

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION REGULAR MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JANUARY 26, 2023, 6:30 P.M.**

CALL MEETING TO ORDER

Chair Countegan called the meeting to order at 6:30 p.m.

ROLL CALL

Commissioners Present: Brickner, Countegan, Mantey, Stimson, Trafelet, Ware (arrived 6:40 p.m.)

Commissioners Absent: Aspinall, Grant, Varga

Others Present: Planning and Community Development Director Kettler-Schmult; City Planner Perdonik; Staff Planner Canty; Central Services Director Monico and Purchaser Aranowski; Police Chief King; Fire Chief Unruh, Deputy Fire Chief Olszewski and Fire Marshal Baloga; Special Services Director Schnackel and Deputy Director Moran; Public Services Director Mondora and DPW Superintendent Schueller

APPROVAL OF AGENDA

MOTION by Mantey, support by Brickner, to amend and approve the agenda as follows:

- **Amend Agenda Item A to show correct Capital Improvements Plan dates of 2023-2024 through 2028-2029.**
- **Delete Agenda Item #5: Approval of Minutes**

Motion passed by voice vote.

REGULAR MEETING:

A. CAPITAL IMPROVEMENTS PLAN 2023 – 2024 THROUGH 2028 – 2029

The Capital Improvements Plan (CIP) is a strategic planning tool for the City’s capital needs over a 5 year period. The CIP is not a budget, but rather is a comprehensive document that includes the major programs and projects the various departments would like to accomplish over the next five years. The CIP is updated annually and is provided to City Council to use as a guide during the budget process.

TECHNOLOGY

Director of Central Services Monico and Purchaser Aranowski were present on behalf of the Central Services Department.

2022/2023 Accomplishments included:

- Miscellaneous PC and notebook replacements
- Rolled out Citizen Problem Reporter
- Implementing Cloud based disaster recovery solution

- Implementing Windows 11 Upgrade – Need to replace 600 devices
- Upgrading cell service at the Hawk
- Updated audio, video and streaming capabilities in City Hall
- Installed new network storage and computing hardware (file server and all virtual servers).
- Implementing Smart signs and Smart Poles (City Hall, The Hawk and Longacre)
- Video Surveillance Equipment
- Enterprise Resource Planning (ERP) System/Financial and HRIS Solution

Technology/Central Services 2023/2024 Capital Requests

- Continue to implement Windows 11 Upgrade
- Implement an online building and engineering plan submission and review solution
- Implement encryption software and hardware for data encryption and FIPS (Federal Information Processing Standard) compliance.
- Implement various Smart Cities projects
- Continue to expand GIS access to City staff and general public
- Continue to upgrade Video Surveillance Equipment

Discussion:

At City Council's request, Department will be working on crime mapping relative to the age and appearance of buildings.

POLICE DEPARTMENT

Police Chief King was present on behalf of the Police Department.

2023/2024 – Requests:

- UAVS (Drone) replacement: ~\$40,000.
- Building maintenance (carpeting, paint, tiled floors, drywall patching and repainting): ~\$55,000.
- Ballistic safety helmets (size specific to each officer): ~\$50,000 for about 95 helmets.
- Patrol rifles/rifle system (system "zeroed" to each officer, with officers being responsible for maintenance and care of the rifle system): ~\$85,000.

Discussion:

In response to questions, Chief King provided the following information:

- Drones were used for missing persons searches, evidence recovery, use at crime scenes and traffic crashes, surveillance during special events, etc. Drones were used approximately 10 times/month.
- The Department anticipated replacing 2 drones with 3 drones, but this will depend on final cost.
- Daily use of rifles means rifles are being carried, checked and maintained daily, etc. A rifle will last approximately 10 years.
- There was no department in Michigan and likely in the nation that is as trained and competent with all forms of force response, fatal force, mental health response, and investigative capabilities as the Farmington Hills police force.
- In Chief King's 20 years on the force, there had been two officer involved shootings.
- Crime mapping was already available on the city website. What the Technology Department was working on as described by Director Monico was an added layer of information.

FIRE DEPARTMENT

Fire Chief Unruh, Deputy Fire Chief Olszewski, and Fire Marshal Baloga were present on behalf of the Fire Department.

Accomplishments of the 2022-2023 fiscal year:

- Took delivery of a 2022 Rosenbauer ladder truck, with 109' ladder with video monitor.
- Replaced utility vehicle.
- New turnout gear being delivered in March.
- Two new ambulances with high tech stretchers that utilize hydraulics and have a capacity of up to 700 pounds.

2023/2024 – Requests:

- Purchase replacement Squad (\$360,000).
- Second purchase replacement Squad (\$360,000).
- Purchase one utility vehicle to replace fleet vehicle (\$65,000).
- Purchase of turnout gear and equipment (\$40,000).
- Purchase ballistic protection and equipment (\$70,000).

Discussion:

- The 109' ladder will go up 8 stories.
- New Commissioners would benefit by going to a training burn, if available.

PARKS AND RECREATION

Special Services Director Schnackel and Deputy Director Moran were present on behalf of the Parks and Recreation division.

- Director Schnackel reviewed in detail accomplishments of the 2022-2023 year as listed on pages 8-10 of the CIP document.
- The Department was working on completing the Parks and Recreation Master Plan.
- Future requests included HAWK updates - \$16M over 5 years, with almost \$7M going to requirements on the 3rd floor. Items not in the HAWK study included gym floor resurfacing and striping (for Pickleball), with the \$30K cost funded by an Oakland County grant.
- Requests for the 2023-2024 year included vehicles and equipment for Parks and Golf as outlined in the CIP, and infrastructure projects for Parks, including trail and wayfinding signs, playground equipment, adaptive playground equipment at Heritage Park, Riley Skate Park repairs, and Founders Park baseball field improvements.
- The City had entered into a contract with Sports Facilities Companies, and work with Sports Facilities had brought four goals in focus:
 1. Try to narrow the ~\$5M gap between expense and revenue within the Department.
 2. Establish a path towards long term financial sustainability.
 3. Enhance the reputation of the HAWK as a premier recreation destination that features diverse, inclusive multi-generation programming.
 4. Enhance Farmington Hills' reputation as a top tier community to live, work and play.

Discussion:

- Adaptive playground at Heritage Park will help the park to be more inclusive for all.
- Master Plan Open House drew senior residents who used the lane pool at the Costick Center and who wanted to make sure the Costick Center and its pool were maintained.
- The Costick Center pool was also used for swim lessons for young children.
- The Senior Services program was very active with many successful programs. However, the Costick Center itself was 60 years old, and options needed to be considered for maintaining the great

programs while resolving the issue of what to do with the building.

- Special Services works with the YMCA to provide a quality of level of services to community members.
- Going forward, Commissioner Mantey requested more of a breakdown in the listed capital improvements expenses, especially for the Costick Center and Hawk.
- The Parks and Recreation Master Plan was required by the DNR in order to be eligible for grant funds. Including acquisition of park land in the Master Plan meant that if an opportunity arose to purchase land, DNR grants could then be sought to help fund that purchase.
- DPW maintains Parks and Recreation vehicles and makes recommendations regarding what vehicles need to be replaced.

PUBLIC SERVICES

Public Services Director Mondora and DPW Superintendent Schueller were present on behalf of the Public Services Department.

Accomplishments of the 2022-2023 year included:

- \$1 million budget for city wide facilities improvements
 - Concrete and sidewalk replacement at various locations.
 - Security System CCTV Cameras
 - Interior Lighting Fixture Replacement at PD
 - Back up boiler installation at PD
 - City Hall Elevator Retrofit
 - Roofing Replacement at the Ice Arena
- DPW interior painting project in main garage
- New fuel island at City Hall campus
- Quaker Valley Subdivision – Water Main extension, \$1.6M
- Normandy Hills Subdivision – Water Main extension, \$2.7M
- Kendallwood Watermain Replacement, \$6M (ongoing)
- Salvador Street – Water Main and Sanitary Sewer extension, \$310K
- CDBG Hydrant Extensions, Pasadena Park, \$500K
- 13 Mile Rd Water Main Extension, \$900K
- \$2M Sanitary Sewer Lining Program (ongoing)
- \$500,000 Sanitary Sewer Lift Station improvements

2022 Major Roads (\$12.3 Million)

- 14 Mile: Farmington to Orchard Lake, \$1.9M in Federal Funds
- Shiawassee Road: 9 Mile to Hawthorne St
- Farmington Freeway Industrial Park (Commerce Drive) Phase 1 of 4
- Interchange Drive

2023 Major Roads (\$15.5 Million)

- Farmington Road (12 Mile to 13 Mile), \$5.6M, Federal Aid \$2M
- 14 Mile Road (Drake to Farmington), \$3.3M, Federal Aid \$1.6M
- Farmington Freeway Industrial Park, Phase 2 (of 4), \$6.6M

2022 Sidewalks

- 14 Mile South Side, Pear Ridge to Clubhouse
- Major Road Sidewalk replacement program, \$150,000

Drainage

- Quaker Valley Road Culvert Replacement
- Commerce Drive Storm Sewer
- Rockridge Storm Sewer
- Whitlock Street Storm Sewer (Industrial frontage)

2022 Local Roads (\$9.4 Million)

- Heritage Hills/Wedgewood Commons, Phase 2
- Rockridge Lane
- Chatsworth Road
- Whitlock Gravel Road Conversion
- Local Road Resurfacing Projects
 - Ruth/Randall/River Glen/Salisbury/Ambeth

2023 Local Roads

- Heritage Hills/Wedgewood Commons, Phase 3
- Normandy Hills Subdivision
- Hull Road Gravel Road Conversion
- Local Road Resurfacing Projects,
 - Halsted Commons
 - Spring Valley

2023-2024 Public Facilities requests:

- \$1 Million Budget for City Wide Facilities Improvements
 - Concrete Pavement and Sidewalk Replacement at Varied Locations
 - Security System CCTV Camera Replacement and New Installation at Varied Locations
 - Automated Transfer Switch Replacement at Police Station
 - Roof Replacement at Police Station
 - Automated Gate Installation at Parks and Golf Maintenance Building
- DPW Liquid Fill Point Upgrades
- Reconstruction/Rehabilitation of West Parking Lot of City Hall Campus
- City Hall Campus Electric Vehicles (EV) Charging Stations

2023-2024 DPW Equipment Purchases

- 2 Single Axle Swaploaders
- Vacuum Street Sweeper

2023/2024 Drainage Projects

- Woodcreek Hills Subdivision Culvert Replacement
- 11 Mile Road Storm Sewer, Farmington to Orchard Lake
- Farmington Freeway Industrial Park Storm Sewer, Phase 2
- Heritage Hills and Wedgewood Commons Storm Sewer, Phase 3

2023/2024 Watermain Projects

- Kimberly Subdivision WM Replacement

2023/2024 Sidewalk Projects

- Sidewalk replacement along major roads, including brick paver repair/replace, \$100K
- Neighborhood Sidewalk Replacement Program SAD, \$50K
- Farmington Road, west side, 12 Mile Rd to Bayberry St \$337K
- M-5 Pedestrian Bridge Connection Improvements \$270K (40% City)

2023/2024 Local Road Reconstruction Projects

- Candidate Projects
 - Heritage Hills/Wedgewood Commons, Phase 4
 - Fairgreen Hills (Fairway Hills)
 - Coventry (Scottsdale Rd.)
 - Supervisor's Plat of Quaker Valley Farms
 - Gravel road conversion project TBD
 - Annual Local Road Resurfacing program

2023/2024 Major Road Projects

- Eleven Mile Road, Farmington Road to Orchard Lake Road – \$4.6 Million
- 9 Mile/Drake Signal Modernization – \$840K (72% Federal Grant)
- Farmington Freeway Industrial Park, Phase 3

Discussion:

- About 2,000 City parcels have well and/or septic systems.
- PASER (Pavement Surface Evaluation and Rating) system is used to prioritize road work.
- It was pointed out that the Federal Inflation Reduction Act included funding for solar panels. Director Mondora said the solar panels on City Hall had not been particularly successful due to lack of sunlight, and the City was not pursuing adding more at this time.
- There was currently government funding available for EV chargers at City Hall campus. This did not show up for funding in future years because the funding was for the current year.
- In some cases, fast-growing weed trees/shrubs can block lines of sight for vehicles and pedestrians, including schoolchildren, leaving a subdivision for a main road, and can block sidewalks generally from easy pedestrian use.
- DPW and Engineering work together to trim back this growth, most often based on complaints received.
- A non-motorized Master Plan was part of the current Master Plan update process.
- The Commission questioned the ~\$2M for proposed gateway signage that spanned an expressway bridge. Director Mondora said this item was being re-evaluated.
- Commissioner Mantey pointed out that last year's motion adopted the CIP with an amendment that *\$50,000 be added to the DPW equipment request for sidewalk snow removal equipment, specifically to target Twelve Mile Road and Grand River Avenue in the vicinity of bus stop*. However, the submission to City Council in May 2022 did not include this amendment.

After discussion of CIP purpose and process, the following motion was offered:

MOTION by Mantey, support by Stimson, to set the Capital Improvements Plan 2023/2024 through 2028/2029 for Public Hearing on March 17, 2022, with the following amendment:

- **A to-be-determined amount be added to the DPW equipment request for sidewalk snow removal equipment.**

MOTION carried 5-1 (Barry opposed).

PUBLIC COMMENT: None

COMMISSIONER'S COMMENTS:

None.

ADJOURNMENT:

MOTION by Ware, support by Mantey, to adjourn the meeting at 9:35 pm.

Motion carried unanimously by voice vote.

Respectfully submitted,
Marisa Varga
Planning Commission Secretary

/cem