

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING (VIA TELECONFERENCE)
SEPTEMBER 28, 2020 – 7:30 PM
CITY HALL – COUNCIL CHAMBER

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Pro-Tem Knol via teleconference at 7:30pm.

Council Members Present: Boleware, Bridges, Knol, Massey and Newlin

Council Members Absent: Barnett and Steckloff

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Gardiner, Mondora, Monico, Seimer and Skrobola, Police Chief King, City Planning Consultant Arroyo and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Mayor Pro-Tem Knol led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Bridges, support by Newlin, to approve the agenda as published.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN

Nays: NONE

Absent: BARNETT AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-2.

PROCLAMATION RECOGNIZING OCTOBER 4-10, 2020 AS FIRE PREVENTION WEEK

The following Proclamation was read by Councilmember Massey:

PROCLAMATION
Fire Prevention Week
October 4 – 10, 2020
“Serve Up Fire Safety in the Kitchen!”

WHEREAS, fire is a serious public safety concern both locally and nationally, and the Farmington Hills Fire Department is committed to ensuring the safety and security of all those who live in our City or visit our community; and

WHEREAS, homes are the locations where people are at greatest risk from fire, but working smoke alarms and having an escape plan are the most effective tools to prevent home fire related deaths; and

WHEREAS, according to the National Fire Protection Association, in 2019, local fire departments responded to an estimated 1.3 million fires that caused roughly 3,700 civilian fire deaths and 16,600 reported civilian fire injuries with property damage at an estimated \$14.8 billion; and

WHEREAS, according to MI Prevention and the Michigan Fire Inspector Society, Michigan recorded 102 fire deaths in 90 fires throughout 2019; and

WHEREAS, cooking is the leading cause of home fires, and two of every five home fires start in the kitchen with 31% of those fires resulting from unattended cooking, and more than half of non-fatal home cooking fire injuries occur when victims try to fight the fire themselves; and

WHEREAS, residents should stay in the kitchen when frying food on the stovetop, keep a three-foot kid-free zone around cooking areas, and keep anything that can catch fire away from stovetops; and

WHEREAS, Farmington Hills Firefighter/Paramedics are dedicated to reducing the occurrence of home fires and home fire deaths and injuries through fire prevention education, and the Department joins with the National Fire Protection Association in reminding everyone to stay alert and use caution when cooking to help protect their homes and families.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim October 4 – 10, 2020 as **Fire Prevention Week** in the City of Farmington Hills, and urge all citizens to follow the 2020 Fire Prevention Week theme as they “Serve Up Fire Safety in the Kitchen!”

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

MOTION by Massey, support by Boleware, to approve the Consent Agenda as read.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BARNETT AND STECKLOFF
Abstentions: NONE

MOTION CARRIED 5-2.

PUBLIC QUESTIONS AND COMMENTS

There were no public questions or comments.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

The following Council comments were made:

- Absentee ballots were mailed out this week and can be dropped off at City Hall in person or by using the two drop boxes.

CITY MANAGER UPDATE

City Manager Boyer provided the following update:

- Beaumont Urgent Care is providing for rapid Covid testing; you can visit beaumonturgentcare.com for more information.

- The City of Novi is hosting a Household Hazardous Waste Day on October 3, 2020 from 9am – 2pm

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF PLANNED UNIT DEVELOPMENT 1, 2020, LOCATED AT 29000 ELEVEN MILE ROAD; WITH CONDITIONS.

Ed Gardiner, Director of Planning and Community Development, introduced the project noting that the request is for a Planned Unit Development (PUD) for an assisted/independent living facility consisting of 207 units to be constructed on the Sisters of Mercy property located behind the Costick Activities Center off 11 Mile Road. The property consists of 15 acres and is zoned SP5. The Planning Commission reviewed the proposed project at a public hearing meeting held August 20, 2020 and has unanimously recommended approval of the project.

Mark Perkoski, Proponent, introduced Sister Mary Ellen Howard who explained who the Sisters of Mercy were and spoke to the history of the property.

Mr. Perkoski discussed the history of Edward Rose & Sons Development and outlined the proposed project and amenities to be included on the site.

Rod Arroyo, Giffels and Webster, discussed the proposed plan and uses permitted in a SP5 zoning district. He noted that the PUD standards were reviewed with specific criteria that must be met and he is reporting that the developer has met those requirements. Mr. Arroyo explained that a PUD provides for some flexibility on this site that is complex and has an unusual configuration.

Mr. Arroyo noted the following items in which the proponent is seeking relief through the PUD:

- The maximum height permitted is 30 feet and they are requesting some levels at 41.4 and 54 feet.
- Emergency access through the Costick Center main access.
- Signage to be located on city property and staff has approved of a particular style of an electric sign.
- Internal setback requirements and open space as they wish to maintain the East berm and then supplement that with additional plantings.

Mr. Arroyo also mentioned that the ordinance allows for land banking of parking, which the applicant is proposing; and in his experience this use typically requires less parking.

Mayor Pro-Tem Knol opened the public hearing at this time.

Mary Willer, resident, stated that she was unaware of this proposed development until now and feels the traffic from Mercy High School is already bad and would prefer to have the city take this property over and maintain it as a park or natural area.

There being no further comments, Mayor Pro-Tem Knol closed the public hearing.

Councilmember Boleware expressed concern with the building height and density as proposed.

Discussion was held on the proposed buildings heights and density and the proposed signage.

In response to City Council, Mr. Arroyo pointed out that the benefit to the city would be maintaining the existing chapel on the site as well as the fact that the buildings are obsolete for use as it and demolition costs are high so the buildings could potentially sit idle for years but there is a developer willing to spend

the money to develop the area. He added that the building heights should have minimal visual impact to surrounding areas.

Discussion was held on required road repairs brought up by the Planning Commission. Director Gardiner explained that there will be shared utilities and roads for this development and maintenance of those will be addressed in the PUD Agreement that would come back to City Council for approval.

MOTION by Massey, support by Bridges, that the City Council of Farmington Hills hereby approves PUD Plan 1, 2020 dated September 11, 2020 as presented with the following conditions:

- Final approval of all necessary access easements
- Any damage caused to the entry road from 11 Mile Road to the subject site as a result of construction must be repaired by the applicant. The applicant is not required to repair the existing damage to the access road, or any damage that the Engineering Division determines that they did not cause.
- The eastern most entrance sign with the Costick Center sign on top and the eastern internal wayfinding sign are permitted to be located on City property.

IT IS FURTHER RESOLVED, that the City Council authorizes the City Attorney prepare the appropriate PUD agreement stipulating the final development.

Roll Call Vote:

Yeas: BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: BOLEWARE
Absent: BARNETT AND STECKLOFF
Abstentions: NONE

MOTION CARRIED 4-1.

CONSENT AGENDA

RECOMMENDED APPROVAL OF THE 2021 MICHIGAN INDIGENT DEFENSE COMMISSION (MIDC) GRANT AGREEMENT.

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby approves the Grant Agreement for 2021 between the Michigan Indigent Defense Commission (MIDC) and the Cities of Farmington Hills and Farmington, subject to final form as approved by the City Manager and City Attorney's office.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BARNETT AND STECKLOFF
Abstentions: NONE

MOTION CARRIED 5-2.

RECOMMENDED APPROVAL OF THE 2021 OAKLAND COUNTY AUTO THEFT PREVENTION ACT (ATPA) SUBRECIPIENT AGREEMENT WITH THE OAKLAND COUNTY SHERIFF'S OFFICE. CMR 9-20-97

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to execute the 2021 Oakland County Auto Theft Program Subrecipient Agreement and any associated documents or agreements.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BARNETT AND STECKLOFF
Abstentions: NONE

MOTION CARRIED 5-2.

RECOMMENDED APPROVAL OF GRANT AGREEMENT WITH CENTER FOR TECH AND CIVIC LIFE IN THE AMOUNT OF \$92,172.

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby approves the Grant Agreement as presented between the City and Center for Tech and Civic Life in the amount of \$92,172.00.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BARNETT AND STECKLOFF
Abstentions: NONE

MOTION CARRIED 5-2.

RECOMMENDED APPROVAL OF THE 2020 OAKLAND COUNTY SHERIFF'S OFFICE SWAT TEAM AGREEMENT. CMR 9-20-98

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to execute the 2020 Oakland County Sheriff's Office SWAT Team Agreement between the City of Farmington Hills Police Department and the Oakland County Sheriff's Office, including any associated documents.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BARNETT AND STECKLOFF
Abstentions: NONE

MOTION CARRIED 5-2.

RECOMMENDED APPROVAL OF PURCHASE OF BS&A SOFTWARE SYSTEM IN THE AMOUNT OF \$85,790. CMR 9-20-99

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for Miscellaneous Receivables and General Ledger Modules from the BS&A Software in the amount of \$85,790.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE

Absent: BARNETT AND STECKLOFF
Abstentions: NONE

MOTION CARRIED 5-2.

RECOMMENDED APPROVAL OF CLOSING CITY HALL AND COSTICK CENTER ON ELECTION DAY, NOVEMBER 3, 2020, FOR ALL REGULAR BUSINESS WITH THE EXCEPTION OF ELECTION-RELATED BUSINESS.

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby approves the closing of City Hall and the Costick Activities Center on Election Day, November 3, 2020, to all regular business with the exception of election-related business.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BARNETT AND STECKLOFF
Abstentions: NONE

MOTION CARRIED 5-2.

RECOMMENDED APPROVAL OF AWARD OF BID FOR PRINTING AND MAILING OF TAX BILLS, PERSONAL PROPERTY STATEMENTS AND ASSESSMENT NOTICES TO KENT COMMUNICATIONS, INC. FOR A TWO YEAR TERM IN AN ESTIMATED AMOUNT OF \$11,048.24 PER YEAR; WITH EXTENSIONS. CMR 9-20-100

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby approves the award of proposal to Kent Communications, Inc. (KCI) for a two (2) year term in the estimated amount of \$11,048.24 per year and for three (3) additional one (1) year terms at a 2% increase per year (beginning at year 3) under the same terms and conditions upon mutual consent of the City and vendor.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BARNETT AND STECKLOFF
Abstentions: NONE

MOTION CARRIED 5-2.

RECOMMENDED APPROVAL OF PURCHASE OF INTEGRATED IN-CAR AND BODY WORN CAMERA SYSTEM TO WATCH GUARD IN THE AMOUNT OF \$376,223.22, AND \$43,505 FOR CLOUD STORAGE PER YEAR, FOR A FIVE YEAR PERIOD. CMR 9-20-101

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Watch Guard in the amount of \$376,224.22 for in-car and body worn cameras, related equipment, and \$43,505.00 for cloud storage per FY year, for a five (5) year period (FY 20/21-24/25).

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BARNETT AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-2.

RECOMMENDED APPROVAL OF AWARD OF BID FOR A REPLACEMENT RUBBER TIRE EXCAVATOR TO AIS CONSTRUCTION EQUIPMENT IN THE AMOUNT OF \$336,756.68. CMR 9-20-102

MOTION by Massey, support by Boleware, , that the City Council of Farmington Hills hereby authorizes approval of a purchase order with AIS Construction Equipment in the amount of \$336,756.68, which includes the trade-in of Vehicles #247 for \$25,000, #248 for \$4,000 and #9255 for \$12,500, for the purchase of a 2020 Gradall XL3100 Series V4X2 Excavator.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN

Nays: NONE

Absent: BARNETT AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-2.

RECOMMENDED APPROVAL OF AWARD OF BID FOR 2020 AS-NEEDED SIDEWALK TRIP ELIMINATION TO PRECISION CONCRETE, INC. IN THE AMOUNT OF \$75,000; WITH POSSIBLE EXTENSIONS. CMR 9-20-103

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager and City Clerk to sign a contract with Precision Concrete, Inc. in the amount of \$75,000 for 2020 As-Needed Sidewalk Trip Elimination, with possible extensions.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN

Nays: NONE

Absent: BARNETT AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-2.

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF SEPTEMBER 14, 2020

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby approves the City Council study session meeting minutes of September 14, 2020.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN

Nays: NONE

Absent: BARNETT AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-2.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR SESSION MEETING MINUTES OF SEPTEMBER 14, 2020.

MOTION by Massey, support by Boleware, that the City Council of Farmington Hills hereby approves the City Council regular session meeting minutes of September 14, 2020.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BARNETT AND STECKLOFF
Abstentions: NONE

MOTION CARRIED 5-2.

ADDITIONS TO AGENDA

None

ADJOURNMENT

MOTION by Massey, support by Newlin, to adjourn the regular session City Council meeting at 9:03pm.

Roll Call Vote:

Yeas: BOLEWARE, BRIDGES, KNOL, MASSEY AND NEWLIN
Nays: NONE
Absent: BARNETT AND STECKLOFF
Abstentions: NONE

MOTION CARRIED 5-2.

Respectfully submitted,



Pamela B. Smith, City Clerk