

MINUTES
CITY COUNCIL MEETING
CITY OF FARMINGTON HILLS
JANUARY 12, 2015 – 7:30 PM
CITY HALL – COUNCIL CHAMBER

The regular meeting of the Farmington Hills City Council was called to order by Mayor Brickner at 7:32 p.m.

Council Members Present: Brickner, Bridges, Knol, Lerner, and Massey

Council Members Absent: Bruce and Steckloff

Others Present: City Manager Brock, City Clerk Smith, Assistant City Manager Boyer, Assistant to the City Manager Geinzer, Directors Gardiner, Lasley, Mekjian and Schnackel, Fire Chief Bartsch, Police Chief Nebus, City Attorney Joppich and Planning Consultant Arroyo

PLEDGE OF ALLEGIANCE

Alex Fisher, Boy Scout, led the pledge of allegiance.

APPROVAL OF AGENDA

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

MOTION CARRIED 5-0-2.

RECOGNITION OF PUBLIC ART EXHIBIT BY RACHEL TIMLIN, CULTURAL ARTS SUPERVISOR

Rachel Timlin, Cultural Arts Supervisor, recognized the local artists whose work was chosen to be displayed throughout City Hall. She mentioned that those who attended the art reception earlier this evening were able to vote for the artist of their choice to display more of their work in the City Hall Gallery. She thanked the Mayor and Council and stated that she is very proud to work for a City that so strongly supports the arts.

Mayor Brickner thanked the artists for donating their work to be displayed.

PROCLAMATION RECOGNIZING ARTS COMMISSIONER JAMES MCGLINCY FOR HIS EXEMPLARY SERVICE OF FARMINGTON HILLS AND FARMINGTON

The following proclamation was read by Councilmember Knol:

PROCLAMATION

James McGlincy

In Recognition of Exemplary Service to Farmington Hills and Farmington

WHEREAS, James McGlincy was an active member of the Farmington Area Arts Commission where he served for nine years and helped to bring support and appreciation for the arts to our community; and

WHEREAS, James McGlincy was involved in the Commission’s Student Art Awards program, and also volunteered for Art on the Grand, the Founders Festival, and Goodfellows holiday deliveries, and also served as a member of the Board of

Education for Farmington Public Schools, served as the Chairman of the Warner Mansion Committee, and taught Internet classes at the Farmington Community Library; and

WHEREAS, James McGlincy and his wife Joan have lived in Farmington for over 45 years and have taken an active interest in the arts through membership in the Detroit Institute of the Arts and by traveling throughout the United States to enjoy art shows and cultural exhibits; and

WHEREAS, James McGlincy is a graduate of Redford High School and the University of Michigan, and has actively participated in alumni activities; and

WHEREAS, during his career, James McGlincy was a specialist in Labor Relations and worked to represent those in the nursing profession at Wayne County General Hospital and also in the Visiting Nurse Association; and

WHEREAS, his service to the Cities of Farmington Hills and Farmington and his commitment to the arts greatly enhanced the quality of life in our community.

NOW, THEREFORE, BE IT RESOLVED that I, Barry Brickner, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize and thank **James McGlincy** for his many years of volunteering in our community and offer my sincere gratitude for the loyal service of this highly-dedicated and well-regarded individual.

Mr. McGlincy thanked the Mayor and Council and reminded everyone that they can “color outside of the lines”.

PRESENTATION FROM AMERICAN RED CROSS DONOR REPRESENTATIVE, GERRY ABEJURO, REGARDING THE UPCOMING BLOOD DRIVE AT THE WILLIAM COSTICK CENTER ON JANUARY 15, 2015

Mr. Abejuro mentioned the upcoming blood drive at the Costick Center on Thursday, January 15, 2015 from 8am to 8pm. He stated that they are very low in “O” types and platelets and they are hoping for 50 pints of blood to be donated. People can sign up on-line at www.recrossblood.org and walk-ins are always welcome. He thanked the Mayor and Council for this opportunity to speak.

EMERGENCY PREPAREDNESS COMMISSION “TIP OF THE MONTH”

The following Tip of the Month was read by Mayor Pro Tem Massey:

**EMERGENCY PREPAREDNESS COMMISSION
TIP OF THE MONTH
JANUARY 2015**

This month’s tip is a reminder of the need for emergency kits. These have been called, “ready kits”, “72 hour kits” and go-packs. One reason we present a “Tip of the Month” is that in the event of a widespread disaster, our community’s first responders, such as Fire and Police, cannot be everywhere at the same time. This fact has been demonstrated all too dramatically in the last several years. There may be a time when Farmington Hills residents will need to take care of their own needs, for a few days or even weeks, after a major disaster. The core element of the ability to care for one’s own needs are Emergency Supply Kits. Individual residents should prepare kits for the Home and Car for exactly this purpose.

Your home emergency supply kit should contain enough supplies to sustain you and your family for three days, or 72 hours. It should be packed and easy to carry should you need to evacuate your home or in the event of a widespread community emergency.

Your car emergency supply kit should contain first aid supplies, a flashlight, emergency blankets, and high-energy snack food.

The Emergency Preparedness Commission strongly encourages all families to take the initiative to put together emergency kits for their home and car. Our entire civilian preparedness effort is founded on the idea that people can be prepared to take care of themselves for up to three days, or until help arrives, and this preparation will significantly reduce fear and suffering should a widespread disaster occur.

For more information regarding what your preparedness kit should contain, visit the EPC webpage, www.FHReady.com.

OAKLAND COUNTY UPDATE BY COUNTY COMMISSIONERS DWYER AND GERSHENSON:

County Commissioner Gershenson mentioned that the County is offering flu shots and is also sponsoring free business workshops.

County Commissioner Dwyer wished everyone a Happy New Year and stated that he looks forward to serving the community for another 2 years and working with the Council and administration to address any concerns.

CORRESPONDENCE

There was no correspondence.

CONSENT AGENDA

MOTION by Lerner, support by Bridges, to approve the Consent Agenda as published.

Roll Call Vote:

Yeas:	BRICKNER, BRIDGES, KNOL, LERNER AND MASSEY
Nays:	NONE
Absent:	BRUCE AND STECKLOFF
Abstentions:	NONE

MOTION CARRIED 5-0

PUBLIC QUESTIONS AND COMMENTS

There were no public questions or comments.

COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS

The following announcements were made:

- SAFE Event – January 27th at the Costick Center at 7pm.
- YMCA 50 Years of Service Event – May 5th
- Mayor Brickner commented that the Council supports its Police and Fire Departments 100% and he recognized the Police and Fire Chiefs for doing such a great job.

CITY MANAGER UPDATE

City Manager Brock provided the following update:

- Georgetown Energy Prize Kickoff Event – Wednesday, January 14th at the Costick Center
- Update on the snow removal process
- Middlebelt Tunnel Project update

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF AN INTRODUCTION OF AN ORDINANCE AMENDING CITY CODE, CHAPTER 34, "ZONING," TO AMEND THE OFFICIAL ZONING MAP IN ORDER TO REZONE THE PROPERTY LOCATED ON THE CORNER OF ELDRED AND KENWOOD STREET FROM RA-3, ONE-FAMILY RESIDENTIAL DISTRICT TO SP-1, SPECIAL PURPOSE DISTRICT; ZONING REQUEST 3-9-2014

Mayor Brickner announced that because notification of the hearing to the residents did not have the proper date, the project would be presented this evening and the public hearing opened; however, Council would be taking no action at this time on the request and the public hearing would remain opened until a future date at which time the hearing would continue and residents would be properly noticed.

Director Gardiner explained that the request is to rezone a parcel of property on the corner of Eldred and Kenwood Streets from RA-3, One-Family Residential District to SP-1, Special Purpose District in order to renovate and expand a nursing facility that directly abuts the property to the east and is zoned SP-1. He stated that the Planning Commission reviewed this request and held a public hearing, and the Commission is recommending approval.

Rick Mehrer, Administrator for Manor of Farmington Hills, introduced himself.

Bill Meier, Meier Group Architects, explained that the reason for the rezoning is to renovate and expand the existing nursing facility to the east to meet the market requirements for one and two-bedroom rooms. They are planning for an additional 14 beds. He further explained the proposed project and layout of the site and presented a conceptual sketch. He noted that the intent is to create a residential appearance for the facility.

Councilmember Bridges inquired if there is a berm adjacent to the existing residential area. Mr. Meier responded that they were planning on a buffer of natural vegetation and adding fencing to screen the facility from the residential area. He noted that the berm is proposed to be 3 or 4 feet in height and should shield car headlights. He added that this is a low impact use with little activity.

Mr. Mehrer stated that the number of additional beds is minimal, but they will be expanding the size of the family spaces and rehab areas as well.

Councilmember Massey inquired about the access for emergency vehicles. Mr. Mehrer responded that this is not changing and emergency vehicle access will remain at the corner of Eldred and Middlebelt.

Councilmember Knol inquired how many entrances there were to the site. Mr. Meier stated that there are two entrances/exits with traffic entering and exiting on Eldred and workers exiting onto Middlebelt. It was noted that it was not their intent to have additional traffic near the residential area.

Mayor Brickner commented that he thought a 6-foot berm was typical to screen commercial from residential areas. He noted that the main complaint is lighting shining into the residential area.

Mr. Meier assured Council that they will meet all requirements to shield lighting from the neighbors and that they intend on having a robust berm.

Rod Arroyo, Planning Consultant, discussed the surrounding zoning and the property in question. He noted that if the ordinance requires a 6-foot berm, the applicant will have to comply. He explained that the SP-1, Special Purpose District is unique in that it only allows for two uses and with the setback requirements it makes the parcel in question difficult to develop. He noted that by combining the parcels it provides for more flexibility as far as developing the site. He added that the additional 14 beds is a modest addition and their intent is to make the units larger in order to compete with the existing market.

Mr. Arroyo stated that while the site in question is not master planned as SP-1 District, the Master Plan is only a guide and the Planning Commission recommended in favor of the rezoning as they felt it was a logical extension of the area. He further discussed the impact of the project, the aging population and need for such facilities and stated that he did not feel this would constitute spot zoning.

Mayor Brickner opened the Public Hearing.

Elizabeth Yerke, Eldred, stated that she and some of her neighbors feel that the proposed project would decrease their property values. She commented that with the existing berm, headlights shine into the homes and asked Council to consider a 6-foot or 8-foot berm. She added that there has been an on-going problem with litter and noise from the parking lots either from employees or visitors and music being played loud in the parking lot. Ms. Yerke expressed concern with the construction and removal of trees and stated that she hopes most of the mature trees can remain if this property is developed. She is opposed to the request; however, if Council approves the project, she urged them to consider a higher berm and take into consideration the lighting and shielding the flood lights from the neighbors.

Mayor Brickner announced that the Public Hearing would remain open as mentioned earlier.

Mayor Pro-Tem Massey asked for clarification on the additional rooms/beds. Mr. Mehrer stated that there would be a total of 14 additional beds with minimal additional staffing required.

Dr. Massey mentioned that perhaps additional training and education for the staff is necessary to address the complaints heard this evening about litter and noise. Mr. Mehrer acknowledged the concerns mentioned.

Further discussion was held on lighting and the location of the dumpster and when it is emptied. Director Gardiner stated that the project would have to conform to current code requirements as far as lighting and location, screening and size of the dumpster.

Ms. Yerke inquired if there would be an additional entrance off Eldred and if the berm would be grass or a brick wall. Director Gardiner stated that he did not believe they could have another entrance off Eldred and meet ordinance requirements, but they have not yet seen a site plan for the project. He was unsure of what was being proposed for the berm at this time until a site plan is submitted.

MOTION by Massey, support by Bridges, that the City Council of Farmington Hills hereby postpones to February 9, 2015, the continuation of the Public Hearing and Introduction of an Ordinance amending City Code, Chapter 34, "Zoning," to amend the official Zoning Map to rezone property located on the corner of Eldred and Kenwood Street from RA-3, One-Family Residential District to SP-1, Special Purpose District; Zoning Request 3-9-2014.

MOTION CARRIED 5-0

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals to various City Boards and Commissions:

Committee to Increase Voter Participation

Antoinette Wilson Term Expiration: February 1, 2018

Board of Review

Shaun Toupin Term Expiration: February 1, 2018

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, KNOL, LERNER AND MASSEY

Nays: NONE

Absent: BRUCE AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

CONSIDERATION OF ADOPTION OF RESOLUTIONS AUTHORIZING APPLICATION TO THE LIQUOR CONTROL COMMISSION FOR SPECIAL ONE-DAY LIQUOR LICENSE FOR THE SPECIAL SERVICES ADULTS 50 & BETTER DIVISION'S BARN DANCE FEBRUARY 27, 2015, THE FARMINGTON AREA ARTS COMMISSION'S ANNUAL ARTS AWARDS APRIL 17, 2015; AND THE SPECIAL SERVICES ADULTS 50 & BETTER DIVISION'S CONCERT IN THE COURTYARD AUGUST 11, 2015 CMR 1-15-01

Director Schnackel explained that the request is to authorize the city to apply for special one-day liquor licenses for various events sponsored by the Special Services Department.

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby adopts resolutions authorizing the City to apply to the Liquor Control Commission for special one-day liquor licenses for the following events: Special Services Adults 50 & Better Division's Barn Dance on February 27, 2015; The Farmington Area Arts Commission's Annual Arts Awards on April 17, 2015 and the Special Services Adults 50 & Better Division's Concert in the Courtyard on August 11, 2015.

MOTION CARRIED 5-0

CONSENT AGENDA

RECOMMENDED APPROVAL OF PURCHASE OF TWO DUMP TRUCKS FROM WOLVERINE FREIGHTLINER-EAST SIDE IN THE AMOUNT OF \$196,537.00 AND ADDITIONAL SNOW FIGHTING EQUIPMENT FROM TRUCK AND TRAILER SPECIALTIES IN AN AMOUNT OF \$305,312.00 CMR 1-15-02

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Wolverine Freightliner-East Side, Mount Clemens, MI, for a total of \$196,537.00 for the purchase of two Freightliner truck chassis; and

IT IS FURTHER RESOLVED, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Truck and Trailer Specialties of Dutton, MI for an amount not to exceed \$305,312.00 for the purchase of two slip-in salt units, two swap-loader attachments, and a slip-in hot asphalt patching unit.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, KNOL, LERNER AND MASSEY

Nays: NONE

Absent: BRUCE AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

RECOMMENDED APPROVAL OF AWARD OF BID FOR TRANSIT MIX CONCRETE TO PIEDMONT CONCRETE IN THE AMOUNT OF \$32,180.00; WITH POSSIBLE EXTENSIONS CMR 1-15-03

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a purchase order to Piedmont Concrete for \$32,180.00 for the purchase and delivery of transit mix concrete products, with possible extensions with an 8% annual escalator upon mutual consent of the City and the vendor.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, KNOL, LERNER AND MASSEY

Nays: NONE

Absent: BRUCE AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

RECOMMENDED APPROVAL OF AWARD OF BID FOR A FIRE ENGINE AND RELATED EQUIPMENT TO EMERGENCY VEHICLES PLUS/ROSENBAUER IN THE AMOUNT OF \$522,454.00 CMR 1-15-04

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Emergency Vehicles Plus/Rosenbauer South Dakota for a fire engine and related equipment in the amount of \$522,454.00.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, KNOL, LERNER AND MASSEY

Nays: NONE

Absent: BRUCE AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

RECOMMENDED APPROVAL OF PURCHASE OF A PRISONER TRANSPORT VAN FROM RED HOLMAN GMC IN THE AMOUNT OF \$27,700.00 CMR 1-15-05

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby confirms the purchase of a 2015 GMC Savana Van from Red Holman GMC in the amount of \$27,700.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, KNOL, LERNER AND MASSEY

Nays: NONE

Absent: BRUCE AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

RECOMMENDED APPROVAL OF SETTING A PUBLIC HEARING DATE OF FEBRUARY 9, 2015 FOR THE VACATION OF PUBLIC ROAD RIGHT-OF-WAY AND A PUBLIC UTILITY EASEMENT ON THE WOODDALE SCHOOL PROPERTY CMR 1-15-06

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby establishes the date of February 9, 2015 for the Public Hearing and Consideration of the vacation of a public road right-of-way and public utility easement adjacent to Lots 38 and 37 in the Kendallwood Subdivision in Section 9.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, KNOL, LERNER AND MASSEY

Nays: NONE

Absent: BRUCE AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

RECOMMENDED APPROVAL OF REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CODE

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Code for Jennifer Sauer as a Police Service Aide in the Police Department. Jennifer Sauer is the sister of Jeff Hotchkiss, Facilities Supervisor in the Special Services Department and sister-in-law of Carly Hotchkiss, Deputy City Clerk.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, KNOL, LERNER AND MASSEY

Nays: NONE

Absent: BRUCE AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF DECEMBER 8, 2014

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby approves the study session meeting minutes of December 8, 2014 as submitted.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, KNOL, LERNER AND MASSEY

Nays: NONE

Absent: BRUCE AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF DECEMBER 8, 2014

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby approves the regular meeting minutes of December 8, 2014 as submitted.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, KNOL, LERNER AND MASSEY

Nays: NONE

Absent: BRUCE AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

APPROVAL OF CITY ATTORNEY REPORT

The City Attorney Report was accepted with no questions.

TOPICS FOR CONSIDERATION AT THE NEXT CITY COUNCIL MEETING

Mayor Brickner mentioned potential topics for the next regular City Council meeting of January 26, 2015.

ADJOURNMENT

Mayor Brickner adjourned the City Council meeting at 8:48 p.m.

Respectfully submitted,



Pamela B. Smith, City Clerk