motion: Accept and file the June 30, 2025 Financial Report and End of Audit Letter | | |
| <p>Background:</p> <p>Earlier in the meeting, Plante & Moran will have presented their audit findings for the Fiscal Year ended June 30, 2025. Attached are the Financial Report and End of Audit Letter.</p> <p>The Financial Report will be made available on the City’s website and hard copies have been provided to City Council.</p> | | |
| <p>Materials: Financial Report with Supplemental Information June 30, 2025; use this link: https://www.farmgov.com/city-services/treasurer/2025-financial-report/ End of Audit Letter</p> | | |

October 23, 2025

To the Honorable Mayor, the Members of the City
Council, and Management
City of Farmington, Michigan

We have audited the financial statements of the City of Farmington, Michigan (the "City") as of and for the year ended June 30, 2025 and have issued our report thereon dated October 23, 2025. Professional standards require that we provide you with the following information related to our audit, which is divided into the following sections:

Section I - Required Communications with Those Charged with Governance

Section II - Legislative and Information Items

Section I includes information that current auditing standards require independent auditors to communicate to those individuals charged with governance. We will report this information annually to the honorable mayor, members of the City Council, and management of the City.

Section II presents legislative and informational items that could have an effect on the City.

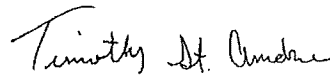
We would like to take this opportunity to thank the staff for the cooperation and courtesy extended to us during our audit. Their assistance and professionalism are invaluable.

This report is intended solely for the use of the honorable mayor, the City Council, and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

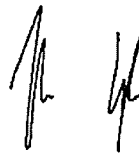
We welcome any questions you may have regarding the following communications, and we would be willing to discuss these or any other questions that you might have at your convenience.

Very truly yours,

Plante & Moran, PLLC



Timothy St. Andrew
Partner



Joshua Yde
Principal

Section I - Required Communications with Those Charged with Governance

Our Responsibility Under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated August 1, 2025, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities. Our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement.

As part of our audit, we considered the internal control of the City. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in our letter about planning matters dated September 18, 2025.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the City are described in Note 1 to the financial statements. As described in Note 1, the City implemented Governmental Accounting Standards Board Statement No. 101, which resulted in changes to the way in which the liability for compensated absences is calculated. The change did not have a significant impact on the financial statements.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus.

We noted no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimates affecting the financial statements include the liabilities, deferred outflows and inflows, and expenses associated with pension benefits and other postemployment benefits (OPEB).

Management's estimates of the net pension liability and net OPEB asset (and related pension/OPEB amounts) are highly sensitive to the various assumptions used by the actuary within the actuarial valuation. Those assumptions include the long-term rate of return, the discount rate, mortality assumptions, health care cost trend rates, and various other assumptions. While the actuary uses these assumptions to calculate the total pension liability and total OPEB liability, as management is ultimately responsible for the accuracy of its financial statements, it is management's responsibility to assess whether the assumptions made are supportable and appropriate based on the facts of its individual plan. Generally accepted accounting principles require that such assumptions be the best estimate as of the measurement date.

Section I - Required Communications with Those Charged with Governance (Continued)

We evaluated the key factors and assumptions used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The disclosures in the financial statements are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in performing and completing our audit.

Disagreements with Management

For the purpose of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report.

We are pleased to report that no such disagreements arose during the course of our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management.

We did not detect any misstatements as a result of audit procedures.

Significant Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, business conditions affecting the City, and business plans and strategies that may affect the risks of material misstatement, with management each year prior to our retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship, and our responses were not a condition of our retention.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated October 23, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a second opinion on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Section II - Legislative and Informational Items

Inflation Reduction Act (IRA)

Significant legislation was enacted in 2022 that has dramatically expanded the available tax credits, tax incentives, and other funding opportunities related to the green energy sector. The One Big Beautiful Bill (OB BB), enacted on July 4, 2025, introduced sweeping changes to those credits. However, the OB BB delayed the implementation of certain provisions - meaning that, with careful planning, the City can still take advantage of available credits. Additionally, the new monetization options from the original legislation that expanded the benefits of tax credits for qualifying activities to public sector organizations like the City remain unchanged from the OB BB. The breadth of qualifying activities is significant, including, in most cases, the production of electricity; production of solar, wind, and energy equipment; installation of energy-efficient upgrades to businesses and homes; and the acquisition of electric vehicles (EVs) and charging equipment. We are happy to discuss any questions or potential tax credit opportunities with you, and please also feel free to visit our IRA tax credits articles and webinars at <https://www.plantemoran.com/explore-our-thinking/areas-of-focus/inflation-reduction-act-tax-credits>.

Monitoring Lease, SBITA, and PPP Activity

GASB Statements No. 87, *Leases*; No. 96, *Subscription-Based Information Technology Arrangements* (SBITAs); and No. 94, *Public-Private and Public-Public Partnerships (PPP) and Availability Payment Arrangements*, were effective in fiscal years 2022 and 2023. Although significant analyses were performed to determine the applicability of the new standards and record any necessary adjustments, we want to stress the importance of implementing ongoing monitoring procedures over lease, SBITA, and PPP activity. When the City enters into new leases, SBITAs, or PPPs; existing agreements are modified; or other facts and circumstances change, consideration must be given to the impact those changes will have on lease, SBITA, and PPP accounting. In order to do so, the City must ensure there is a process in place to identify and appropriately account for new leases, SBITAs, or PPPs or changes to existing agreements on an ongoing basis or at least at the end of each year.

Cybersecurity and Information Technology Controls

Cyberattacks are on the rise across the globe, and the cost of these attacks is ever increasing. Because of these attacks, municipalities stand to lose their reputation, the ability to operate efficiently, and proprietary information or assets. Communities potentially can also be subject to financial and legal liabilities. Managing this issue is especially challenging because even a municipality with a highly mature cybersecurity risk management program still has a residual risk that a material cybersecurity breach could occur and not be detected in a timely manner. We understand that the technology department continues to monitor and evaluate this risk, which are critical best practices. Additionally, periodic assessment of the system in order to verify that the control environment is working as intended is a key part of measuring associated business risk. We encourage administration and those charged with governance to work with the technology team on this very important topic. If we can be of assistance in the process, we would be happy to do so.

OMB Revisions to the Uniform Guidance

In April 2024, the Office of Management and Budget (OMB) released revisions for the Uniform Guidance for federal grants and agreements, which are effective for fiscal year ends beginning on October 1, 2024 and after. The guidance clarifies the applicability of requirements and terminology and includes some relaxation and clarification of certain requirements that required prior approval from federal regulators. A few key changes include the following:

- Increase the single audit threshold to \$1 million from \$750,000
- Require the schedule of expenditures of federal awards (SEFA) to identify recipient of federal award for audits that cover multiple recipients
- Increase the *de minimis* indirect cost rate from 10 percent to 15 percent, effective for grants received on October 1, 2024 and after

The changes are included in more detail within the federal register at <https://www.federalregister.gov/documents/2024/04/22/2024-07496/guidance-for-federal-financial-assistance>, and we are happy to discuss these changes with you.

Section II - Legislative and Informational Items (Continued)

Capitalization Thresholds

The April 2024 Uniform Grants Guidance 2024 Revision described above resulted in the equipment threshold increasing from \$5,000 to \$10,000. This threshold applies to the value of equipment that at the end of the grant period may be retained, sold, or otherwise disposed of with no further responsibility to the federal agency. In addition to considering this Uniform Guidance threshold related to federal grants compliance, it may be a good time for the City to reevaluate the capitalization thresholds. We are happy to assist you in thinking through considerations in evaluating these thresholds.

Other New Legislation

Upcoming Accounting Standards Requiring Preparation

We actively monitor new Governmental Accounting Standards Board (GASB) standards and due process documents and provide periodic updates to help you understand how the latest financial reporting developments will impact the City. In addition to the summaries below and to stay up to date, Plante & Moran, PLLC issues a biannual GASB accounting standard update. The most recent update and a link to previous fall and spring updates are available [here](#).

GASB Statement No. 103 - Financial Reporting Model Improvements

This new accounting pronouncement will be effective for fiscal years ending June 30, 2026 and after. This statement establishes new accounting and financial reporting requirements, or modifies existing requirements, related to the following: management's discussion and analysis (MD&A); unusual or infrequent items; presentation of the proprietary fund statement of revenue, expenses, and changes in fund net position; information about major component units in basic financial statements; budgetary comparison information; and financial trends information in the statistical section. This statement requires that the MD&A be limited to the five topics noted in the standard and provides further guidance on how the MD&A should be written. For proprietary fund financial reporting, the statement defines nonoperating revenue and expense and introduces the concept of subsidies. It also requires new subtotals to present total noncapital subsidies and income or loss, including both operating activities and noncapital subsidies. The statement prescribes that the required budgetary comparison schedules be reported only in the required supplementary information section of the statements and dictates what variance information should be included. Next, the statement removes the option to present discretely presented component unit information as condensed information in the notes rather than in the statements. Lastly, the statement outlines how unusual or infrequent items should be presented separately on the financial statements.

GASB Statement No. 104 - Disclosure of Certain Capital Assets

This new accounting pronouncement requires certain types of capital assets, such as lease assets, intangible right-of-use assets, subscription assets, and other intangible assets, to be disclosed separately by major class of underlying asset in the capital assets note. The statement also requires additional disclosures for capital assets held for sale.

Significant GASB Proposal Worth Watching

The Revenue and Expense Recognition project aims to develop a comprehensive accounting and financial reporting model for transactions that result in revenue and expenses. GASB has issued a preliminary views document that proposes a new categorization framework that replaces the exchange/nonexchange transaction notion with a four-step categorization process for classifying a transaction. In addition to this new framework, the proposal also addresses recognition and measurement of revenue and expense transactions. The exposure draft for this project is expected sometime in 2026.

Plante & Moran, PLLC has spent significant time digesting this new proposed standard and recently testified to the GASB about our feedback. We strongly encourage the City to monitor developments with this standard, as the potential impact is quite broad.

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| Farmington City Council Staff Report | Council Meeting Date: November 17, 2025 | Reference Number 7B |
| Submitted by: David Murphy, City Manager | | |
| Description Consideration to Approve 2026 Program Year Community Development Block Grant Application | | |
| Requested Action Move to approve resolution adopting 2026 Program Year Community Development Block Grant Application | | |
| Background Earlier in the meeting, the City Council will have held a public hearing on the proposed 2026 Program Year Community Development Block Grant application. City Administration is recommending adoption of the attached resolution which will be forwarded to Oakland County Neighborhood and Housing Development. The City's Community Development Block Grant (CDBG) funding for 2026 is projected by Oakland County to be \$24,932. Our completed application, accompanied by a resolution of Council approval, must be submitted to Oakland County by December 5, 2025. As Council knows, CDBG funding eligibility is restricted to projects or programs that meet specific objectives determined by the federal Department of Housing and Urban Development (HUD). Of these objectives, Farmington is limited to CDBG funding for projects where "the primary beneficiaries are low or moderate income people." Council may recall from previous years' CDBG applications that senior programs/projects receive special eligibility consideration. The administration's preliminary recommendation, outlined below, proposes a CDBG program that is not administratively burdensome, and continues current city funding level for the senior center and senior services. CDBG funds are federal funds administered by the Department of Housing and Urban Development. The administration's preliminary recommendation is that Council considers establishing the following development objectives: (1) senior center and (2) public services (senior services). The administration proposes allocating \$21,192 for senior center and \$3,740 for public services (senior services). | | |
| Agenda Review | | |
| Department Head | Finance/Treasurer | City Attorney |
| | | City Manager |

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| Farmington City Council Staff Report | Council Meeting Date: November 17, 2025 | Item Number 7C |
| Submitted by: David Murphy, City Manager | | |
| <u>Agenda Topic:</u> Consideration to Amend Fiscal Year 2025-26 Budget | | |
| <u>Proposed Motion:</u> Move to adopt Budget Amendment Resolution #2, amending Fiscal Year 2025-26 Budget. | | |
| <u>Background:</u> The City's budget is adopted on a fiscal year basis, July 1 – June 30. Unfortunately, many of the City's projects take place during the summer and often span year end. Guessing how much of the project will occur in each fiscal year is difficult and forcing contractors to work within a specific fiscal year is expensive. As a result, Administration allocates the total cost of a project between fiscal years or places the entire project in the earlier fiscal year. If the budget is not used in the earlier fiscal year, the budget is added to the next fiscal year through a budget amendment. Attached is the budget amendment moving unspent funds from the 2024-25 fiscal year to the 2025-26 fiscal year. None of the items on the budget amendment represent non-budgeted expenditures. They are just a reallocation of budget from one fiscal year to the next. | | |
| <u>Materials:</u> Budget Amendment Resolution #2 2025-26 | | |

CITY OF FARMINGTON

RESOLUTION _____

Motion by, _____ seconded by, _____

WHEREAS, the 2024/25 Fiscal Year Budget contained funding for various projects that were not completed prior to June 30, 2025; and

WHEREAS, these projects are still considered necessary to complete;

NOW, THEREFORE BE IT RESOLVED that the Farmington City Council hereby amends the FY 25/26 Budget as shown below.

Fund: General Fund
General Government \$16,900
Reduction of Fund Balance \$16,900
To roll forward funding for painting Public Safety and City Manager offices

Fund: General Fund
Public Safety \$48,500
Transfer, Capital Improvement Fund \$43,000
Reduction in Fund Balance \$5,500
To roll forward funding for Public Safety interview room (\$10,000), booking room wall (\$25,000),retro-fitting Tahoe (\$8,000), fire tower (\$3,000) and composite photo (\$2,500)

Fund: General Fund
Public Works \$24,000
Reduction of Fund Balance \$24,000
To roll forward funding for sealcoating

Fund: General Fund
Community and Economic Development \$24,400
Increase in Fund Balance \$11,600
State Shared Revenues \$36,000
To roll forward Master Plan grant revenue and expenditures (\$14,400) and document imaging (\$10,000)

Fund: Major Street Fund
Construction \$261,300
Reduction of Fund Balance \$261,300
To roll forward funding for Gill Road (\$64,300), Thomas and School St (\$122,000) and flashing beacons (\$75,000)

Fund: Local Street Fund
Construction \$784,240
Transfer, Municipal Street Fund \$784,240
To roll forward transfer from Municipal Street Fund to cover funding for crack sealing (\$21,100) and Thomas and School Street (\$763,140)

Fund: Municipal Street Fund
Transfer, Local Street Fund \$784,240
Reduction of Fund Balance \$784,240
To roll forward transfer to Local Street Fund for funding of construction projects

Fund: Corridor Improvement Authority Fund
Expenditures \$4,200

| | | |
|---|-----------|-----------|
| Increase in Fund Balance | \$1,800 | |
| Grants, Other | | \$6,000 |
| To roll forward Master Plan grant revenue and funding for Master Plan professional services | | |
| Fund: Capital Improvement Fund | | |
| Transfer, General Fund | \$43,000 | |
| Reduction of Fund Balance | | \$43,000 |
| To roll forward transfer to General Fund for Public Safety capital purchases | | |
| Fund: American Rescue Plan Fund | | |
| Construction | \$266,600 | |
| Federal Grants | | \$166,000 |
| Reduction in Fund Balance | | \$100,600 |
| To roll forward funding for Thomas and School Street | | |
| Fund: Capital Improvement Millage Fund | | |
| Capital Outlay | \$10,000 | |
| Reduction of Fund Balance | | \$10,000 |
| To roll forward funding for Shiawassee and Drake Park Landscaping | | |
| Fund: Capital Improvement Millage Fund | | |
| Capital Outlay | \$210,000 | |
| Reduction of Fund Balance | | \$210,000 |
| To roll forward funding for Hillside Path Engineering | | |
| Fund: Capital Improvement Millage Fund | | |
| Capital Outlay | \$10,000 | |
| Reduction of Fund Balance | | \$10,000 |
| To roll forward funding for Caddell Drain | | |
| Fund: Capital Improvement Millage Fund | | |
| Capital Outlay | \$97,000 | |
| State Shared Revenues and Grants | | \$97,000 |
| To roll forward funding for Mansion Capital Improvements | | |
| Fund: Capital Improvement Millage Fund | | |
| Capital Outlay | \$46,000 | |
| State Shared Revenues and Grants | | \$46,000 |
| To roll forward funding for Fitness Courts | | |
| Fund: Capital Improvement Millage Fund | | |
| Capital Outlay | \$100,000 | |
| State Shared Revenues and Grants | | \$80,000 |
| Reduction of Fund Balance | | \$20,000 |
| To roll forward funding for Access to Transit | | |
| Fund: Water and Sewer Fund | | |
| Operations and Maintenance | \$20,000 | |
| Reduction of Fund Balance | | \$20,000 |
| To roll forward funding for Water Rate Study | | |
| Fund: Water and Sewer Fund | | |
| Operations and Maintenance | \$26,400 | |
| Reduction of Fund Balance | | \$26,400 |
| To roll forward funding for additional lead service replacements | | |

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| Fund: Water and Sewer Fund | | |
| Capital Outlay | \$50,100 | |
| Reduction of Fund Balance | | \$50,100 |
| To roll forward funding for Gill Road Engineering | | |
| Fund: Water and Sewer Fund | | |
| Capital Outlay | \$48,100 | |
| Reduction of Fund Balance | | \$48,100 |
| To roll forward funding for water meters | | |
| Fund: Water and Sewer Fund | | |
| Capital Outlay | \$41,000 | |
| Reduction of Fund Balance | | \$41,000 |
| To roll forward funding for water infrastructure | | |
| Fund: Water and Sewer Fund | | |
| Capital Outlay | \$75,000 | |
| Reduction of Fund Balance | | \$75,000 |
| To roll forward funding for sewer infrastructure | | |
| Fund: DPW Equipment Revolving Fund | | |
| Capital Outlay | \$34,100 | |
| Reduction of Fund Balance | | \$34,100 |
| To roll forward funding for DPW Cold Patch Hot Box | | |

Roll Call:

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED

MEAGHAN BACHMAN, CITY CLERK

I, Meaghan Bachman, duly authorized Clerk for the City of Farmington, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Farmington City Council at a regular meeting held Monday, November 17, 2025 in the City of Farmington, Oakland County, Michigan.

MEAGHAN BACHMAN, CITY CLERK

| | | |
|--|--|-------------------------------|
| Farmington City Council Staff Report | Council Meeting Date: November 17, 2025 | Item Number 7D |
| Submitted by: David Murphy, City Manager | | |
| Agenda Topic: Consideration to Amend Fiscal Year 2025-26 Budget | | |
| <p><u>Proposed Motion:</u></p> <p>Move to adopt Budget Amendment Resolution #3, amending Fiscal Year 2025-2026 Budget.</p> | | |
| <p><u>Background:</u></p> <p>The City's contract with Oakland County for Assessing services ended on June 30, 2025. Just before the contract expired, the City was notified that rates for Assessing services provided by Oakland County would be increasing significantly.</p> <p>At the June 16, 2025 Special Meeting, City Council authorized the City Manager to negotiate a contract with Kimberly Feigley for Assessing services with final approval from the City Attorney.</p> <p>The terms of the contract require additional funding of \$19,500 for the 25/26 fiscal year.</p> | | |
| <p><u>Materials:</u> Budget Amendment Resolution #3 2025-26</p> | | |

CITY OF FARMINGTON

RESOLUTION No. _____

Motion by, _____ seconded by, _____

A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE 2026-2026 BUDGET.

WHEREAS, the City's 2025-2026 budget contained funding for Assessing services to be provided by Oakland County at their historical rates; and

WHEREAS, due to a significant increase in Oakland County rates, the City has opted to hire a new contract Assessor which will still require additional funds above budgeted amounts

THEREFORE, BE IT RESOLVED that the Farmington City Council hereby adjusts the 2025-2026 budget as shown below; Budget Amendment No. 3

Budget Amendment No. 3

Fund: General Fund

General Government

\$19,500

Reduction of Fund Balance

\$19,500

**To provide additional funding for the
Assessor contract for 25/26**

ROLL CALL

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED

Meaghan Bachman, City Clerk

| | | |
|--|--|-------------------------------|
| Farmington City Council Staff Report | Council Meeting Date: November 17, 2025 | Item Number 7E |
| Submitted by: David Murphy, City Manager | | |
| Agenda Topic: Consideration to Amend Fiscal Year 2025-26 Budget | | |
| Proposed Motion: Move to adopt Budget Amendment Resolution #4, amending Fiscal Year 2025-26 Budget | | |
| Background: Oakland County Water Resource Commission (OCWRC) oversees the maintenance of the Caddell Drain. The Caddell Drain is a tributary of the Rouge River collecting storm water from areas of Farmington Hills, City of Farmington, City of Novi, State of Michigan, and Road Commission for Oakland County. The Caddell Drain Culvert Improvement Project is now moving forward and the majority of the project is expected to be completed this Fiscal Year. \$553,000 is currently budgeted for Fiscal Year 2025/2026. Per OCWRC, the anticipated cost to the City of Farmington for the Caddell Drain for Fiscal Year 25/26 is \$779,100. Additional funding of \$226,100 will be required. | | |
| Materials: Budget Amendment Resolution #4, 2025-26 | | |

CITY OF FARMINGTON

RESOLUTION No. _____

Motion by, _____ seconded by, _____

A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE 2026-2026 BUDGET.

WHEREAS, the City's 2025-2026 budget contained funding for the Caddell Drain Culvert Improvement Project in the amount of \$553,000; and

WHEREAS, Farmington Hills has petitioned the Oakland County Water Resource Commission (OCWRC) to move the improvement project forward, and the City of Farmington has seconded that petition; and

WHEREAS, the updated projection of cost to the City of Farmington as provided by OCWRC for the fiscal year 2025/2026 is estimated at \$779,100

THEREFORE, BE IT RESOLVED that the Farmington City Council hereby adjusts the 2025-2026 budget as shown below; Budget Amendment No. 4

Budget Amendment No. 4

Fund: Capital Improvement Millage Fund

Capital Outlay

\$226,100

Reduction of Fund Balance

\$226,100

**To provide additional funding for the
Caddell Drain Culvert Improvement Project**

ROLL CALL

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED

Meaghan Bachman, City Clerk

| | | |
|--|--|-------------------------------|
| Farmington City Council Staff Report | Council Meeting Date: November 17, 2025 | Item Number 7F |
| Submitted by: David Murphy, City Manager | | |
| Agenda Topic: Consideration to Amend Fiscal Year 2025-26 Budget | | |
| Proposed Motion: Move to adopt Budget Amendment Resolution #5, amending Fiscal Year 2025-26 Budget | | |
| Background: At the October 20, 2025 council meeting, Council approved transferring the City Manager and Assistant City Manager from the Defined Contribution Plan to the Defined Benefit Plan. This transfer requires a payment of \$117,000 to MERS. Attached is the budget amendment for the transfer. | | |
| Materials: Budget Amendment Resolution #5, 2025-26 | | |

CITY OF FARMINGTON

RESOLUTION No. _____

Motion by, _____ seconded by, _____

A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE 2026-2026 BUDGET.

WHEREAS, City Council has approved transferring the City Manager and the Assistant City Manager from the Defined Contribution plan to the Defined Benefit plan; and

WHEREAS, this transfer requires a \$117,000 payment to MERS

THEREFORE, BE IT RESOLVED that the Farmington City Council hereby adjusts the 2025-2026 budget as shown below; Budget Amendment No. 5

Budget Amendment No. 5

Fund: General Fund

General Government

\$117,000

Reduction of Fund Balance

\$117,000

**To provide funding for the transfer of the City Manager
and Assistant City Manager to the Defined Benefit Plan**

ROLL CALL

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED

Meaghan Bachman, City Clerk

| | | |
|---|--|-------------------------------|
| Farmington City Council Staff Report | Council Meeting Date: November 11, 2025 | Item Number 7G |
| Submitted by: David Murphy, City Manager | | |
| Agenda Topic: Approval of MamaEatz-Sips Liquor License Application for 35203 and 35223 Grand River | | |
| Proposed Motion: Move to approve the MamaEatz-Sips Liquor License Application for 35203 and 35223 Grand River | | |
| Background: Chapter 3, Article 2 of the City Code states that “No person shall sell alcoholic liquor, beer, wine or spirits for consumption on the premises within the city without having obtained the approval of the council of application for a license so to sell, as required by the statutes of the state.” Section 3-28 of the Code also states that “Before the approval of the council is given of the issuance, renewal or transfer of a liquor license, the application for such issuance, renewal or transfer shall be referred to the following city departments: department of building, department of public safety and city treasurer. The written report of all such departments certifying compliance with all applicable laws and regulations shall be received by the city manager before such application shall be approved by the council.” MamaEatz-Sips has secured approval for transfer to it of a Class C Liquor License from the Michigan Liquor Control Commission and is requesting approval from City Council in compliance with city ordinance. Public Safety has performed a background check on all of the owners and did not find any information to support a suspension or revocation of the license received from the State. The Treasurer’s Department and Planning and Building Department have confirmed that there are no outstanding issues with this business. There are water and sewer amounts owing to the City related to water and sewer connection charges that are being paid according to an approved payment plan. There are delinquent personal property taxes that are being paid according to an approved Oakland County payment plan. The applicant is current on both of those payment plans. The City Manager’s office therefore recommends approval of this transfer. | | |
| Materials: None | | |

| | | |
|--|---|------------------------------|
| Farmington City Council Staff Report | Council Meeting Date: November 17, 2025 | Item Number 7H |
| Submitted by: Joshua Leach, Superintendent | | |
| Agenda Topic: Payment Application No. 1 Shiawassee Road Resurfacing | | |
| Proposed Motion: Move to approve Payment Application No. 1 in the amount of \$210,405.74 to R&R Asphalt located in Milford, MI for the resurfacing of Shiawassee Road between Farmington Road South and Farmington Road North. | | |
| Background: On July 2, 2025, Consumers Energy conducted emergency gas line repair/replacement on Shiawassee Road between the Rouge River and Warner Street due to a natural gas leak. A significant area of Shiawassee Road was excavated while attempting to locate a natural gas leak. Consumers Energy was responsible for repairing the portion of the road that they damaged. The road surrounding the damaged area was 18 years old and was not in great condition. City Administration requested an additional quote to resurface Shiawassee Road between Farmington Road (South) and Farmington Road (North) in conjunction with Consumers Energy's repair. Although Shiawassee Road was not in great shape, the foundation of the road and base layer of asphalt was in good condition, requiring only to remove the top layer of asphalt and repave (mill and fill). Consumers Energy paid the City \$38,826.00 for their portion of the road paving. <u>Payment Application No. 1</u> For Shiawassee Road resurfacing including mobilization, traffic control, one structure adjustment, paving, and pavement marking. OHM recommends approving Payment Application No. 1 in the amount of \$210,405.74 to R&R Asphalt of Milford, MI | | |
| Materials: OHM recommendation of Payment Application No. 1, Payment Application NO. 1 | | |



October 16, 2025

Mr. Joshua Leach (via e-mail)
Superintendent Public Works
City of Farmington
23600 Liberty Street
Farmington, Michigan 48335

Regarding: Shiawassee St Rehab
OHM Job No. 0111-25-0083
Payment Application No.1

Dear Mr. Leach:

Enclosed is progress Payment Application No. 1 for the referenced project.

R&R Asphalt has completed the work shown on the attached payment application for the period ending October 14, 2025 and we would recommend payment to the Contractor in the amount of **\$210,405.74**.

Sincerely,
OHM Advisors

A handwritten signature in dark ink, appearing to read "Matt Parks".

Matt Parks, P.E.
Client Representative

cc: Dylan Taulbee, R&R Asphalt (via e-mail)
Mike McNutt, OHM Advisors (via e-mail)
File

P:\0101_0125\0111250080_Shiawassee_St_Rehab_Construction\Pay App_CO\Pay App\No.1

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com

PAYMENT APPLICATION



Project: City of Farmington - Shlawassee St Rehab

Job Number: 0111-25-0083

Number: 1

Period End Date: 10/14/2025

Status: Approved

OWNER: City of Farmington

CONTRACTOR R&R Asphalt

23600 Liberty Street

2800 Childs Lake Road

Farmington, MI 48335

Milford, MI 48381

(248) 474-5500

(248) 529-6005

Contract Start Date: 9/12/2025

Contract End Date: 12/31/2025

Contract Duration: 110

Print Date: 10/16/2025

SCHEDULE On

STATUS:

NOTE:

| | |
|---------------------------|--------------|
| Original Contract Amount: | \$309,451.25 |
| Change Orders Amount: | \$0.00 |
| Current Contract Amount: | \$309,451.25 |

| | |
|------------------------------|--------------|
| Earnings This Period: | \$210,905.74 |
| Earnings To Date: | \$210,905.74 |
| Previous Retainage Amount: | \$0.00 |
| Retainage This Period: | \$500.00 |
| Less Total Retained To Date: | \$500.00 |
| Net Earned: | \$210,405.74 |
| Previous Earnings: | \$0.00 |
| Amount Due Contractor: | \$210,405.74 |

Retainage: Lump Sum

Approved By

Joshua Leach - Superintendent Public Works - City of Farmington

Date 10-17-25

Prepared By

Michael McNutt, Construction Group Manager

Michael McNutt

Digitally signed by Michael McNutt
DN: C=US, E=Michael.McNutt@ohm-advisors.com,
O=OHM Advisors, CN=Michael McNutt
Date: 2025.10.16 17:59:35-0400

Date

OHM Advisors

34000 Plymouth Road
Livonia, MI 48150

(734) 522-6711

OHM-Advisors.com

City of Farmington - Shiawassee St Rehab

Items

| Item | Description | Original Quantity | Quantity Authorized | Unit Price | Quantity This Period | Quantity Held | Amount This Period | Quantity To Date | Amount To Date |
|--------------|---|-------------------|---------------------|------------|----------------------|---------------|--------------------|------------------|----------------|
| Division: A | | | | | | | | | |
| 1 | Mobilization, Max | 1.00 LSUM | 1.00 | \$9,500.00 | 1.00 | 0.00 | \$9,500.00 | 1.00 | \$9,500.00 |
| 2 | _Pavt, Rem, Modified | 263.90 Syd | 263.90 | \$20.00 | 213.44 | 0.00 | \$4,268.80 | 213.44 | \$4,268.80 |
| 3 | Erosion Control, Inlet Protection, Fabric Drop | 8.00 Ea | 8.00 | \$150.00 | 0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 |
| 4 | _Aggregate Base, Modified | 10.00 Ton | 10.00 | \$30.00 | 0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 |
| 5 | Dr Structure Cover, Adj, Case 1 | 6.00 Ea | 6.00 | \$1,250.00 | 1.00 | 0.00 | \$1,250.00 | 1.00 | \$1,250.00 |
| 6 | Cold Milling HMA Surface | 6473.00 Syd | 6473.00 | \$4.45 | 6473.70 | 0.00 | \$28,807.97 | 6473.70 | \$28,807.97 |
| 7 | _Hand Patching, Modified (for Pavt Patches) | 100.00 Ton | 100.00 | \$195.00 | 58.70 | 0.00 | \$11,446.50 | 58.70 | \$11,446.50 |
| 8 | _Hand Patching, Special (for Det 7's) | 50.00 Ton | 50.00 | \$425.00 | 21.98 | 0.00 | \$9,341.50 | 21.98 | \$9,341.50 |
| 9 | _HMA, 4emh (Leveling) | 677.60 Ton | 677.60 | \$128.00 | 331.07 | 0.00 | \$42,376.96 | 331.07 | \$42,376.96 |
| 10 | _HMA, 5emh (Top) | 677.60 Ton | 677.60 | \$131.00 | 592.21 | 0.00 | \$77,579.51 | 592.21 | \$77,579.51 |
| 11 | _Traffic Control, LS - Including temp tape and traffic regulators | 1.00 LSUM | 1.00 | \$9,500.00 | 1.00 | 0.00 | \$9,500.00 | 1.00 | \$9,500.00 |
| 12 | Sanitary Structure Cover, Adj, Case 1 | 1.00 Ea | 1.00 | \$1,700.00 | 0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 |
| 13 | _Adjust Sprinkler Head | 5.00 Ea | 5.00 | \$75.00 | 0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 |
| 14 | _Gate Well Cover, Adj, Case 1 | 1.00 Ea | 1.00 | \$1,700.00 | 0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 |
| 15 | _Sprinkler Head | 5.00 Ea | 5.00 | \$85.00 | 0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 |
| 16 | _Irrigation Piping | 100.00 Ft | 100.00 | \$100.00 | 0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 |
| 17 | _Misc Preparing Pavement | 16.00 Sta | 16.00 | \$235.00 | 16.00 | 0.00 | \$3,760.00 | 16.00 | \$3,760.00 |
| 18 | Pavt Mrkg, Polyurea, Lt Turn Arrow | 4.00 Ea | 4.00 | \$300.00 | 3.00 | 0.00 | \$900.00 | 3.00 | \$900.00 |
| 19 | Pavt Mrkg, Polyurea, 4 inch, White | 200.00 Ft | 200.00 | \$1.75 | 354.00 | 0.00 | \$619.50 | 354.00 | \$619.50 |
| 20 | Pavt Mrkg, Polyurea, 6 inch, Cross Walk | 70.00 Ft | 70.00 | \$10.00 | 181.00 | 0.00 | \$1,810.00 | 181.00 | \$1,810.00 |
| 21 | Pavt Mrkg, Polyurea, 4 inch, Yellow | 2800.00 Ft | 2800.00 | \$1.75 | 2940.00 | 0.00 | \$5,145.00 | 2940.00 | \$5,145.00 |
| 22 | Pavt Mrkg, Polyurea, 12 inch, Yellow - hatching | 200.00 Ft | 200.00 | \$20.00 | 110.00 | 0.00 | \$2,200.00 | 110.00 | \$2,200.00 |
| 23 | Pavt Mrkg, Polyurea, 24 inch, Stop Bar | 67.00 Ft | 67.00 | \$30.00 | 80.00 | 0.00 | \$2,400.00 | 80.00 | \$2,400.00 |
| A Sub-Total: | | | | | | | \$210,905.74 | | \$210,905.74 |
| Retainage | | | | | | | \$500.00 | | |

OHM Advisors
34000 Plymouth Road
Livonia, MI 48150

(734) 522-6711

OHM-Advisors.com

| | | |
|--|--|----------------------|
| Farmington City Council Staff Report | Council Meeting Date: November 17, 2025 | Informational |
| Submitted by: Melissa Andrade, Assistant to the City Manager | | |
| Agenda Topic: Minutes from City's Boards and Commissions | | |
| Beautification: September 2025 CIA: November meeting canceled DDA: October 2025 Historical: October 2025 - draft Parking: Meets quarterly, next meeting January 21 Pathways: October 2025 Planning: October 2025 ZBA: November meeting canceled Library: October 9, 2025, November draft not yet posted Commission on Aging: September 2025 Farmington/Farmington Hills Arts Commission: October minutes not yet posted Commission on Children, Youth and Families: October special meeting not yet posted Emergency Preparedness Committee: August 2025 | | |
| | | |



Beautification Meeting Minutes
7:00 p.m., Monday, September 8, 2025
Blue Hat Coffee
23600 Liberty Street
Farmington, MI 48335

BEAUTIFICATION AGENDA

Attendees:

- | | |
|-------------------|-----------------------------|
| -Carly Davis | -Heidi Cook |
| -Anah Soble | -Deb Potter** |
| -Kassandra Mullen | -Ellen Harrington |
| -Faye Schuett | -Bridget Gormely |
| -Randy Dickerson* | -Melissa Andrade (Optional) |

*Absent

**Expected Absence

1. Welcome New Members WELCOME BRIDGET!!!

2. 2025 Projects

a. Sunflower Contest Update:

1. There were 31 participants, but many are experiencing deer issues.

Submissions will end August 31st, 2025 at 5:00pm.

- a. Review submission, determine prizes and who will get book GC from local bookstore.
- b. \$25.00 GC for each submission (5). Faye will get GCs.
Tallest – Hackpack
Most Protective – Vilay Sayyarathe
Most Loved – Rebecca Montiscello
Biggest Leaves – Ashley Houghtiling
Still growing – Brittany Osbourn

Anah to reach out to each and confirm. Faye will write a thank you letter and send snail mail.

b. Bootification Awards

1. Signage Review and Update

- a. Received 2025 Award
- b. Community signs and distribution
- c. **Mid-September we will start to advertise.**
- d. **October 24th, the voting will close.**
- e. **Asked Melissa for Maps of Spookiest Street**
- f. **October 30th, 2025 Parade - Carly to follow-up with Melissa**

1. Print maps etc....

- c. Farmington Holiday Light Map
QR Code – Anah

3. Other Business

- a. October 4th Farmers Market – Carly and Anah Confirmed
- b. Community Garden and Shed Updates – Chelsea Street.
Shed and Rat Wall
NHS Volunteer

October and November Clean-up
Seed Library – 12mile Collaboration
Plant Swap – May 2026

Business Cards – Budget
- d. Heidi Cook Garden Project – ASK A GARDNER
- e. Beginner Education. 4-6 times / Summer.
Free Form Educational Opportunities
- f. Next Meeting – Monday, October 6th at 7pm. Location discussion

There will be no meetings in July or August 2026.

- 4. Public Comment
- 5. Adjournment

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



DDA Board Meeting
8:00 AM Wednesday October 1, 2025
City Hall Conference Room
23600 Liberty Street
Farmington, MI 48335

Minutes

Call to Order

The meeting was called to order at 8:12 AM by Todd Craft.

1. Roll Call

Board Members Present: Todd Craft, Sean Murphy, James McLaughlan, Johnna Balk, Claire Perko (arrived late), Karlyn Cassidy

Absent: Donovan Singleton, Shawn Kavanagh, Tom Pascaris

Others Present: Jess Westendorf, Jenny Gray

2. Approval of Consent Agenda

Minutes: September 3, 2025 DDA Board Regular Meeting

Minutes: September 9, 2025 Business Development Committee minutes

Minutes: April 1, 2025 Business Development Committee minutes

Motion by Murphy, seconded by McLaughlan. The motion passed unanimously.

3. Approval of Regular Agenda

Motion by Balk, seconded by Murphy to approve the items on the regular agenda. Motion passes unanimously.

4. Public Comment

No public comments.

5. Financial Report

Jess Westendorf presented the financial update, noting that the FY 2024-25 budget had been mostly finalized and audited. She explained that publication of the annual TIF Report is required by law and must occur before year-end, accompanied by informational public meetings in December.

6. Executive Director Update

Jess Westendorf reported on a series of successful recent events. She thanked staff, board members, and volunteers for their support during Harvest Moon, highlighting strong community engagement and the unveiling of the Wave Mural. She noted the DDA's semifinalist recognition with Great American Main Street Association, with further publicity and a film crew visit scheduled for October 10–11.

Construction updates included completion of final documents for the Thomas Street Project and continued work on the Art Park Promenade, with the goal of making the park accessible for pedestrian use by winter. She also shared progress from the recent Master Plan Steering Committee meeting, emphasizing coordination with the ongoing downtown parking study.

7. Consideration to Publish Annual TIF Report and Public Informational Meetings

Motion by Balk, seconded by Cassidy to authorize the publication of the Fiscal Year 2024-25 Annual Report, funds to be derived from Miscellaneous Expenses, Account #248-00.000-956.000. and scheduling of the required public informational meetings. Motion Passes unanimously via roll call.

- Ayes (5) – Craft, Cassidy, Murphy, McLaughlan, Balk, Perko
- Nays (0)
- Absent (3) – Singleton, Kavanagh, Pascaris

8 .Committee Updates

- **Promotions Committee:** Discussion on the Downtown Merchant Meeting, where discussion centered on ways to enhance holiday programming and improve participation by non-food businesses. Ideas included swag bags, specialty mugs, and post-parade programming to keep visitors downtown longer.
- **Business Development Committee:** Discussion focused on the need for improved communication with merchants ahead of major events such as Harvest Moon, to better engage businesses and reduce negative impacts on sales.
- **Design Committee:** Updates highlighted progress on the Art Park Promenade and coordination with the Thomas Street Project.
- **Public Art Committee:** Celebrated the successful launch of the Wave Mural at Harvest Moon and ongoing community engagement in the mural's creation.
- **Organization Committee:** No meeting held.
- **Harvest Moon Committee:** Reflections on the event emphasized increased revenue from 2024, strong volunteer turnout, and lessons for strengthening downtown business participation in future years.
- **Grand Raven Caw-mittee:** Preparations were finalized for the Grand Raven Festival, which begins with "The Strut" on October 2.

9. Other Business

Board members discussed continued planning around parking policy in relation to the Master Plan update, including exploration of potential regulatory adjustments and use of parking heat maps to identify issues more accurately.

10. Board Comment

Board members expressed appreciation for staff and volunteers involved in Harvest Moon and upcoming Raven events.

11. Adjournment

Motion by Balk, seconded by Cassidy to adjourn the meeting. The motion passes unanimously.

Meeting adjourned at 9:07 am.

HISTORICAL COMMISSION REGULAR MEETING

Minutes

October 22, 2025

1. Meeting was called to order at 7:01pm
2. Roll call: Laura Myers, Kevin Russom, Brandon Porterfield, Robert Senn, Kevin Parkins and Jill Keller; Guest: Dave Murphy
3. Approval of agenda: Robert Senn approved, Kevin Parkins seconded; all ayes
4. Public Comment: none
5. Approval of minutes from 7/23/2025: Robert Senn approved, Laura Myers seconded, all ayes
6. Financial report: none
7. Warner Mansion activities:
 - a. City Council approved the budget for OHM who is doing a design for the back of the house based on a rendering from Steve Schneemann
 - b. Dave Murphy is still working on getting items finalized for an auction
8. Home owner requests: none
9. Approval of Historical Plaque applications: 3 outstanding applications. Dave Murphy is going to check with Melissa Dale Andrade on where those are at waiting for approval.
10. New Business:
 - a. Future event ideas
 - i. Getting involved with the farmers market with a booth once a month
 - ii. Giving away bicentennial items at the booths (glasses, post cards, shirts, etc..)
 - iii. Identify buildings in the city and put a plaque up that states the history. We may be able to get the business owners to purchase the plaque or pay half.
 - iv. Holly days booth (Dec 6), Ladies night booth (Nov 13th)
 - v. Jill will reach out to Sean on what the status is with the website for selling Farmington merchandise
 - vi. Put lights on the bicentennial tree, put a sign "brought to you by the Farmington historic commission" near it. Kevin and I will put the lights on before Thanksgiving. We will look into using solar lights this year.
 - b. Founders Festival 2026 (July 16-18)
 - i. There will be a steering committee formed to work with the new vendor. Including a couple people from this committee would be great.
 - ii. Getting involved with the farmers markets prior to the festival weekend to promote it (including the porch pre-party)

- iii. Porch pre-party location will be at Warner Mansion with secondary options of Riley park, Memorial park/Mason's corner or Drake park
- iv. Food
 - Hot dogs, brats, water, popsicles, chips, pop, ice cream sandwiches or ice cream bar, snow cones, beer
 - Someone will need to man the ice cream and popsicle cooler to keep it closed as much as possible to retain the cold.
 - Signage for the food & drinks
 - Condiments
 - Make your own ice cream bar – see if silver dairy would be interested with a cart with all the toppings
 - Coolers from everyone
- v. Pie eating contest: check with Busch's donating the pies
- vi. Hot dog eating contests: adult one and a kid one
- vii. Dunk tank (have the mayor be the dunkie)
- viii. Fire truck
- ix. Vintage items on display – Peggy (farmers mkt)
- x. Incorporate U.S.A.'s 250th
 - Constitution readings: ask Brian Golden to dress up and read some pieces from the declaration of independence
 - Big printed declaration of independence and have everyone sign it
 - Red, White and Blue color theme
 - Ask some of the historical home owners to put up patriotic bunting
- c. Next month we will discuss the Friends of the Warner Mansion board and how we can enhance/promote it

11. Old Business:

- a. Historic District survey (photos and website):
 - i. 15 more houses
 - ii. Website: need to find out how to get this into our Farmington City site

12. Correspondence and communications: none

13. Commission Comments:

- a. Jill strongly suggested we meet every month whether we have home owner requests or not. We have enough ideas on our list for 2026 that we will definitely need to meet at least once a month. Kevin Russom agreed adding that its important to keep the momentum going with successes like the porch party.
- b. We all agreed to meet for the following dates over the next 3 months:
 - i. November 19th will be our November meeting
 - ii. December 17th will be our final meeting of 2025
 - iii. January 28th will be our first meeting of 2026

14. Adjournment at 8:35pm

FARMINGTON PATHWAYS COMMITTEE
LOCATION: Conference Room at City Hall

7:00 p.m.

AGENDA

OCTOBER 8, 2025

1. CALL TO ORDER 7:02
2. ROLL CALL Present: Joe VanDerZanden, Heather Davies, Chris Weber, Maria Taylor, Dave Haering, Tim Prince, Jamie Palmisano, Kevin Daniels
3. APPROVAL OF AGENDA Tim made the motion to approve, supported by Maria.
Approved unanimously
4. APPROVAL OF MINUTES
 - a. MEETING MINUTES, SEPTEMBER 10, 2025 - Motion to approve by Dave, supported Maria. Approved unanimously, with the Amendment of Kevin becoming the business owner of Progress Tracker.
5. MONTHLY INSPO - Italy sidewalks photos/videos
6. INTRODUCTION OF LUKE DAROW, CODE ENFORCEMENT OFFICER
 - a. Email Lucas Darow, CC Chris Weber any photos including address and these issues will be entered into Progress Tracker
7. OLD BUSINESS
 - a. MDOT PROPOSAL FOR GRAND RIVER CROSSINGS UPDATE
 - i. Working on collecting data to present to MDOT
 - b. POTENTIAL GROUP BIKE TRIP OVER THE M-5 OVERPASS UPDATE
 - i. Pushed back to next spring
 - c. TIMING OF LIGHTS AND POTENTIAL LIGHT REACTIVATION WITH PUSH OF PEDESTRIAN BUTTON UPDATE
 - i. Not feasible for the amount of traffic
 - ii. Possibly move to blink at midnight
 - d. SINGLE POST VS DOUBLE POST FOR SIGNS UPDATE
 - i. Determined on size of sign, bigger the sign from single to double post
 - e. TREE ON WEST SIDE OF CITY HALL UPDATE
 - i. GONE!
 - f. EBIKE ON SIDEWALK UPDATE
 - i. Looking into - law that certain power levels are allowed on sidewalks, others are not. Looking to change an ordinance - currently sitting with legal counsel.
 - g. VISION BOARD AND PROGRESS TRACKER
 - i. Place holder of the group's ideas and what to focus, and prioritize to use for Grant writing purposes.
 - ii. Progress Tracker will be used to simplify and assist with presentations
8. NEW BUSINESS
 - a. ANY NEW TARGET AREAS?
 - i. Motion to approve 600lb. Raven out of the center of the walkway to allow better pedestrian access. Approved by Dave, Seconded by Jamie, approved by all, Opposed by Tim
 - ii. Farmington Road, CVS crosswalk was updated - Thank you to the DDA for the collaboration to see this thru.
 - iii. SEMCOG has monies available and is looking for 2027 projects that are greenlighted to go.
 - b. ANY NEW CITY CONSTRUCTION PROJECTS? Nothing at this time.
9. PUBLIC COMMENT - N/A
10. COMMITTEE MEMBER COMMENT
 - a. Thomas Street sidewalk in the plans- Thank you!
11. ADJOURNMENT 8:52

Next meeting: NOVEMBER 12, 2025

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
October 13, 2025

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, October 13, 2025.

ROLL CALL

Present: Crutcher, Gray, Kmetzo, Mantey, Perrot and Westendorf
Absent: Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Chris Weber, Assistant City Manager; Beth Saarella, City Attorney Brian Belesky, Director of Media, Brian Golden, Director of Media, Bonnie Murphy, Recording Secretary.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. June 9, 2025 Minutes

MOTION by Westendorf, seconded by Crutcher, to approve the items on the Consent Agenda.

APPROVAL OF ITEMS ON REGULAR AGENDA

MOTION by Kmetzo, seconded by Westendorf, to approve the items on the Regular Agenda.
MOTION carried, all ayes.

UNFINISHED BUSINESS

None heard.

NEW BUSINESS

A. MASTER PLAN UPDATE

Chairperson Perrot introduced this item and turned it over to staff.

Chris Weber stated he has an update on the screen on the progress of the Master Plan. He thanked Commissioners Kmetzo, Crutcher and Westendorf for serving on the Steering Committee for the Master Plan and also thanked Commissioner Grey for serving on the committee to select the consulting engineering firm.

He stated the project in its entirety is known as Farmington Forward 2025 and it is a big project, it is covering quite a few things and the final document will be eight chapters long and covers large areas like community engagement, land use and housing, downtown plan, mobility plan, the Parks & Rec Master Plan and then implementation in getting all this done. Most of the components will be the same from prior Master Plans but there is a new chapter we are adding which is the Mobility Plan. We heard from the public and the Steering Committee that nonmotorized transit is very important to the community, whether it be walking, biking or other means of transportation, so it was important enough to have its own chapter in the Master Plan.

We've been meeting on this project since January, we've had six Steering Committee meetings so far, the last one being in September and there will be a public open house happening at the Farmer's Market this Saturday where information and displays that we've come up with so far will be displayed and they will be able to weigh in by reviewing boards, placing key notes where they have emphasis or comments or things that they approve of or disapprove of, whatever the case may be, and the material will be available online as well through early November so we're letting the community know, it's not quite set up but the link will be live this week. Once we get all that community feedback, the Steering Committee will meet again in November and then in December materials will be ready.

Some important dates for the Planning Commission, in December the Parks & Rec Plan will go to City Council for their review and the Downtown Plan will go to the DDA for their review. In January all of the documents will come before the Planning Commission. There will be a presentation by our consultants OHM and then ask them to open up the Public Comment period which is a 43-day period where people can look at the plan, and prepare their comments and bring them back to the Planning Commission in March. And in March we'll have the Public Hearing, you'll hear the comments from the public and then you can either decide to revise the plan based on the comments or approve the plan at that point.

In the meantime if you're interested in the materials prepared to date, they're all available on the website, and he presented www.farmgov.com as the opening page where there is "Master Plan" and you can click on that link it will take you to this page it will take you to this where it says "Resources" where it has every Steering Committee packet so far, it has information garnered from the first community engagement which occurred back in May, and it has the existing conditions, technical memos by the consultants as they reviewed the conditions in Farmington. So that's where all the information is at, if you want to take a peak at what's there, there's information about all of our parks and what they see there, there's information about our current land use and

proposed changes, there's not that many changes to the proposed land use, there's focus areas in the City and what the community has indicated and the Steering Committee, those areas of interest might be developed, different concepts, some are just layouts of buildings and parking lots and some are 3D renderings, so that's pretty interesting as well. There's also a Mobility Plan so you can look to see where we come up with improvements that might make sense to connect not only our city but other cities around us. So all will be out there, they are all pdf documents and I encourage you to take a look through that information. If there's any questions, I'll be happy to take them now.

Chairperson Perrot pointed out that there is a couple of spots in the OHM reports that still reference Kate Knight and he would like that amended to indicate that Jessica Westendorf is in that position and doing a fantastic job so he would like to make sure she gets the recognition and Weber assured him that would happen.

Weber encouraged the board to "put the word out" and let family and friends know about this opportunity.

Perrot indicated that they have utilized the Farmers Market as a resource in the past to collect analytics.

Crutcher asked what other means would be utilized to collect data and Weber replied it is kind of a shotgun approach, as many different ways we can get the information out there.

B. APPOINTMENT TO CAPITAL IMPROVEMENT STEERING COMMITTEE

Perrot stated that historically, Steve Majoros has represented the Planning Commission to the Capital Improvement Steering Committee and suggested he should continue.

MOTION by Crutcher, supported by Westendorf, to appoint Steve Majoros as the Planning Commission's representative on the Capital Improvement Steering Committee. Motion carried, all ayes.

UPDATE CURRENT DEVELOPMENT PROJECTS

Weber stated that 17 units are sold at Hillside Townes and Westendorf asked about contemplated occupancy and Weber replied summer of 2026.

Weber then stated Legion Square is waiting on one permit from the State.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENTS

Mantey inquired about the large cement wall at Los Tres Amigos and Crutcher stated it's a fire wall.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Weber stated there are no current updates.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

MOTION by Crutcher, supported by Westendorf, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Secretary

**Farmington Community Library Board of Trustees
Board Meeting, 6:00 p.m. - October 9, 2025
Liberty Street Branch**

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

Board Members Absent: None

Staff Members Present: Siegrist, Baker, Showich-Gallup, Clark, Wioskowski

Staff Members Absent: Peterson

CALL TO ORDER

The Regular Board Meeting was called to order at 6:08 by President McClellan.

APPROVAL OF AGENDA

MOTION by White to approve the Agenda for the October 9, 2025 Board meeting adding approval of minutes for October 2 special meeting and “EV Discussion” under Facilities update was supported by Snodgrass.

Vote: Aye: All in favor (7-0)

Opposed: None

Motion passed.

AUDIT PRESENTATION

Kari Shea, Plante Moran

- Auditor Alan C. Young & Associates, P.C. returned an “unmodified opinion” of the Farmington Community Library’s financial statements.
- FCL’s current fund balance is roughly enough to cover 10 months of operations.
- Moving money to MiClass has earned a higher amount of interest.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

MOTION by Snead to approve the Minutes of the Regular Board Meeting held September 11, 2025, was supported by Brown.

Vote: Aye: McClellan, Brown, Murphy, Snead, Snodgrass

Opposed: None

Abstain: Muthukuda, White

Motion passed.

**Farmington Community Library Board of Trustees
Board Meeting, 6:00 p.m. - October 9, 2025
Liberty Street Branch**

(Doby arrives.)

DRAFT

MOTION by Muthukuda to approve the Minutes of the Special Board Meeting held September 18, 2025, was supported by White

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

Opposed: None

Abstain: Snead

Motion passed.

MOTION by Murphy to approve the Minutes of the Special Board Meeting held October 2, 2025, was supported by Muthukuda.

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

Opposed: None

Motion passed.

MOTION by White to amend the Minutes of the Regular Board Meeting held August 14, 2025, so that the date is correct was supported by Brown.

Vote: Aye: All in favor

Opposed: None

Motion passed.

TREASURER'S REPORT

MOTION by Brown to approve paying September 2025 operating bills totaling \$525,851.43 was supported by White.

Vote: Aye: All in favor

Opposed: None

Motion passed.

MOTION by Brown to receive and file September 2025 financial reports was supported by Brown.

Vote: Aye: All in favor

Opposed: None

Motion passed.

K. Brown: year to date interest earned from Michigan Class is \$403,352.29

FRIENDS' REPORT (S. Charlesbois)

- Two new board members have been added
- Friends poured beer at the Harvest Moon celebration.
- Friends received \$250 from the Exemplars Club.
- 2025 book sale proceeds are roughly \$18,500 so far, plus more than \$2,000 more through E-Bay sales of rarer books. Next big sale will be October 24-26.
- Katherine Center author event can still be joined online. In-person is full.

**Farmington Community Library Board of Trustees
Board Meeting, 6:00 p.m. - October 9, 2025
Liberty Street Branch**

- Giving Tuesday is coming soon.

DRAFT

- E. McClellan: Farmington Friends were mentioned in *Farmington Press* article about Friends Week.

LIBRARY DIRECTOR'S REPORT (K. Siegrist)

- Article in *Farmington Press* describing K. Siegrist's career on eve of retirement.
- Grand Raven walks are being held each Thursday evening in October.
- FCL was named a 2025 Large Business of the Year by Chamber of Commerce.
- Staff Day will be held November 11. Both branches will be closed.
- The statewide Michigan Electronic Library (MeL) will continue for another year. MeL was in danger due to federal cuts to libraries.
- Annual (popular!) paranormal investigation will occur October 25. Registration is encouraged.
- Staff highlight: Adrian Clark and Jill Wioskowski, adult librarians.

SUBCOMMITTEE UPDATES

Personnel (D. Muthukuda)

- Director Search - see New Business

Facilities (S. Snodgrass)

- EV charging stations: anticipated parking lot improvements will require consideration of whether to install infrastructure for EV charging. Per E. McMullen, this will be on a future agenda.
- LED lights have been installed in parking lot at Twelve Mile.
- Committee members visited Plymouth District Library to view new Children's area and outdoor amphitheater.
- Creating new outdoor programming space may require better signage for smoking areas.
- The next Committee meeting will be November 6.

Finance (S. Snead)

- Working on planned giving, naming rights for large donations.
- Next Committee meeting will be in late October.

UNFINISHED BUSINESS

None

NEW BUSINESS

Candidate Selection

MOTION by Muthukuda to offer the position of FCL director to Sasha Matthews with a salary in the posted range plus moving expenses was supported by Murphy.

**Farmington Community Library Board of Trustees
Board Meeting, 6:00 p.m. - October 9, 2025
Liberty Street Branch**

Vote (roll call): **Aye:** McClellan, Muthukuda, Murphy, Brown, Snead, Doby, Snodgrass,
White

Opposed: None

Motion passed.

DRAFT

New chairs for Twelve Mile computer area

MOTION by White to spend up to \$16,500 for 30 new chairs from Library Design and for removal of old chairs was supported by Doby.

Vote: Aye: All in favor

Opposed: None

Motion passed.

CORRESPONDENCE

None

PUBLIC COMMENT

None

TRUSTEE COMMENT

- K. Brown - thank you to Personnel Committee and particularly D. Muthukuda for work on director search.
- C. Doby - proud to be associated with a library that attracted such quality candidates for director.
- J. White - Toast to Education, fundraiser for Farmington Farmington Hills Education Foundation, will occur November 7. FCL librarians could potentially receive FFHEF grant money.

ADJOURNMENT

The Board meeting was adjourned by President McClellan at 7:28. The next meeting of the Library Board is scheduled for Thursday, November 13, 2025, at 6:00 pm.

Respectfully Submitted,

Jim White, Secretary
Library Board of Trustees

**MEETING MINUTES
FARMINGTON AREA COMMISSION ON AGING
TUESDAY, SEPTEMBER 23rd, 2025-5:30 PM
COSTICK CENTER, 28600 ELEVEN MILE ROAD.
FARMINGTON HILLS MI 48336**

Meeting called to order at pm 09/23/2025> 5:30pm

ROLL CALL:

Mary Buchan, Farmington Hills
Nancy Cook, Farmington
Vivek Das, Farmington Hills
Mic Fahey, Farmington
Dan Fantore, Farmington Hills
Dolli Lewis, Farmington Hills
Katherine Marshall, Farmington Hills
Julie McCowan, Farmington Hills
Julie Villani, Farmington Hills
Jane Frost, Farmington (phone)
Marian Schulte, Farmington Hills
Michael Bridges, City Council FH
Steven Dowhan- Senior Division Liaison

OTHERS IN ATTENDANCE:

R. Larry Arbanas
Kelly Arbanas
Anita Wagner
Lori Daro
Anne Sebesta
Cathy Cordisco
Ruth Morrison
Steven Artt
Michele Artt
Shirley Carp
Diane Akers
Pat Hansen
Leslie Michalik
Steve Logan
Ruth Logan
Roseanne Sopach
Jacquie Stovern

APPROVAL OF JUNE 2024 MEETING MINUTES

Motion by Julie McCowan 2nd by Mary Buchan

COMMITTEE REPORTS

Nothing to report

COMMUNICATION, PROMOTIONS AND WEBSITE

Nothing to report

EDUCATION COMMITTEE

October 2, 2024 10 AM education committee presentation

Dan Fantore & Jane Frost discussed article on SCAMS & Imposters

SENIOR CENTER ADVOCACY COMMITTEE

Discussion on the following topics:

Debt in Special Services (marketing, outsource, Fulltime employees)

Debt by Special Services

Michael Bridges discussed City's issues with Costick Center

Dedicated millage for Special Services

Innovation Grant for new kitchen

Hawk Debt goal to reduced was discussed

Dan Fantore suggested 5 topics for discussion:

1) timeline

2) Site>listening sessions, consultants push for Hawk, OCC idea

3) process>lack of communication, articles in Messenger, call council members & city mgr.

Hire project mgr, 3 council members are seeking reelection

4) Money>Portage built new senior ctr by donation, grants, higher a promoter/marketer

5) Amenities> pool, Multipurpose rooms, indoor track, meals on wheels(outsourcing?)

SENIOR DIVISION LIAISON REPORT

Friends of Costick Ctr meeting Friday 2pm Oct 26th

60 yoga attendees

Continental Club Nov 7th

City Open House Oct 4th> city hall

Total Wellness Fair Oct 7th 10-12:30pm

Veteran Luncheon Nov 11th

OLD BUSINESS

No Report

NEW BUSINESS

Per discussions listed above

AMBASSADOR REPORT

Nothing to report

PUBLIC COMMENT

Comments related to Costick Center issues

ADJOURNMENT

7pm Motion by Tiffany Tuttle 2nd by Mic Fahey

Next meeting Tuesday, October 28th, 2025, at Costick Center-Casey.

Minutes submitted by Mic Fahey

MEETING MINUTES
Emergency Preparedness Commission
August 4, 2025 – 5:00PM
Farmington Hills City Hall – Community Room
31555 W. 11 MILE RD.
Farmington Hills, MI 48336
248-473-1800 www.fhgov.com

MEETING CALLED TO ORDER: Vice Chair Avie called the meeting to order at 5:00 PM.

MEMBERS PRESENT: Avie, Card, Dilts, Dixon, Hopfe, Igwe, Sloan, Schertel, and Thomas.

MEMERBERS ABSENT: Ciaramitaro, Forshee, Sweeney, and Tyler.

OTHERS PRESENT: Aldred (FH City Council).

OTHERS ABSENT: Pankow (FHFD), Piggott (FHPD), and Wren (FPS).

CITIZENS PRESENT: None.

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

APPROVAL OF MEETING MINUTES: Motion by Schertel to approve the July 7, 2025 meeting minutes as submitted, seconded by Thomas. Motion passed unanimously by voice vote.

BUDGET REPORT: EPC Budget for 2025 is \$2,500.

- No spending updates.

UNFINISHED BUSINESS:

- None.

NEW BUSINESS:

- Farmington Founders Festival Recap.
 - There was a good turnout of EPC commissioners assisting with the parade and staffing the literature booth/table.
 - Several suggestions were made to enhance the table at future events.
- Costick Center Seniors Health Fair; 10/7/25, Tuesday, 10:00AM to 2:00PM
- Ready Livingston 2025 Family Emergency Readiness Expo; 8/24/25, 9:00AM to 4:00PM
- EPC Commissioner training opportunities

- CPR / First Aid training available monthly from the FHFD

LIAISON REPORTS:

- J. Aldred: Recently completed the CPR / First Aid Training offered by the FHFD and recommended the class to those that need training. Recently attended a seminar on the dangers of synthetic drugs

COMMITTEE REPORTS:

- None

PUBLIC COMMENTS:

- None

COMMISSIONER COMMENTS:

- Avie was elected as the State Commander for the American Legion. His responsibilities will require some travel and will affect the time he can commit to EPC events.
- Card noted that the Emergency Preparedness Handbook on City of Farmington website is more than 10 years old and could use some updates.
- Dilts said that he can assist with website updates.
- Thomas encouraged commissioners to attend public events (PTAs, HOAs, etc.) to increase EPC visibility and messaging.
- Dixon suggested collaborating with local community groups on Facebook and other social media for EPC messaging

NEXT MEETING DATE: The next public meeting will be Monday, October 6, 2025 at 5:00 PM in the Farmington Hills City Hall Community Room.

ADJOURNMENT: Vice Chair Avie adjourned the meeting at 6:02 PM.

Minutes taken by Secretary Card.

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