

MINUTES  
CITY COUNCIL MEETING  
CITY OF FARMINGTON HILLS  
AUGUST 27, 2018 – 7:30 PM  
CITY HALL – COUNCIL CHAMBER

The regular meeting of the Farmington Hills City Council was called to order by Mayor Massey at 7:34p.m.

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

Council Members Absent: Bruce

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

**PLEDGE OF ALLEGIANCE**

Michigan Association of Chiefs of Police members Bob Stevenson and Neal Rossow led the pledge of allegiance.

**APPROVAL OF AGENDA**

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

MOTION CARRIED 6-0.

**PROCLAMATION RECOGNIZING SEPTEMBER 2018 AS OVARIAN CANCER AWARENESS MONTH**

The following Proclamation was read by Councilmember Steckloff and accepted by Ovarian Cancer Survivor, Elaine Greenberg:

**PROCLAMATION  
Ovarian Cancer Awareness Month  
September 2018**

**WHEREAS,** ovarian cancer is one of the most common cancers among women, and the American Cancer Society estimates that in the United States in 2018 about 22,240 new cases of ovarian cancer will be diagnosed and there will be about 14,070 deaths from the disease; and

**WHEREAS,** ovarian cancer, which is rarely caught in the early stages, accounts for just 2.5% of all female cancer cases, but 5% of cancer deaths because of the disease's low survival rate; and

**WHEREAS,** a woman's risk of getting ovarian cancer during her lifetime is about 1 in 75 and 195,000 women in the United States are currently living with the disease; and

**WHEREAS,** increased public awareness of the symptoms and risk factors of ovarian cancer, which include a family history of other types of genetically-related cancers, will enhance chances of early detection and increase survival rates; and

**WHEREAS,** more ovarian cancer research will help to develop better diagnostic tools and improved therapies, thereby offering women the opportunity to win their battle against this most deadly of all gynecologic cancers.

**NOW, THEREFORE, BE IT RESOLVED** that I, Ken Massey, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim September 2018 as **Ovarian Cancer Awareness Month** in the City of Farmington Hills and encourage every woman to become educated about the symptoms and risk factors of ovarian cancer.

**PROCLAMATION RECOGNIZING SEPTEMBER 11-17, 2018 AS PATRIOT WEEK**

The following Proclamation was read by Councilmember Lerner and accepted by Firefighter, Jim Etzin and Assistant Police Chief, Jeff King:

**PROCLAMATION  
Patriot Week  
September 11 – 17, 2018**

**WHEREAS,** September 11 – 17, 2018 has been declared as Patriot Week in the State of Michigan, with Tuesday, September 11, 2018 declared as Patriot Day and Monday, September 17, 2018 declared as Constitution Day; and

**WHEREAS,** Patriot Week celebrates the concepts put forth by our Founding Fathers, and honors the vital documents including the Declaration of Independence, the Constitution of the United States, and the Bill of Rights, which make this the greatest nation in world history; and

**WHEREAS,** the citizens of this nation live in freedom, which was gained through the great sacrifices and many tribulations of those who currently serve or who have served our country and provided us with the foundation for a free, prosperous, and independent life; and

**WHEREAS,** each generation must work to maintain this freedom, otherwise through carelessness or indifference, our rights and liberties may vanish; and

**WHEREAS,** the City of Farmington Hills recognizes and celebrates all the patriots, past and present, who have dedicated their lives to the service of others and thereby exemplified a deep love and devotion to their country.

**NOW, THEREFORE, BE IT RESOLVED** that I, Ken Massey, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim September 11 – 17, 2018 as **Patriot Week** and call upon the citizens of Farmington Hills to come together to recognize the loyal devotion of those who have given dedicated service to our nation and made daily sacrifices to preserve a society built upon the principles of life, liberty, and justice for all.

**SUSTAINABLE FARMINGTON HILLS TIP OF THE MONTH**

The following Tip of the Month was read by Councilmember Rich:

Sustainable Farmington Hills  
Tip of the Month

Three ways to become more sustainable in your everyday life:

1. Shopping at the farmer's market...

- By buying food from your local farmer's market you help cut back on fossil fuels needed to get them there. Many produces sold in large stores must travel far distances (sometime global) just to make it into the store.

2. Drink from tap...

– Plastic waste, such as water bottles have contributed to millions of tons of waste that ends up in our landfills and water. To help eliminate plastic waste you can carry around a reusable water bottle and fill it from taps or refillable water stations.

3. Reduce household energy use...

– Replace your incandescent light bulbs with compact fluorescent light bulbs or LED.

For more information please visit

[www.sustainablefh.com](http://www.sustainablefh.com)

**PRESENTATION ON ACCREDITATION OF POLICE DEPARTMENT**

Bob Stevenson, Executive Director of Michigan Association of Chiefs of Police, commented on the excellent reputation of the Farmington Hills Police Department. He stated that there are over 600 police agencies including the County Sheriffs, schools and colleges in the State of Michigan and Farmington Hills Police Department is the 8<sup>th</sup> Police Department to obtain accreditation.

Neil Rossow, Accreditation Manager of Michigan Association of Chiefs of Police, explained the accreditation process that includes 105 standards that follow national and state best practices and about 450-460 tasks the Department had to accomplish. The Department is required to take their written directives and compare them against the 105 standards and create proofs so that 2 outside police professionals could determine if the directive and standards are being followed and this is incredibly difficult to do.

Mr. Stevenson presented Police Chief Charles Nebus with the Certificate of Accreditation effective the 25<sup>th</sup> day of June, 2018 for a period of 3 years.

Chief Nebus stated that it is an honor and privilege to receive the award. The accreditation process was a two-year project. He thanked Mayor and Council for their support as well as his Executive staff, Assistant Chief Ciaramitaro, who served as the Accreditation Manager and Assistant Chief's Dan Rodriquez and Jeff King and Commander Bonnie Unruh and the entire Police Department for carrying out all of the directives and standards required of accreditation. He stated that this is another way of increasing transparency and community confidence and shows commitment to 21<sup>st</sup> century policing and has improved efficiency and effectiveness within the Department. He stated that this is a significant achievement and they are very proud. He thanked the Michigan Association of Chiefs of Police for their support and Mr. Stevenson and Mr. Rossow for attending this evening.

Mayor Massey thanked the Police Department for the level of service they provide and service and also that of the Fire Department.

**INTRODUCTION OF POLICE CANINE DOZER**

Assistant Chief Rodriquez stated that the Department has had a canine working in the Department since 2001. He introduced Officer Ryan Yudt and his canine partner Dozer and commented on Officer Yudt's service with the Department.

Officer Yudt thanked Council for their continued support of the Police Department. He stated that Dozer is from Germany and he explained the selection and training process for Dozer noting that he is certified in narcotic detection, tracking - both criminal apprehension and missing person, building and area search and general obedience. Officer Yudt mentioned some of Dozer's accomplishments already with the city and stated that he would work with the city for approximately 7-10 years depending on his health.

Mayor Massey presented a badge to Dozer and thanked Officer Yudt for his service.

### **CORRESPONDENCE**

Mayor Massey acknowledged that that one letter was received and turned over to the City Manager for follow-up.

### **CONSENT AGENDA**

MOTION by Knol, support by Steckloff, to approve the Consent Agenda as read.

Roll Call Vote:

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

MOTION CARRIED 6-0.

### **PUBLIC QUESTIONS AND COMMENTS**

Karen Marvis invited everyone to a Voters Not Politicians Town Hall meeting at Nardin Park Methodist Church on Thursday, September 13, 2018 at 7pm regarding a Vote Yes on Proposal 2 campaign to combat gerrymandering.

### **COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS**

Councilmember Rich stated that she and Councilmember Steckloff hosted a forum on Human Trafficking last week and was pleased with the attendance and wonderful speakers that were present.

Mayor Massey explained that the city has approved ballot language to appear on the November 6, 2018 ballot to transition the city from the special assessment district process to a local road millage to fund local road improvements. He stated that the city will be educating the residents on this topic at several town hall meetings and at various organizational meetings.

### **CITY MANAGER UPDATE**

City Manager Boyer made the following announcements:

- The road millage information and meeting dates can be found on the City's website
- The Costick Center is open as a cooling center
- Summer taxes are due Friday
- City Hall will be closed on Monday, September 3<sup>rd</sup> for Labor Day and garbage is delayed one day that week due to the holiday
- The regular City Council meeting scheduled for September 10 was moved to September 17, 2018

### **PUBLIC HEARING**

**PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE AMENDING CITY CODE, CHAPTER 34, "ZONING," TO AMEND THE OFFICIAL ZONING MAP IN ORDER TO REZONE PROPERTY LOCATED AT 33432**

**BOSTWICK PLACE FROM B-3, GENERAL BUSINESS DISTRICT TO RA-4, ONE-FAMILY RESIDENTIAL DISTRICT; REZONING REQUEST 2-5-2018.**

Ed Gardiner, Director of Planning and Community Development, explained that this is rezoning request to rezone property at 33432 Bostwick Place from B-3, General Business District to RA-4, One-Family Residential District. The Master Plan is for single-family residential and the Planning Commission reviewed this issue at their public hearing meeting of July 19<sup>th</sup> and recommended approval. The process if for the applicant to make their presentation followed by a presentation by the City's Land Use Consultant Joe Tangeri and this is a public hearing item so public input is required prior to deliberation and action by Council.

It was noted that the applicant was not present. Council determined to proceed with consideration of the item.

Joe Tangeri, Giffels-Webster, reviewed his planning report dated May 31, 2018, noting that the Future Land Use Map designates this property as single-family residential and on the residential density map it notes this area as medium density that includes the requested zoning of RA-4. The requested zoning is intended to accommodate single family homes and is less intensive than the current general business zoning.

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

MOTION by Bridges, support by Rich, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance amending City Code, Chapter 34, "Zoning," to amend the official Zoning Map in order to rezone property located at 33432 Bostwick Place from B-3, General Business District to RA-4, One-Family Residential District; Rezoning Request 2-5-2018.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF AMENDMENTS TO BEAUMONT HOSPITAL PLANNED UNIT DEVELOPMENT (PUD) 1, 2015.**

Ed Gardiner, Director of Planning and Community Development, explained that this is a proposed amendment to the site and landscape plan for a PUD plan approved by Council back in 2015. The proposal is to demolition an existing apartment building for the purposed of expanding parking for Beaumont Hospital campus. Proponent is HKS Architects and the owner is Beaumont Hospital located at Grand River and Inkster Roads. He again explained the process for the hearing to hear from the applicant, the city's Land Use Consultant and then to obtain public input prior to any Council deliberation and action.

Mayor Massey noted that he used to sit on the Board when it was Botsford Hospital but no longer sits on the Board and only serves now on an advisory committee for the hospital. He has discussed this with Attorney Joppich to ensure that he has no conflict.

Attorney Joppich confirmed that no conflict of interest exists.

Mike Thompson, HKS Architects, showed an aerial rendering of the campus that is currently under construction. He noted that the parking is in surplus of the required amount per the ordinance but is in the wrong location in some areas. He explained that they want to eliminate the existing apartment building in order to expand service parking so that all staff would be parking on the north end. This would create 87 new spaces and include additional trees and no special variances would be required.

In response to Council, Mr. Thompson confirmed that the apartment building is not used as an apartment and is only used for office space at this time and they worked with staff on the lighting to meet ordinance requirements to eliminate light pollution.

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

MOTION by Lerner, support by Knol, that the City Council of Farmington Hills hereby approves the amendments to PUD Plan 1, 2015 shown on revised site and landscape plans dated July 31, 2018; and authorizes the City Attorney to prepare the amendment to the PUD agreement and authorizes the City Manager to execute the amended agreement.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF

Nays: NONE

Absent: BRUCE

Abstentions: NONE

MOTION CARRIED 6-0.

#### **NEW BUSINESS**

#### **CONSIDERATION OF APPROVAL OF THE 2018 HIGH INTENSITY DRUG TRAFFICKING AREA (HIDTA) OAKLAND COUNTY SUBRECIPIENT AGREEMENT WITH THE OAKLAND COUNTY SHERIFF'S OFFICE. CMR 8-18-69**

Assistant Police Chief Dan Rodriguez explained that the City's Police Department participates in the Oakland County Narcotics Enforcement Team Program (NET) and Oakland County has entered into a grant agreement with the High Intensity Drug Trafficking Area (HIDTA) where it is eligible to receive overtime reimbursement. In order for the City to receive reimbursement, the city must execute the 2018 HIDTA Subrecipient Agreement with Oakland County.

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby approves that the City Manager be authorized to execute the High Intensity Drug Trafficking Area (HIDTA) Oakland County Subrecipient Agreement and any associated documents or agreements.

MOTION CARRIED 6-0.

#### **RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE 2018 WATER MAIN REPLACEMENT PROJECT TO BIDIGARE CONTRACTORS, INC. IN THE AMOUNT OF \$1,263,758.00. CMR 8-18-71**

Director Mondora explained that the project consists of replacement water main in three areas of the city. Bids were received and considered and staff is recommending award to the low bid. It is anticipated that the project would start in the fall with a completion date of May 15, 2019.

MOTION by Steckloff, support by Rich, that the City Council of Farmington Hills hereby approves that the 2018 Water Main Replacement Project be awarded to the lowest competent bidder, Bidigare Contractors, Inc. of Plymouth, Michigan, in the amount of \$1,263,758.00; and authorizes the City Manager and City Clerk to execute the contract on behalf of the City.

MOTION CARRIED 6-0.

**CONSENT AGENDA**

**RECOMMENDED APPROVAL OF THE COST PARTICIPATION AGREEMENT WITH THE OAKLAND COUNTY BOARD OF COMMISSIONERS FOR LOCAL ROAD IMPROVEMENT MATCHING FUND PILOT PROGRAM. CMR 8-18-70**

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby authorizes the City Manager to sign the Local Road Improvement Matching Fund Pilot Program Cost Participation Agreement.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF AWARD OF PROPOSAL FOR FOUR REPLACEMENT ROOF-TOP AIR CONDITIONING UNITS AT THE COSTICK CENTER TO PROFESSIONAL THERMAL SYSTEMS, INC. IN THE AMOUNT OF \$60,600. CMR 8-18-72**

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for the replacement of the four roof-top air conditioning units at the William Costick Activities Center to Professional Thermal Systems, Inc. in the amount of \$60,600.

Roll Call Vote:

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

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF AWARD OF BID FOR REPLACEMENT OF ENTRY DOOR "C" AT THE COSTICK CENTER TO ALLIED BUILDING SERVICES, INC. IN AN AMOUNT NOT TO EXCEED \$23,650. CMR 8-18-73**

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for the replacement of door "C" entry at the William Costick Activities Center to Allied Building Services, Inc. in an amount not to exceed \$23,650 (\$21,500 base bid plus a 10% contingency of \$2,150).

Roll Call Vote:

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

Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF THE PURCHASE OF FLEET VEHICLES THROUGH GORNO FORD FOR SIX (6) VEHICLES IN THE AMOUNT OF \$164,934; BERGER CHEVROLET FOR ONE (1) VEHICLE IN THE AMOUNT OF \$29,396; SIGNATURE FORD FOR TWO (2) VEHICLES IN THE AMOUNT OF \$69,518; AND TODD WENZEL BUICK GMC FOR SEVEN (7) VEHICLES IN THE AMOUNT OF \$204,529. CMR 8-18-74**

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby authorizes the City Manager to issues a purchase order(s) as follows:

- 1) To Gorno Ford for six (6) vehicles in the amount of \$164,934
- 2) To Berger Chevrolet for one (1) vehicle in the amount of \$29,396
- 3) To Signature Ford for two (2) vehicles in the amount of \$69,518
- 4) To Todd Wenzel Buick GMC for seven (7) vehicles in the amount of \$204,529

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF

Nays: NONE

Absent: BRUCE

Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF THE PURCHASE OF SURVEY TOTAL STATION, GPS RECEIVER AND RELATED EQUIPMENT TO LEICA GEO-SYSTEMS, INC. IN THE AMOUNT OF \$44,980. CMR 8-18-75**

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Leica Geo-Systems, Inc. in the amount of \$44,980.00 for the Leica Geo-Systems Total Station, CS20 Field Controller, GNSS Receiver and all related equipment/software for this purchase.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF

Nays: NONE

Absent: BRUCE

Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF RESCHEDULING THE SEPTEMBER 10, 2018 CITY COUNCIL MEETING TO SEPTEMBER 17, 2018.**

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby reschedules the regular City Council meeting of September 10, 2018 to September 17, 2018.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF

Nays: NONE

Absent: BRUCE



Abstentions: NONE

MOTION CARRIED 6-0.

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

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Code for Madeline and McKenna Greaves as Swim Leaders in the Special Services Department. Madeline and McKenna Greaves are the daughters of Erin Greaves who is currently in the hiring process as a Water Safety Instructor in the Special Services Department.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF

Nays: NONE

Absent: BRUCE

Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF ESTABLISHING APPLICATION FEES FOR A SECOND HAND/JUNK DEALERS LICENSE.**

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby authorizes the procedures outlined in the City Clerk's memo to City Council dated August 27, 2018, in order to process and issue a Second Hand Dealer/Junk Dealer License; and further resolves that the annual fee for a Second Hand Dealer/Junk Dealer License be set at \$500.00.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF

Nays: NONE

Absent: BRUCE

Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF AUGUST 13, 2018.**

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby approves the regular meeting minutes of August 13, 2018 as submitted.

Roll Call Vote:

Yeas: BRIDGES, KNOL, LERNER, MASSEY, RICH AND STECKLOFF

Nays: NONE

Absent: BRUCE

Abstentions: NONE

MOTION CARRIED 6-0.

**ADDITIONS TO AGENDA**

There were no additions to the agenda.

**ADJOURNMENT**

Mayor Massey adjourned the regular City Council meeting at 8:54pm.

Respectfully submitted,



Pamela B. Smith, City Clerk