

MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL STUDY SESSION MEETING  
CITY HALL – COMMUNITY ROOM  
MARCH 27, 2017

The Study Session meeting of the Farmington Hills City Council was called to order by Mayor Massey at 6:00pm.

Council Members Present: Bridges (arrived at 6:30pm), 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 and Monico and City Attorney Joppich

**MDOT GRAND RIVER PROJECT UPDATE**

Karen Mondora, Director of Public Services, stated that this project was mentioned to Council at a previous study session when she provided a major road construction update and she thought it would be helpful for Council to hear from representatives of MDOT since it was their project and to also hear about the after-hours work that will be necessary to complete the project as outlined.

Steve Minton, Design Project Manager, discussed the scope of the work and displayed the project map that included construction along Grand River from Sinacola to Colgate. The schedule proposed was to begin no earlier than April 17<sup>th</sup> with completion in October, 2017. He noted that the project was bid and awarded to Ajax Paving with a contract amount of \$3.88 million and there would be no local match. Mr. Minton mentioned that a public meeting will be held on April 12<sup>th</sup> in Farmington and a press release will be going out for that meeting. He provided contacts for the project and noted that they plan to hold regular progress meetings as the project moves forward.

Courtney DeFauw, Traffic Engineer, discussed the maintenance of traffic during construction and noted the holidays and local event dates when they intend to have no construction or barriers that would interfere with those dates. She stated that MDOT has approached both Farmington and Farmington Hills for noise variances and they were granted a variance by Farmington. Ms. DeFauw stated that the project has been split into segments but at times the contractors may be working simultaneously in several areas. She stated that they will send out traffic advisories when they are closing a section of roadway or will be starting construction so if anyone wanted to be on that list to receive the notices they could.

Mr. Minton discussed the proposed “road diet” along Grand River from Shiawassee to Farmington Roads. He also mentioned other work that would be taking place and times frames that could impact the general area.

Councilmember Lerner inquired about 8 Mile Road construction at I-275. It was noted that this would be a Wayne County project but engineering staff will check into any proposed construction along 8 Mile.

Mr. Lerner mentioned that Grand River was previously repaired with a mill and fill and he would like to see a more permanent fix on future roadways.

Mr. Minton discussed the previous mill and fill, which was done in anticipation of this proposed construction. He explained how it differed stating that the proposed construction would include conditioning of the road and allow it to last hopefully up to 10 years.

Councilmember Knol inquired if they could be provided a project timeline that included projected construction dates for each segment.

Ms. DeFauw stated that they could provide that information once they receive a timeline from the contractor but cautioned that is subject to change and the contractors may jump to another segment at times if needed. She stated that this timeline could be shared as part of their advisory reports and she would get this information to the cities to put on their websites for area businesses and residents.

City Manager Boyer stated that the City has a road construction list serve and could also put this information on the city's website.

Councilmember Rich inquired about the noise variance that is being requested.

(Councilmember Bridges arrived at 6:30pm)

Ms. DeFauw stated that the variance would allow contractors to work 24 hours as needed.

City Manager Boyer stated that staff wanted Council to be aware of the request for after-hours work as that will most likely be handled administratively.

### **GREENCASTLE WATER MAIN AGREEMENT**

Mayor Massey stated that this item is on the regular agenda for consideration, but he wanted Council to have an opportunity to ask any questions they might have regarding the proposed agreement.

City Manager Boyer added that the City has been working with the Water Resource Commission (WRC) for 6-8 months now to come to some agreement on how to handle the situation with the water and wells as a result of the Middlebelt Tunnel Project. He explained that under the proposed agreement, Oakland County has agreed to pay 75% of the cost to install a city water main with the City to pay 25% that would be recouped by way of a payback district to be paid by residents if and when they decide to connect to the water main. He noted that Oakland County is also providing an incentive for residents to connect by agreeing to pay up to \$264,000 for connection fees, for up to a period of two (2) years, which would otherwise be the responsibility of the homeowner. Mr. Boyer added that the project would be run by the City and staff would be suggesting a 10-year payback.

Mayor Massey added that the intent is to have the water main installed and connections ready for fall; however, they are not forcing residents to connect.

City Attorney Joppich clarified that the 2 year limit with regard to the connection fees starts after the completion of the water main. He confirmed this would be a city project, but that the County would have the right to review all bids received. He added that the agreement also included a monitoring provision to allow for continued testing of water for those residents who choose not to connect to the water main.

Mayor Massey added that the county has also agreed to support the remediation of wells until the water main is complete should there be any further issues.

Councilmember Bruce suggested notification to residents approximately 6 month prior to the completion of the water main and then again once it is complete. City Manager Boyer confirmed that the city would be in contact with the residents throughout the process.

Councilmember Bridges inquired how many homes would be included in the payback district. Mayor Massey indicated that this has not yet been determined and the city will not have exact costs until the project is bid.

It was also clarified that the residents who could not have a well due to the conditions caused by the tunnel project would be connected to the water main at no cost.

Mayor Massey stated that if the agreement is approved tonight, it will go before the Oakland County Board of Commissioners this Thursday for consideration.

### **AMENDMENT TO CONSENT JUDGEMENTS**

Ed Gardiner, Director of Planning and Community Development, stated that he had two consent judgments to discuss with City Council this evening.

He noted that the first was known as the Brody Consent Judgment and was entered into on December 15, 2009 for a 7-acre parcel located at 13 Mile and Inkster Roads. He explained that when the economy dropped, Mr. Brody entered into an agreement to sell the parcel of property to Robertson Brothers Homes who had a different plan for developing the site. That new development was presented to City Council at a study session on November 28, 2016 and at that time it was suggested that the developer explore the option of access off of Wellington rather than 13 Mile Road and that the developer meet with the homeowners association directly to get input on his proposal.

Director Gardiner explained that the developer met with the residents on January 25, 2017 and their only concern seemed to be with regard to the access location. He noted that the developer had obtained an easement from another resident to have access off of Wellington, but the President of the Homeowners Association and other residents are opposed to access off Wellington and prefer access from 13 Mile Road. He added that the developer was also proposing a 9<sup>th</sup> unit, which the residents did not want so he is keeping with his original proposal to only have 8 units.

City Attorney Joppich stated that the current consent judgment includes access off of 13 Mile Road and the proposed amendment at this time is for the 8 units. He added that he also reviewed the Intergovernmental Agreement with the Village of Franklin with regard to this matter, which will also need attention if this amendment moves forward.

Director Gardiner indicated that the developer is looking for direction from Council on how to proceed but he believes he would be fine with whatever direction Council feels is best.

Each member of Council spoke regarding their position relative to the access for the development. Some members expressed that while they preferred access from Wellington, they also did not want to hold up development and would support the 13 Mile Road access. Following all comments, Mayor Massey noted that it appeared at this time that most of the Council would prefer that the new 8-unit development access be off of Wellington.

Director Gardiner explained that the other proposed amendment to a consent judgment was for property located at 11 Mile and Middlebelt Roads and owned by Rainbow Rehabilitation. He noted that the consent judgment was amended in 2009 to include a site plan of how the property would be developed per

Exhibit B and C of the judgment. Since that time, their plans have changed and they would like to again amend the consent judgment to build a facility with less square footage than originally proposed but consistent with the uses of the current consent judgment. He noted that a comparison of the two plans, current and proposed, have been provided in the information to Council.

City Council had no questions or issues with the proposed amendment to the consent judgment. It would be brought back to City Council at a regular meeting for consideration.

Councilmember Bridges apologized for being late to the meeting.

**ADJOURNMENT:**

The study session meeting adjourned at 7:10pm.

Respectfully submitted,



Pamela B. Smith, City Clerk