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Mayor Theresa Rich

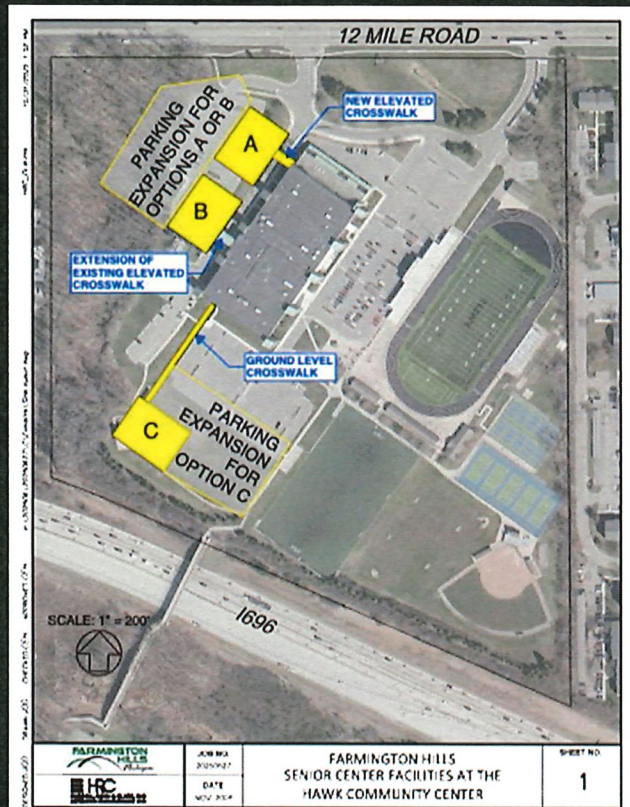
Acting City Manager Karen Mondora

Jacob Rushlow, Director of Public Services





FARMINGTON
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Michigan



Freedom 250: Celebration of a Nation

// JUNE 25, 2026

**FARMINGTON
HILLS**
Michigan



Acting City Manager Karen Mondora





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Michigan

DSLR BASICS

LEARNING YOUR DIGITAL CAMERA



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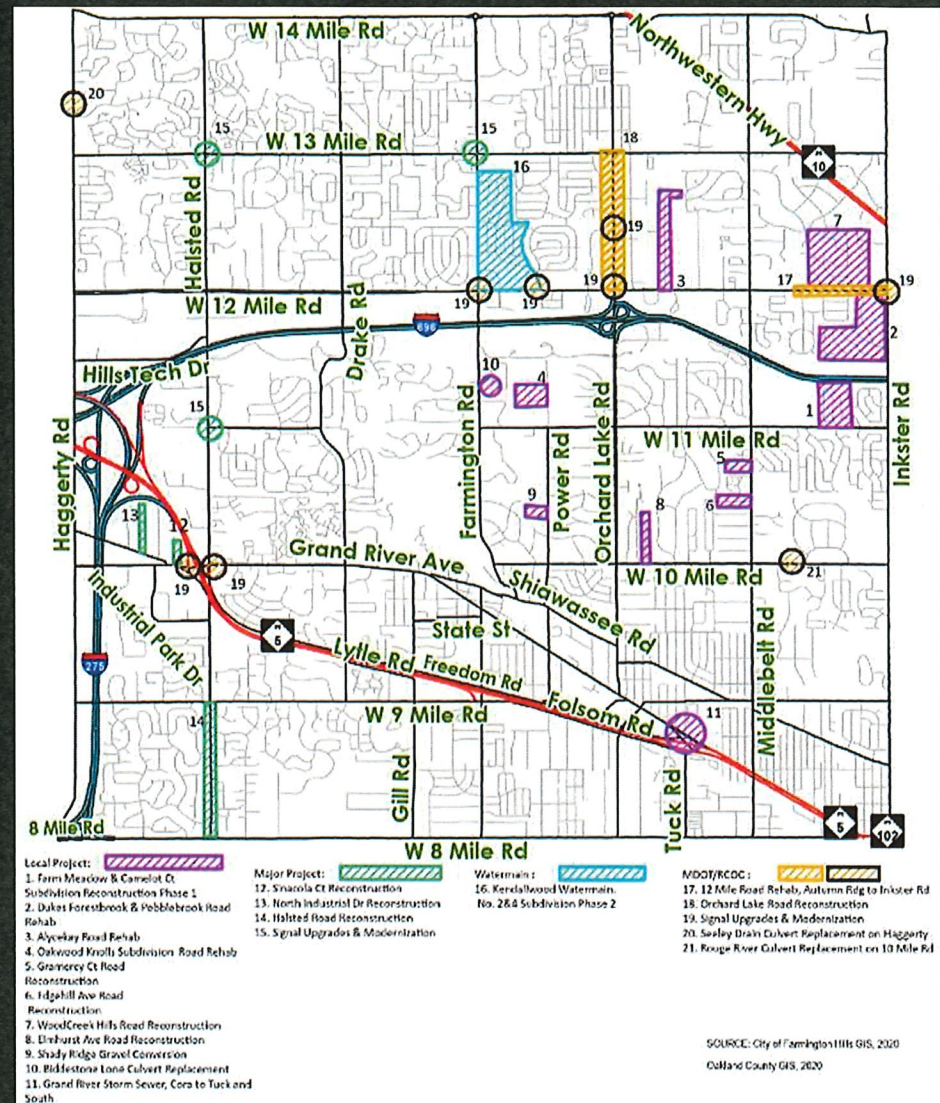


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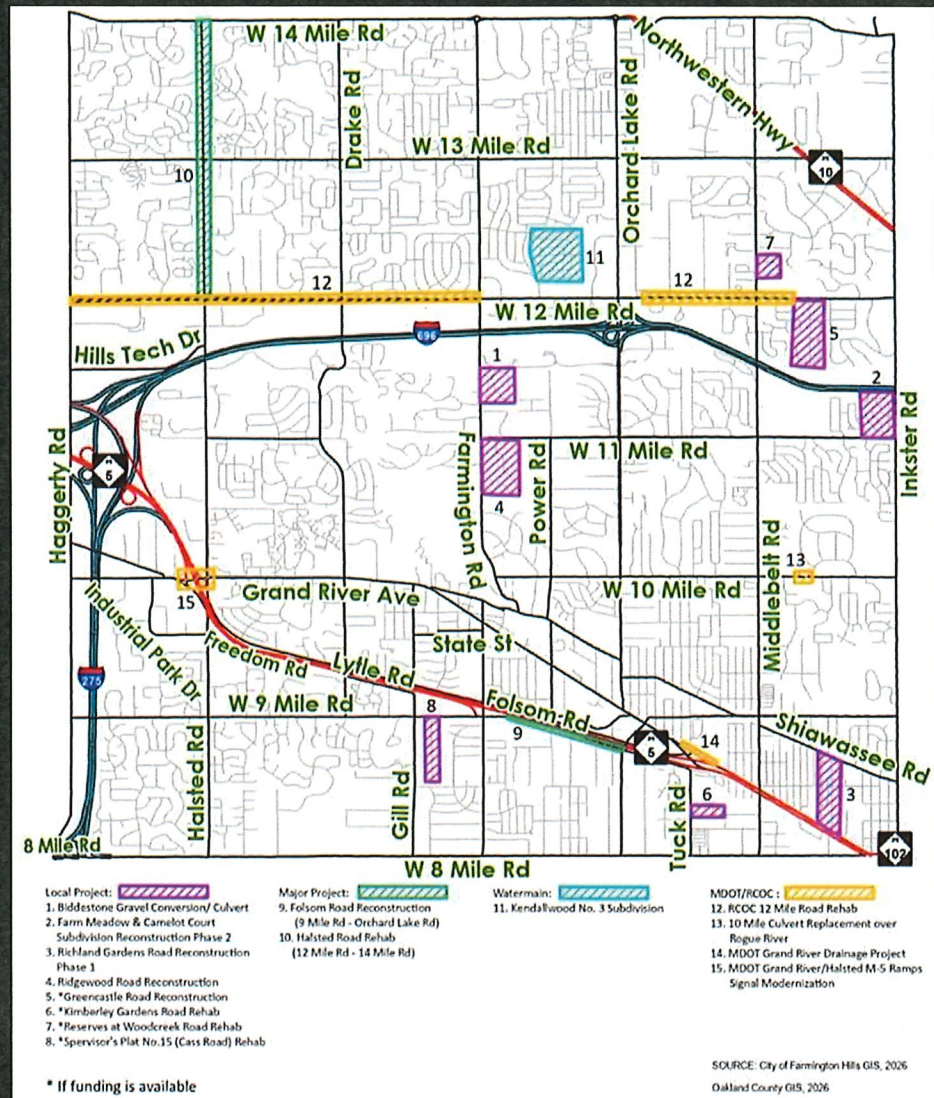
Jacob Rushlow, Director of Public Services

2025 Project Map





2026 Project Map



Thank you
Q & A

Emergency Power Infrastructure

Our Local Planning Team recommends purchasing a 150KW Generator on Trailer that will serve as primary backup for the new fueling station. The advantage of this mobile unit is that it can be relocated to other City properties as needed.

Related to our emergency power needs, the existing diesel generator at DPW has exceeded its device life and requires replacement. This generator is critical infrastructure—it powers the majority of the DPW facility, including the fuel island that services all City emergency vehicles during power failures.

Historic Preservation Grant Opportunity

Shifting to community heritage, Michigan's initiative to commemorate the 250th anniversary of the founding of the United States has created grant opportunities for local historic organizations. We've submitted a \$25,000 grant application for professionally designed interpretive exhibits exploring Farmington Hills history. These exhibits will feature the Abolitionist Movement, our transition from township to cityhood, local political development, and the historical significance of the Spicer House. We're optimistic about our chances.

Wayfinding and Signage Improvements

You may have noticed we've installed several "smart signs" at city facilities. We plan to expand these installations in 2026, particularly at the DPW, where our current signage is outdated and we lack coverage on that side of town.

Fleet Replacement Program

As we do each year, we'll be replacing a portion of our vehicle fleet. We have a system that identifies the most cost-effective time to invest in replacement vehicles based on trade-in value, maintenance needs, and life cycle costs. This covers everything from DPW equipment and police vehicles to EMS units, fire trucks, parks equipment, and passenger vehicles. One notable investment this year is the replacement of Squad 5.

Gateway Signage Project

Finally, now that I-696 construction through Farmington Hills has wrapped up, we have a unique opportunity to partner with MDOT on landmark gateway signage. At the Orchard Lake Road and I-696 ramps, we're constructing a beautifully landscaped landmark to welcome drivers to Farmington Hills. The installation will feature a variety of trees and flowers, a low decorative wall, internally lit letters spelling "Farmington Hills," and the distinctive arches from our City logo.

Intro

City owns, maintains, operates about 300 miles of roads (major, local, industrial, and gravel). Pavement condition is assessed using the Pavement Surface Evaluation and Rating (PASER) system. 1-10 scale. 10 is brand new and 1 is totally failed. Over the past 10 years since the road millages have been in place, we have been able to improve our average PASER scores from a 5 to a 7 on major roads and from a 4 to a 5 on local roads. We still have over 100 miles of roads with a PASER score in the poor condition range below a 4 so we have a lot of work to do!

2025 Infrastructure Accomplishments

Local Roads (\$15.5 Million)

1. Farm Meadows & Camelot Courts Subdivision – Phase 1 – 11 Mile and Inkster
2. Duke's Forestbrook and Pebblebrook resurfacing rehab – 12 Mile and Inkster
3. Muer Estates (Alicekay) – off 12 Mile east of Orchard Lake
4. Oakwood Knolls – off Power north of 11 Mile
5. Gramercy Court – off Middlebelt south of 11 Mile
6. Edgehill Avenue – off Middlebelt north of 10 Mile
7. Woodcreek Hills Subdivision – 12 Mile and Inkster
8. Elmhurst Avenue – off 10 Mile east of Orchard Lake
9. Shady Ridge Drive Gravel Road Conversion – off Power Rd between 10 Mile and 11 Mile
10. Biddestone Lane Culvert bridge replacement – off Farmington Road north of 11 Mile road
11. Grand River Storm Sewer MDOT – Cora to Tuck - delayed

Major Roads (\$8.6 Million)

12. Sinacola Court industrial – Grand River and M5
13. North Industrial Drive - Grand River
14. Halsted Road – 8 Mile Road to 9 Mile Road
15. Signal upgrades and modernization
 - 11 Mile Road and Halsted
 - 13 Mile Road and Halsted
 - 13 Mile Road and Farmington

Other Infrastructure

16. Kendallwood Subdivision #2 & #4 water main replacement – 12 Mile and Farmington

MDOT and RCOC

17. 12 Mile Road Rehab – Autumn Ridge to Inkster
18. Orchard Lake Road reconstruction – 12 Mile to 13 Mile
19. Signal upgrades and modernization
 - 12 Mile and Orchard Lake Road - RCOC
 - Orchard Lake Road and Bristol Lane - RCOC
 - 12 Mile and Inkster – RCOC
 - Grand River and M5 – MDOT
 - Grand River and Halsted – MDOT

2026 Proposed Projects

Local Roads (\$23M)

1. Biddestone Culvert replacement and Gravel conversion - off Farmington Rd between 11 Mile and 12 Mile
2. Farm Meadows & Camelot Courts Subdivision – Phase 2 – 11 Mile and Inkster
3. Richland Gardens Road reconstruction phase 1 - north of Grand River between Middlebelt and Inkster

Depending on remaining funds available these are candidates:

4. Ridgewood road reconstruction (SE quadrant of 11 Mile and Farmington)
5. Greencastle road reconstruction (S of 12 Mile between Middlebelt and Inkster)
6. Kimberly Gardens road rehabilitation (off Tuck Road between 8 Mile and Grand River)
7. Reserves at Woodcreek road rehabilitation (off Middlebelt north of 12 Mile)
8. Supervisor's Plat No. 15 (Cass Road) rehabilitation (9 Mile and Gill)

Major Roads (\$9M)

9. Folsom road reconstruction – 9 Mile road to Orchard Lake Road
10. Halsted road rehabilitation – 12 Mile to 14 Mile (\$3.8M with \$2M federal grant)

Other Infrastructure

11. Kendallwood Subdivision No. 3 water main replacement - 12 Mile and Orchard Lake

MDOT and RCOC

12. 12 Mile road rehabilitation – Novi Road to Farmington Road and Orchard Lake to Autumn Ridge
13. 10 Mile culvert replacement
14. Grand River drainage improvements - Cora to Tuck
15. MDOT Signal upgrades and modernization – Grand River and M5 Grand River and Halsted

COHA GENERAL MEETING MINUTES

JANUARY 20,2026

The meeting was called to order at 7:05 pm. Board members present:
Ron Gadoth Jack
Cooper Ken
Kendall
Fritz Biedermeier
Julie Finn

President Ron Gadoth introduced the first speaker of the evening, Mayor Theresa Rich. She announced the opening of the biennial local art display in City Hall. Seventy seven works of art by sixty six local artists will be on display, and for sale, for the next two years.

The Mayor announced that the City Council accepted the resignation of the City Manager, Gary Mekjian, two weeks ago. A nationwide search will ensue for his replacement. The position should be filled by the end of the summer. In the meantime, the assistant City Manager, Karen Mondora will take on the role. A separation agreement is currently being drawn up and the resultant document will be public record.

The State of the City address will take place on March 5, 2026, from 7-9 pm. It will be preceded by a business expo, VIP reception, and food trucks will be on site.

The Kirk Gibson Center for Parkinson's Wellness opened in October 2025. Membership is free and programs are geared towards the particular patient's abilities.

Ms. Rich noted that numerous new businesses were located in Farmington Hills. This includes a large engineering firm, Fishbeck, and the world headquarters for The Farbman Group among others. She noted some new restaurants were also coming including a Jamaican restaurant at Middlebelt and Eleven Mile, a New Mexican drive through at Orchard Lake and Ten Mile, and a Sheets Convenience store at Grand River and Middlebelt. A marketing campaign has begun to lure new retail to the Grand River corridor between Inkster and Orchard Lake Road. The city is actively recruiting a grocery store and has space for 20 restaurants. She noted that the only Georgian restaurant between Chicago and New York is now open at 13 Mile and Orchard Lake Road, Atananos. The Chairman's Club will be opening soon and will serve bourbon and cigars and will boast a golf simulator. A Middle Eastern restaurant is opening next to Leesa's on Orchard Lake Road at 13 Mile, named Swarma. Be on the lookout for a new Chaldean Restaurant to open in July named Zarzoor. Demolition has started at Fourteen Mile and Orchard Lake Road where Meijers and Total Wine will go in.

The replacement for the Costick Center senior activity center will be built on the grounds of the Hawk by the tennis courts close to the freeway. It will be financed by

the sale of the old Costick Center and the property tax revenue from Rose Senior Living.

Finally Mayor Rich announced plans for Freedom 250, our country's 250th birthday. There will be fireworks at Founders Sports Park on June 26, 2026. There are also plans for America's Pot Luck on July 5, 2026.

The next speaker was the acting City Manager, Karen Mondora. She began by giving us her background. She has worked for the city for 14 years in various capacities. She has an engineering background, and is accredited as a professional civil engineer.

Ms. Mondora then discussed the city's resiliency plan which involves maintenance and replacement of equipment. This year DPW will be replacing its natural gas generator. Additionally, some fire vehicles will be replaced.

The city has applied for a grant to update the Spicer House Museum on the Heritage Park property. The grant is for \$25,000 and the money would be used to update the exhibits.

Smart signs are being added to the DPW entrance. There are already smart signs at the Sports Park, City Hall, Heritage Park and The Hawk.

Construction is resuming on the gateway signage at the I 696/Orchard Lake Road exit ramp. LED lights will light the 4 foot tall lettering when completed.

Our final speaker of the evening was Jacob Rushlow, director of Public Services. He is also a civil engineer and has been in his current position for about two years.

He discussed the planned road maintenance for the year. The city uses the PACER grading system to evaluate local and main roads in order to prioritize maintenance projects. The rating is 1-10 and overall, our roads have improved to a 5. However, there is still about 100 miles of road in the city that is graded at a 3 or below. Planned projects for 2026 include Kendallwood water main replacement, Halsted Road between 12 Mile and 14 Mile Roads, Folsom Road complete replacement. Oakland County Road Commission will be working on 12 Mile Road between Autumn Ridge and Orchard Lake Road.

Multiple neighborhoods will also be undergoing road work including Richland Gardens, Farm Meadows and Biddlestone where a gravel-topaved conversion will take place. Other projects may be added if funding allows.

The current budget is to spend \$23,000,000 on local roads and \$9,000,000 on major roads. More information concerning these projects is available on the city's web site fhgov.com.

As an update on the SiFi fiber optic project, it is noted that they are behind in installation and are not being entirely transparent. A discussion ensued that they prefer to install in larger neighborhoods to maximize profit. The city is limited by Michigan State Law governing a MetroAct Permit that limits the city's control over telecommunications projects. Also, instead of the original promise that individuals would be able to have a choice in telecom companies to provide service, it now

appears that there is an exclusive contract for the initial three years with T mobile. Mr. Rushlow has given SiFi a deadline of March 1, 2026, to give him an update.

The meeting was adjourned at 8:20 pm. The next meeting is Tuesday March 17, 2026. The topic is HOA Tree Care.

Minutes submitted by Julie Finn, COHA secretary