

MINUTES
CITY COUNCIL MEETING
CITY OF FARMINGTON HILLS
DECEMBER 12, 2016 – 7:30 PM
CITY HALL – COUNCIL CHAMBER

The regular meeting of the Farmington Hills City Council was called to order by Mayor Massey at 7:33 p.m.

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

Council Members Absent: Bridges

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Gardiner and Mondora and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Evan Mondora and Nicholas Skinner, Boy Scouts Troop 1699, led the pledge of allegiance.

APPROVAL OF AGENDA

MOTION by Bruce, support by Rich, to approve the agenda as published.

MOTION CARRIED 6-0.

EMERGENCY PREPAREDNESS COMMISSION “TIP OF THE MONTH”

The following Tip of the Month was read by Brad Fashbaugh, Emergency Preparedness Commission Member:

**CITY OF FARMINGTON HILLS
EMERGENCY PREPAREDNESS COMMISSION
TIP OF THE MONTH
DECEMBER 2016**

During this holiday season, the Emergency Preparedness Commission (EPC) reminds everyone that one of the best gifts you can give your family is the gift of financial preparedness.

Fires . . . hurricanes . . . tornadoes . . . earthquakes . . . acts of terrorism . . . business cycles . . . unemployment . . . natural or other disasters can strike suddenly, at anytime and anywhere. Your first priority is to protect your family and your property. It is also essential to protect against the financial consequences of a disaster which can damage or destroy your property, forcing you to temporarily relocate, cut your flow of income or ruin valuable records. Financial preparedness helps ease your family's anxiety should you be forced to go through any period of crisis.

How do you prepare financially for the crisis moments of life? The City's Preparedness Handbook has an entire section and a checklist to help you do just that. To obtain a free copy of the handbook, please visit the website at www.fhready.org.

And as the year-end season is filled with gift giving, consider giving the gift of preparedness to your family and friends. Commercial emergency preparedness kits are available through the Red Cross and other sources. Paying the cost for your family members to take first aid classes, or organizing a pet's preparedness kit, make wonderful gifts for those you care the most about.

The EPC wishes everyone a safe and prepared holiday season.

EIGHT MILE BOULEVARD PRESENTATION BY CINDY THOMAS, EXECUTIVE DIRECTOR

Cindy Thomas, Executive Director, stated that she has only been with the Association for a few months as the new Executive Director, but was at the meeting to provide Council with the annual update. She explained that the Association has been around for 23 years and represents 27 miles along 8 Mile from I-94 on the east to I-275 on the west. She noted that it is a non-profit organization formed in 1993 and there are 13 municipalities that border 8 Mile Road. She commented that Farmington Hills has supported the Association since 1993. Ms. Thomas explained that the Association attempts to initiate projects that impact the Boulevard and align agendas with communities and stakeholders to build support for revitalization of the area. She noted that some core programs include the façade improvement program for businesses and vacant buildings, reactivation of blocks, Hands On 8 Mile that is a corridor-wide community service project that has generated over 20,000 volunteer hours of clean up, tool rental program for clean-up programs and the annual leadership luncheons. She stated that historically 8 Mile has been viewed as a separator between communities and the Association is trying to build it as a seam to bring communities together. Ms. Thomas mentioned the 2016 highlights indicating that more development projects are planned for the future as well as art projects and an overhaul of median gardens. She added that the Association is also involved in the state fair redevelopment project and plans are in place to resurrect a title holding company that has sat dormant. Ms. Thomas invited City Council and staff to an Open House scheduled for next Wednesday evening from 4-7pm at their building.

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

MOTION by Rich, support by Lerner, to approve Consent Agenda items as submitted.

Roll Call Vote:

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

MOTION CARRIED 6-0-1-0.

PUBLIC QUESTIONS AND COMMENTS

There were no public questions or comments.

COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS

The following comments and announcements were made:

- Good Fellows holiday delivery is scheduled for December 17, 2016 and the warehouse is located at 22915 Commerce.

CITY MANAGER UPDATE

City Manager Boyer provided the following update:

- The snow storm created about 10 inches of snow over the weekend and plow crews did an excellent job clearing the roads. All major roads have been cleared and crews are still working on local roads, which are about half done. Residents can view an interactive map on the city's website to see where the plows have been.
- Middlebelt Road between 12 and 13 Mile Roads is now open

- City Offices will be closed December 26th and January 1st for the holidays

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF DETERMINATION OF A SPECIAL ASSESSMENT DISTRICT FOR ROAD IMPROVEMENT FOR COUNTRY CLUB DRIVE, NOTICE OF INTENT TO ISSUE BONDS AND DECLARATION OF OFFICIAL INTENT TO REIMBURSE PROJECT WITH BOND PROCEEDS. CMR 12-16-120.

Director of Public Services Mondora explained that tonight is the public hearing for necessity for the Country Club Drive road improvement special assessment. She stated that in March, 2015, the engineering division received a petition for information on road improvements from property owners along Country Club Drive. In April, 2015, City Council adopted a policy to implement a directed special assessment program for local and non-residential road improvement. She noted that the analysis conducted by city staff on the roads showed that Country Club Drive was a top candidate for road improvements and was placed on the 5-year capital improvement plan. She stated that this hearing was scheduled by City Council and in early October an informational meeting was held with the property owners. The total estimated cost of the project is 1,903,100 and in accordance with current policy, the city would contribute 20% of the costs with 80% to be paid by the property owners. Director Mondora stated that two letters were received by the City prior to tonight's hearing, one from Nissan who indicated that they are in favor of the project and who represents 50.5% of the assessment roll and another letter from American Concrete, Inc., who stated that while they recognize the need for road improvements, they could not support the project at this time as they had concerns with the proposed use of asphalt and the design life.

Mayor Massey opened the public hearing.

Mr. Brian Hughes, representing Northern Equities Group, 39000 Country Club Drive, expressed his support of the proposed project.

Mayor Massey read the letter from ACI into the record:

December 9, 2016

*Mayor and City Council Members
City of Farmington Hills
31555 W. Eleven Mile Road
Farmington Hills, MI 48336*

Re: Country Club Drive Road Improvements

Via email

Members of the City Council:

I am writing to you as a representative of a property owner, American Concrete Institute (ACI), that will be impacted by the proposed Country Club Road improvements and as a Registered Professional Engineer in the State of Michigan. ACI is a professional, not-for-profit, 501(c)(3) organization whose mission is to develop and disseminate consensus based technical information on the use of concrete. ACI is not a trade organization promoting the use of concrete for the direct, or indirect, benefit of its members.

ACI supports technically prudent maintenance and upgrades of public infrastructure, including local roads. As a property owner on Country Club Drive, ACI recognizes the need to rebuild the existing road. However, we are concerned that the design parameters, economic analysis, and choice of material for rebuilding Country

Club Drive were not as rigorous as the scope and cost of the project to the adjacent property owners merits. At a recent meeting with the property owners and city engineering staff, several concerns were raised. First, the use of a 20-year design life for the pavement was questioned, specifically whether a higher first cost might be economically justified by a longer pavement life. City staff responded that a 20-year design life was "standard," and that the design selection only considered first cost. For a public asset such as a road, it is troubling that a design decision is based on an overly simplistic first cost analysis. Second, when staff was questioned why a concrete alternative was not analyzed, the response was the bid prices would likely be 30%, or more, higher. Apparently, no consideration was given to the fact that a concrete pavement section may well have a longer life and lower maintenance costs. Finally, city staff informed the property owners that a concrete alternative may require a slightly longer construction period. While this may be a consideration, it must be recognized that a few days differential in construction schedule pales in comparison to the anticipated life of the road that will be at least 20 years.

While ACI recognizes and agrees with the need to rebuild Country Club Drive, ACI cannot at this time support the proposed Country Club Drive Road Improvements.

Sincerely,



Ronald G. Burg, P.E.
Executive Vice President

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

Councilmember Knol inquired why the asphalt option was suggested over concrete.

James Cubera, Senior Engineer, stated that Country Club Drive is currently as asphalt road and the city will typically replace a road with what currently exists. He noted that there would be additional challenges with concrete, including the cure time that could limit access to the businesses, but it is doable. He added that if the project moves forward, staff will request quotes for both asphalt and concrete when bidding the project and make a recommendation to City Council at that time.

Councilmember Lerner suggested that staff approach ACI to suggest that they discuss the concrete option with their business neighbors, particularly Nissan who represents over 50% of the district. He feels that Council could probably support either option if it was agreed upon by the district.

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby approves the adoption of a resolution for road improvements for Country Club Drive in Section 18 to include the properties outlined in CMR 12-16-120; and approves the adoption of a resolution for the notice of intent to issue bonds and the declaration of official intent to reimburse project costs with bond proceeds as review by the City's bond council as to form and content.

Roll Call Vote:

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

MOTION CARRIED 6 -0-1- 0.

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-8-2016 TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING" TO ADD A STATEMENT OF PURPOSE, REVISE VARIOUS REGULATIONS TO BOTH PERMANENT AND TEMPORARY SIGNS, ESTABLISH NEW RULES TO OFF-PREMISES BILLBOARDS, ADD NEW PROVISIONS RELATING TO A-FRAME SIGNS AND TO UPDATE CERTAIN SIGN DEFINITIONS; ZONING TEXT AMENDMENT 1, 2016; AND APPROVAL OF SUMMARY FOR PUBLICATION.

Director of Planning and Community Development, Ed Gardiner, explained that City Council introduced this ordinance at their last meeting that basically is a rewrite of the sign ordinance within the Zoning Chapter of the City Code. Enactment of the ordinance is the next step in the process.

MOTION by Knol, support by Rich, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-8-2016 to amend the Farmington Hills Code Of Ordinances Chapter 34, "Zoning," Article 5.0, "Site Standards," Section 34-5.5, "Signs" to add a statement of purpose, to revise various regulations relating to both permanent and temporary signs, to establish new rules relating to off-premises billboards, and to add new provisions relating to A-Frame Signs; to amend Article 2, "Definitions," to update certain sign definitions in light of other revisions; to amend Article 3.0, "Zoning Districts," and Article 4.0, "Use Standards," at various subsections to correspond to other revisions; and approval of summary for publication.

Roll Call Vote:

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

MOTION CARRIED 6-0-1-0.

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-9-2016 TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 7, ARTICLE VII, "TEMPORARY SIGNS" AND CHAPTER 22, ARTICLE IV "GARAGE SALE AND OPEN HOUSE SIGNS," TO DELETE CERTAIN PROVISIONS IN LIGHT OF OTHER CHANGES TO SIGN REGULATIONS; CITY CODE AMENDMENT 2, 2016; AND APPROVAL OF SUMMARY FOR PUBLICATION.

Director Gardiner explained that due to the enactment of the previous ordinance, changes and deletions are required to the City Code since those provisions are now covered in the Zoning Chapter. He stated that this ordinance was also introduced by City Council at their last meeting and the next step is Enactment.

MOTION by Steckloff, support by Bruce, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-9-2016 to amend Farmington Hills City Code of Ordinances, Chapter 7, Article VII, Temporary Signs, and Chapter 22, Article IV, Garage Sale And Open House Signs, in order to delete certain provisions in light of other changes to sign regulations within the city's zoning ordinance, Chapter 34 of the City's Code of Ordinances; and approval of summary for publication.

Roll Call Vote:

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

Absent: BRIDGES
Abstentions: NONE

MOTION CARRIED 6-0-1-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF REAPPOINTMENT TO THE RETIREMENT SYSTEM BOARD OF TRUSTEES.

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to reappoint Lauri Siskind to the Employees Retirement System Board of Trustees with a term ending December 31, 2019.

Roll Call Vote:

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

MOTION CARRIED 6-0-1-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF PREQUALIFICATION OF CONSULTANTS FOR PRELIMINARY ENGINEERING, CONSTRUCTION ENGINEERING, RIGHT OF WAY SERVICES, SURVEY SERVICES, TRAFFIC ENGINEERING SERVICES, TRAFFIC SIGNAL DESIGN, GEOTECHNICAL ENGINEERING, ENVIRONMENTAL SERVICES AND SIMILAR OR RELATED SERVICES. CMR 12-16-121

MOTION by Rich, support by Lerner, that the City Council of Farmington Hills hereby approves the below list of pre-qualified consulting firms to provide as needed preliminary engineering and design services, construction engineering and inspection services, right of way acquisition valuation and negotiation, survey services, geotechnical engineering material testing, traffic engineering services, preliminary engineering and design of traffic signals, and environmental engineering services for a period of three years; and authorizes staff to enter into an agreement with the most qualified Consultant as projects become available.

Traffic Signal Design and similar or related services

Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI
OHM Engineering Advisors, Livonia, MI
Parsons, Southfield, MI

Environmental and Water Resources Services and similar or related services

Environmental Consulting and Technology, Inc., Ann Arbor, MI
Fishbeck, Thompson, Carr & Huber, Novi, MI
Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI
OHM Engineering Advisors, Livonia, MI

Preliminary Engineering (Design) and similar or related services

Fishbeck, Thompson, Carr & Huber, Novi, MI
Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI
OHM Engineering Advisors, Livonia, MI
ROWE Professional Services, Farmington Hills, MI

Construction Engineering (Inspection) and similar or related services

Fishbeck, Thompson, Carr & Huber, Novi, MI
Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI
OHM Engineering Advisors, Livonia, MI
ROWE Professional Services, Farmington Hills, MI

Right Of Way Services and similar or related services

Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

Survey Services and similar or related services

Fishbeck, Thompson, Carr & Huber, Novi, MI
Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI
OHM Engineering Advisors, Livonia, MI
ROWE Professional Services, Farmington Hills, MI

Geotechnical Engineering Services and similar or related services

G2 Consulting Group, Troy, MI
SME, Inc., Plymouth, MI
Testing Engineers & Consultants, Troy, MI

Traffic Engineering Services and similar or related services

Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI
OHM Engineering Advisors, Livonia, MI
Parsons, Southfield, MI

Roll Call Vote:

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

MOTION CARRIED 6-0-1-0.

**RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING
MINUTES OF NOVEMBER 28, 2016.**

MOTION by Rich, support by Lerner, that the City Council of Farmington Hills hereby approves the study session meeting minutes of November 28, 2016 as submitted.

Roll Call Vote:

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

MOTION CARRIED 6-0-1-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF NOVEMBER 28, 2016.

MOTION by Rich, support by Lerner, that the City Council of Farmington Hills hereby approves the regular meeting minutes of November 28, 2016 as submitted.

Roll Call Vote:

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

MOTION CARRIED 6-0-1-0.

RECOMMENDED APPROVAL OF ENTERING INTO AN EXECUTIVE SESSION IMMEDIATELY FOLLOWING THE REGULAR MEETING TO DISCUSS PENDING LITIGATION.

MOTION by Rich, support by Lerner, that the City Council of Farmington Hills hereby approves entering into an executive session immediately following the regular meeting in order to discuss pending litigation.

Roll Call Vote:

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

MOTION CARRIED 6-0-1-0.

ATTORNEY'S REPORT

The City Attorney's report was received by Council and there were no questions.

ADJOURNMENT

There being no further business, Mayor Massey adjourned the regular City Council meeting at 8:10pm.

Respectfully submitted,



Pamela B. Smith, City Clerk