

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
JANUARY 14, 2019 – 7:30 PM
CITY HALL – COUNCIL CHAMBER

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

Council Members Present: Bridges, Bruce, Knol, Lerner, Massey, Rich and Steckloff

Council Members Absent: None

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Gardiner, Mondora, Monico and Schnackel, Fire Chief Unruh, City Attorney Joppich and Planning Consultant Arroyo

PLEDGE OF ALLEGIANCE

Jerry Ellis, former Mayor, led the pledge of allegiance.

APPROVAL OF AGENDA

Councilmember Bruce suggested adding item #13A, Recognition of Sib4Sib as a nonprofit organization operating within the city for the purpose of obtaining a charitable gaming license.

MOTION by Lerner, support by Knol, to approve the agenda as amended.

MOTION CARRIED 7-0.

RECOGNITION OF THE PUBLIC ART PROGRAM EXHIBITS AND ARTISTS

Rachel Timlin, Cultural Arts Supervisor, recognized the Cultural Arts staff and Farmington Area Arts Commission for their support of the program and thanked City Council and staff for their support and understanding the importance of arts in the city. She spoke about the program and stated that they are one of only two communities in the State with a dedicated cultural arts division. Ms. Timlin acknowledged the artists whose work was a part of the program.

EMERGENCY PREPAREDNESS COMMISSION TIP OF THE MONTH

The following Tip of the Month was read by Dan Wecker, EPC Member:

**CITY OF FARMINGTON and FARMINGTON HILLS
EMERGENCY PREPAREDNESS COMMISSION
Tip of the Month
JANUARY**

Make a Plan

Plan what to do if you have to evacuate

Choose two places for your family to meet

One should be right outside your home in case of a sudden emergency, such as a fire. Speak with your neighbors about your plan.

The other should be outside of your neighborhood, in case you cannot return home or are asked to evacuate. Consider a relative or close family friend in a neighboring community and communicate with them about your plan.

Decide where you would go and what route you would take to get there

You may choose to go to a hotel, stay with friends or family in a safe location, or go to a shelter. Practice and review your plan at home with the family. Practice getting out of the house quickly, and drive your planned evacuation route. The more you practice, the more confident you will be if you really have to evacuate. Identify what needs to go with you if you have time to grab any personal items such as Medications, Oxygen, ID, Personal Documents, and Medical Equipment like a nebulizer, etc.

Plan ahead for your pets

Due to health concerns, pets are not allowed in Red Cross shelters. Keep a phone list of pet-friendly hotels and animal shelters that are along your evacuation route in case a designated pet shelter is not available. Contact your local humane society or animal shelter to ask if pet emergency shelters will be opened in a disaster.

CORRESPONDENCE

There was no correspondence acknowledged at this time.

CONSENT AGENDA

MOTION by Bruce, support by Lerner, to approve the Consent Agenda as read.

Roll Call Vote:

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

MOTION CARRIED 7-0.

PUBLIC QUESTIONS AND COMMENTS

Jerry Ellis, resident, mentioned that CARES of Farmington Hills, an organization that operates a food pantry serving over 700 homes per month, is extending an invitation to federal employees in the area to come to the pantry while they are not being paid. Persons should bring I.D. and proof of federal employment.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

Councilmember Bridges mentioned that the Central Services Department is going to be holding an outreach program on doing business with the City.

Councilmember Lerner stated that CARES of Farmington Hills is hosting a Human Trafficking Documentary on Friday, January 18, 2019 at 6:30pm and the Community Living Center is hosting information on distilling on the same evening at 7pm.

CITY MANAGER UPDATE

City Manager Boyer provided the following update:

- A 2nd visioning meeting for the proposed Farmington Hills Community Center (Harrison High School property) is being held at the Costick Center Wednesday, January 16, 2019 from 7-9pm.

- City Offices will be closed on Monday, January 21, 2019 in honor of Martin Luther King, Jr. Day.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF ADOPTION OF THE FARMINGTON HILLS 2019-2023 PARKS AND RECREATION MASTER PLAN. CMR 1-19-01

Michelle Bennett, Beckett & Raeder, Inc. explained the process and proposed Farmington Hills 2019-2023 Parks and Recreation Master Plan to City Council that included time lines, key findings, goals and action plans. She noted that if approved by Council this evening, the plan would be submitted to the Department of Natural Resources and would be used for planning purposes and to apply for potential grants.

Mayor Massey opened the Public Hearing.

Jessica Goldberg, resident of Deer Run, inquired what the plan is for the city to address the use of social media and using the internet as a means of communication and reaching more people about the parks and what they have to offer.

Bryan Farmer, Deputy Director of Special Services, stated that the Department now has a full-time marketing staff member who has already started on marketing and branding. The video division is also now working with the marketing staff and videos that are created will be sent out through social media that will include information and activities taking place in the parks and how to sign up for programs.

There being no further comments from the public, Mayor Massey closed the public hearing.

MOTION by Knol, support by Bruce, to adopt the City of Farmington Hills 2019-2023 Parks and Recreation Master Plan.

MOTION CARRIED 7-0.

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF A PLANNED UNIT DEVELOPMENT FOR 31015 GRAND RIVER AVENUE -PUD PLAN 2, 2018.

Ed Gardiner, Planning and Community Development Director, explained the qualification and approval process for a Planned Unit Development (PUD) and noted that this PUD request for 31015 Grand River Avenue included offices for Service Master and related uses as well as a self-storage facility. The property is zoned B-3, Business and consists of approximately 3.5 acres. The Planning Commission has recommended approval to City Council.

Dennis Cowan, Attorney with Plunkett-Clooney, thanked the Planning staff, consultants and Planning Commission for the process and their input along the way that he believes made the project even better. He explained that Service Master is a national company that does business and residential restoration and this will be their regional headquarters. The self-storage My Space is an outgrowth company of Service Master. He noted that this was a vacant site and they are proposing a 90,000 square foot building and have included an additional 10,000 feet of green space to the site. It will be a low impact use with regard to parking and traffic and they are proposing to eliminate the curb-cut on Grand River. He stated that they have exceeded landscape requirements but are also willing to work with the City and its art program to include outdoor art to augment the existing landscaping.

Rod Arroyo, Planning Consultant with Giffels and Webster, highlighted points from his review letter submitted to the Planning Commission noting that this is a vacant site on a highly visible corner of the city. A development must meet at least one of the objectives identified to qualify as a PUD and the Planning Commission concluded that 4 objectives were met. He noted that deviations from the existing ordinances that were identified include: permitting a height limit of 51 feet (per ordinance 40 feet is the required maximum height); permitting a self-storage use in the B-3 District and the required 25-foot front setback (existing building to be kept is set back 14.8 feet –legal nonconformity).

Councilmember Steckloff inquired about the building meeting LEED certified standards.

Gary Garrett, applicant, stated that as a result of financing through the Small Business Association they have a requirement to design their building as a green building.

Councilmember Rich inquired how the units will be utilized and if they are equipped with Wi-Fi and electricity that may lend them to being used for something other than storage.

Mr. Garrett confirmed that power will not be provided within the units and they only provide centralized restroom facilities so they discourage use of the units for anything other than storage.

Gerald Clark, representing Service Master, explained that when a home or business may have a fire or water damage, Service Master utilizes My Space to store the furniture while it is being restored and that is the reason for the combination of the two businesses. He added that the units are typically locked down by 9pm or 10pm.

Mayor Massey opened the public hearing.

Mary Newlin, Lundy, inquired about the evening lighting, traffic and impact on the river in that area.

Planning Consultant Arroyo responded that any lighting will be minimalized and project only onto the parking lot and driveway areas and not up into the sky or outward per city ordinance requirements.

Attorney Cowan reiterated that there will be minimal traffic throughout the day and that this will be a low impact use.

Consultant Arroyo stated that all of the natural area will remain on the site so he would expect no substantial change or impact on the river. In answer to Councilmember Bruce, he confirmed that all other uses permitted on the site would generate higher traffic volumes.

There being no further comments, the public hearing was closed.

MOTION by Bridges, support by Lerner, that the City Council of Farmington Hills hereby approves PUD Plan 2, 2018 dated November 21, 2018; and authorizes the City Attorney to prepare the appropriate PUD agreement stipulating the final development conditions and that all zoning deviations are approved as presented in the approved PUD plans.

MOTION CARRIED 7-0.

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-1-2019 AMENDING THE FARMINGTON HILLS CODE OF ORDINANCES TO AMEND CHAPTER 18 “OFFENSES,” ARTICLE VIII “OFFENSES CONCERNING UNDERAGED PERSONS,” DIVISION 2, “TOBACCO,” AND SECTION 18-373 “TOBACCO PRODUCTS ON SCHOOL PROPERTY,” TO INCLUDE VAPE, ELECTRONIC CIGARETTES, AND NICOTINE PRODUCTS AND PROVIDE PENALTIES FOR VIOLATIONS; AND APPROVAL OF SUMMARY FOR PUBLICATION.

Attorney Joppich indicated that the ordinance was previously presented to City Council at its last meeting for the first reading and at that time Council requested minor revisions that were included in the ordinance being presented this evening for enactment.

MOTION by Bruce, support by Rich, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-1-2019 amending the Farmington Hills Code of Ordinances to amend Chapter 18 “Offenses,” Article VIII “Offenses Concerning Underaged Persons,” Division 2, “Tobacco,” and Section 18-373 “Tobacco Products on School Property,” to include Vape, Electronic Cigarettes, and Nicotine Products and provide penalties for violations; and approval of summary for publication.

Roll Call Vote:

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

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF AN AMENDMENT TO THE CONSENT JUDGMENT FOR THE HALSTED VILLAGE SHOPPING CENTER (KROGER) TO INCLUDE A DRIVE-THROUGH FAST-FOOD RESTAURANT. CMR 1-19-02

Ed Gardiner, Planning and Community Development Director, explained that the consent judgement was originally entered into in 1983 with Frankel Development and Kroger was the anchor for the shopping center at that time. An amendment to the consent judgement was entered approximately 5 years ago to allow Kroger an accessory gas station. Mr. Frankel is now proposing to add a fast-food restaurant to the west end of the site. The Planning Commission reviewed the proposal and recommended approval to City Council as it met the dimensional considerations of the consent judgement and the zoning ordinance.

Stuart Frankel, owner and original developer, stated that he wants to relocate the Panera Bread restaurant that is currently across the street to this location and to have a drive-thru area. He noted that the restaurant is a permitted use, but the drive-thru is not and that is why he is before Council this evening.

Lonnie Zimmerman, Architect, spoke to the aesthetics and architecture of the proposed building and outlined where the loading/unloading area would be located. He added that outdoor seating is proposed in the front of the restaurant, which meets set-back requirements.

Councilmember Bruce expressed concern with sufficient parking and the congestion in that shopping center parking lot that currently exists and difficulty exiting onto 12 Mile Road from the center.

Councilmember Knol inquired if the parking lot could be expanded to the west if that property were owned by Mr. Frankel. Mr. Frankel responded that he owns the property but he has not reviewed that option due to the difference in grade between the properties and the fact that they meet parking requirements.

Attorney Joppich stated that if City Council approved the amendment this evening, he would need to enter a court order to provide for amending the terms of the consent judgement and questioned whether there were any leases involved with any of the owners of the property. Mr. Frankel confirmed that there were no leases.

MOTION by Lerner, support by Knol, that the City Council of Farmington Hills hereby approves the amendment to the Consent Judgment to permit a drive-through fast food restaurant as depicted in site plans dated December 18, 2018 as presented by the owner and approved by the Planning Commission; and directs the City Attorney to draft, execute and record the proposed amendment to the Consent Judgment.

Councilmember Bruce could not support the motion as he felt it would add too much traffic to the parking lot and add to the difficulty in trying to exit onto 12 Mile Road.

MOTION CARRIED 6-0 (Bruce opposed).

CONSENT AGENDA

RECOMMENDED ADOPTION OF A RESOLUTION VACATING A SANITARY SEWER EASEMENT ON PROPERTY LOCATED AT 30465 FARMINGTON ROAD (KOREAN PRESBYTERIAN CHURCH). CMR 1-19-03

**CITY OF FARMINGTON HILLS
EASEMENT VACATION
RESOLUTION NO. R-5-19**

At a session of the City Council of the City of Farmington Hills, Oakland County, State of Michigan, held in the City Hall on the 14th day of January, 2019, at 7:30 o'clock P.M.

PRESENT: BRIDGES, BRUCE, KNOL, LERNER, MASSEY, RICH AND STECKLOFF
ABSENT: NONE

The following resolution was offered by Councilmember Bruce and supported by Councilmember Lerner:

WHEREAS, the Council of the City of Farmington Hills did on the 14th day of January, 2019, determine that it is advisable to vacate, discontinue or abolish the following easement, located in the City of Farmington Hills, subject to the jurisdiction of the City of Farmington Hills:

Legal Description: Sanitary Sewer Easement - See Attached

WHEREAS, the Council has met and heard any and all objections to such vacation, discontinuance or abolition and having determined to proceed.

NOW, THEREFORE, BE IT RESOLVED:

1. That the above captioned easement is hereby vacated, discontinued or abolished pursuant to the establishment of a new Sanitary Sewer Easement as part of the engineering plan approval process.

AYES: BRIDGES, BRUCE, KNOL, LERNER, MASSEY, RICH AND STECKLOFF
NAYS: NONE
ABSTENTIONS: NONE

RESOLUTION DECLARED ADOPTED.

RECOMMENDED APPROVAL OF AWARD OF BID FOR UNMANNED AERIAL VEHICLES (UAVS) AND RELATED EQUIPMENT TO GO UNMANNED (A DIVISION OF BENCHMARK TOOL) IN THE AMOUNT OF \$24,082. CMR 1-19-04

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a purchase order for unmanned aerial vehicles and related equipment to Go Unmanned (A Division of Benchmark Tool) in the amount of \$24,082.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR FIRE ENGINE AND RELATED EQUIPMENT TO EMERGENCY VEHICLES PLUS/ROSENBAUER SOUTH DAKOTA IN THE AMOUNT OF \$589,925. CMR 1-19-05

MOTION by Bruce, support by Lerner, 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 \$589,925.00.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR DPW JANITORIAL SERVICES TO COPELAND CLEANING SERVICES IN THE AMOUNT OF \$15,800; WITH POSSIBLE EXTENSIONS. CMR 1-19-06

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager and the City Clerk to sign a contract with Copeland Cleaning Services in the amount of \$15,800.00 for DPW Janitorial Services; with possible extensions.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AGREEMENT FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE COSTICK CENTER NATATORIUM HEATING AND VENTILATION UPGRADES WITH INTEGRATED DESIGN SOLUTIONS IN THE AMOUNT OF \$15,600. CMR 1-19-07

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby waives the formal bidding requirements and authorizes the City Manager to issue a purchase order to Integrated Design Solutions for professional architectural and engineering design services for Costick Center Natatorium H&V Upgrades in the amount of \$15,600.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF APPROVAL OF A RESOLUTION RECOGNIZING GOLF ASSOCIATION OF MICHIGAN (GAM) FOUNDATION, INC. AS A NON-PROFIT ORGANIZATION IN THE COMMUNITY FOR THE PURPOSE OF OBTAINING A CHARITABLE GAMING LICENSE.

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES
(Required by MCL 432.103(K)(ii))

At a regular meeting of the City of Farmington Hills
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD
called to order by Mayor Massey on January 14, 2019
DATE
at 7:30p.m. a.m./p.m. the following resolution was offered:
TIME
Moved by Councilperson Bruce and supported by Councilperson Lerner
that the request from Golf Association of Michigan Foundation, Inc. of Farmington Hills
NAME OF ORGANIZATION CITY
county of Oakland, asking that they be recognized as a
COUNTY NAME
nonprofit organization operating in the community for the purpose of obtaining charitable
gaming licenses, be considered for APPROVAL.
APPROVAL/DISAPPROVAL

	APPROVAL	DISAPPROVAL
Yeas:	<u>7</u>	_____
Nays:	<u>0</u>	_____
Absent:	<u>0</u>	_____

RECOMMENDED APPROVAL OF APPROVAL OF A RESOLUTION RECOGNIZING SIB4SIB AS A NON-PROFIT ORGANIZATION IN THE COMMUNITY FOR THE PURPOSE OF OBTAINING A CHARITABLE GAMING LICENSE.

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES
(Required by MCL.432.103(K)(ii))

At a regular meeting of the City of Farmington Hills
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD
called to order by Mayor Massey on January 14, 2019
DATE
at 7:30p.m. a.m./p.m. the following resolution was offered:
TIME
Moved by Councilperson Bruce and supported by Councilperson Lerner
that the request from Sib4Sib of Farmington Hills,
NAME OF ORGANIZATION CITY
county of Oakland, asking that they be recognized as a
COUNTY NAME
nonprofit organization operating in the community for the purpose of obtaining charitable
gaming licenses, be considered for APPROVAL.
APPROVAL/DISAPPROVAL

APPROVAL		DISAPPROVAL	
Yeas:	<u>7</u>	Yeas:	<u> </u>
Nays:	<u>0</u>	Nays:	<u> </u>
Absent:	<u>0</u>	Absent:	<u> </u>

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF DECEMBER 10, 2018.

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby approves the study session meeting minutes of December 10, 2018, as submitted.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF DECEMBER 10, 2018.

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby approves the regular meeting minutes of December 10, 2018, as submitted.

Roll Call Vote:

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

MOTION CARRIED 7-0.

ATTORNEY'S REPORT

The City Attorney's report was received by Council.

ADJOURNMENT

Mayor Massey adjourned the regular City Council meeting at 8:55pm.

Respectfully submitted,



Pamela B. Smith, City Clerk