

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
FEBRUARY 12, 2024 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 7:31pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer (left meeting at 11:40pm.), Knol and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Lindahl, Assistant City Manager Mondora, Directors Kettler-Schmult and Sullen-Winn, Fire Chief Unruh, Police Chief King, and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Pam Gerald, resident, led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Knol, support by Dwyer, to approve the agenda as amended, to move items #3 through #6 up to be considered after the consent agenda.

MOTION CARRIED 7-0.

PROCLAMATION RECOGNIZING FEBRUARY 2024 AS BLACK HISTORY MONTH

The following Proclamation was read by Councilmember Aldred and accepted by Natalie Poole, owner of Peace of Mind Wellness, a mental health practice that recently opened in the City:

**PROCLAMATION
Black History Month
February 2024**

WHEREAS, the City of Farmington Hills takes pride in recognizing February 2024 as Black History Month, celebrating the many notable contributions that African Americans have made to our community, our country and our world; and,

WHEREAS, we applaud the vast cultural, economic, political, and social contributions made by people of African ancestry who helped build this great nation and we honor their valuable contributions to professional fields including education, law, government, science, business, sports, the arts, and their brave service in the United States Armed Forces; and,

WHEREAS, we embrace the multicultural diversity of people of color in Farmington Hills, and express gratitude for how their influence enriches the history and culture of our City to unite and sustain us as a community; and,

CONSENT AGENDA

MOTION by Boleware, support by Bruce, to approve consent agenda items #7 through #10, as read.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

MOTION by Bruce, support by Knol, to approve consent agenda items #11 and #12, as read.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: DWYER

MOTION CARRIED 6-0-0-1.

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-1-24 AMENDING CITY CODE, CHAPTER 34, "ZONING", TO AMEND THE OFFICIAL ZONING MAP IN ORDER TO REZONE THE PROPERTY LOCATED AT PARCEL ID 23-33-227-001, 002 AND 003 FROM B-1, LOCAL BUSINESS DISTRICT TO RA-4, ONE FAMILY RESIDENTIAL DISTRICT; AND APPROVAL OF SUMMARY FOR PUBLICATION.

Director of Planning and Community Development Kettler-Schmult introduced this request for rezoning of the subject site (Parcel IDs 23-33-227-001, 002 and 003). Tonight was the second reading for this ordinance, which converted property from B-1 Business to RA-4 Single Family Residential. The applicant has indicated they are planning to construct new homes at this location. If the Council approves this request, the rezoning would go into effect in 21 days.

MOTION by Bridges, support by Aldred, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-1-24 amending City Code, Chapter 34, "Zoning", to amend the official Zoning Map in order to rezone the property located at Parcel ID 23-33-227-001, 002 and 003 from B-1, Local Business District to RA-4, One Family Residential District; and approval of summary for publication.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL TO PERMIT THE PARTIAL REDEVELOPMENT OF THE HUNTER'S SQUARE SHOPPING CENTER, PUD PLAN 2, 2023, INCLUDING SITE PLAN 67-9-2023. (POSTPONED FROM 1-8-24)

Director of Planning and Community Development Kettler-Schmult gave the background for this request for PUD in order to permit the partial redevelopment of the Hunter's Square Shopping Center, including site plan approval. This item was postponed at the January 8, 2024 City Council meeting. Tonight's packet included the original submission from January 8, a letter response from the applicant, and new plans that have been submitted, in addition to comments from the public that were at the January 8 meeting. Planning Consultant Tangari (Giffels Webster) was also present this evening to answer any questions.

Mayor Rich directed Council's attention to the response letter from the PEA group that was in tonight's packets.

David Ortner, RPT Realty, was present tonight on behalf of the owner of Hunter's Square. Rachel Smith, PEA group, was also present, as was Mark Drane, Rogvov Architects and Matt Levitt, Real Estate Manager for Meijer.

Utilizing a PowerPoint presentation, the development team reviewed in detail the response letter from the PEA group. The letter addressed points and issues brought up at the January 8, 2024 City Council meeting, as well as follow-up meetings with City staff, including:

1. Better define the public art (locations, details, etc.)
The public art will be in areas that provide connectivity to the sidewalk along Orchard Lake Road, in common areas that can be activated for public use.
2. Bus stop with shelter
Location identified on Orchard Lake Road for a covered bus shelter if and when the SMART bus is reactivated for this area, or a public bus service of any line is activated that could service the Center.
3. Architectural quality (materials) and signage clutter (numbers of signs) on Meijer.
 - The general design, brick color, and additional awning are in alignment with the Royal Oak Corner Store.
 - Ancillary signage is reduced by 10%, and is now backlit with halo lighting (as opposed to channel lighting), mimicking the Royal Oak store.
 - Glass tower now at the front of the store.
 - The Royal Oak store is about 35,000sf, and presents as a market. The Meijer grocery branding for Farmington Hills is specific to this proposed store, which will be about 70,000sf, with a full service grocery throughout. Interior photos from Lake Orion and Macomb – which just opened within the last year – are indicative of what the interior of this store will look like.
4. Pedestrian connection to the residential to the west
5. Bicycle parking

The aerial view from the east showed the pedestrian sidewalk connections throughout the redeveloped area, as well as a pocket park on the corner next to one of the junior anchor stores. Bike parking racks are being provided at 3 locations.

An existing pedestrian access to the southern multifamily development will remain, providing safe pedestrian passage that leads to an existing pedestrian pathway into the shopping center. This access could potentially be enhanced with wayfinding signage.

6. Pedestrian markings across drive-thru lanes
Crosswalks were added across the drive-thru lanes. Other crosswalks will be added throughout the Center.
7. No dumpsters in front yard
The front yard dumpster has been moved and is heavily screened with landscaping, with no visibility from the street, providing an improvement over the original location.
8. Concern with drive-thru restaurant use
An aerial view showed the potential drive-thru pick-up window building, which is designed to be a multi-tenant building with 3-4 tenants. The tenant using the drive-thru will be a fast casual restaurant occupying 2,000 – 3,000 square feet, such as a Cava Grill, Panera, Sweet Green, etc.

The other three out parcels provide flexible spaces that can be used as single or multi-tenant spaces, including sit-down restaurants that offer privatized outdoor dining spaces. The leasing team has been speaking to several such restaurants, including a steakhouse, an Italian restaurant, Cooper's Hawk, and others.

9. Photometrics – revisions to uniformity ratio and color temp
The plans were revised to meet the 4:1 ratio as requested, and to show the change in color temperature, also as requested.
10. Additional landscaping along Hunter's Lane
The applicant's landscaping was already right up against the property wall along Hunter's Lane; there was not an opportunity for additional buffering on the development side of the property. Photographs showed Hunter's Lane to already be significantly buffered, with about 15' on both sides of the road.

Renderings showed various views of the proposed development. The buildings are designed to be four-sided, interacting with the public on all sides, with common open air seating provided.

Public comment:

Pam Gerald, Farmington Hills resident, addressed concerns regarding crime prevention, especially as pedestrian connections from the abutting residential areas offered a convenient escape route. The shrubbery/landscaping offered convenient hiding places for criminals. How many parking spaces are required for this development? The design of this Meijer looked too much like other stores, such as a Whole Foods. What will the lighting do to adjoining residential areas? Would this Meijer offer covid safety protocols? This development so close to a roundabout was not walkable.

Council discussion:

Mayor Rich said she and Economic Development Director Brockway visited Marvin's Marvelous Mechanical Museum last Friday afternoon, and Mayor Rich later chatted with owner Jeremy Yagoda. Mr. Yagoda authorized Mayor Rich to speak publicly about their conversation.

Right now Marvin's had about 5,500sf; Mr. Yagoda would like to find a new 10,000sf space, in order to add birthday rooms, etc. He would like to stay within the complex, perhaps in the old buybuy Baby location. While it had been previously put forward that Mr. Yagoda's lease was up in January 2025, a copy of the lease clearly stated the lease was up in July 2024. Mayor Rich would like to see something worked out with Marvin's, if possible.

Mayor Rich opened the meeting to Council questions and discussion.

In response to questions, the development team gave the following further information:

- The redevelopment is focused on the northern half of the property; there are no plans for façade changes to the southern portion, where the tenants have long-term leases. The redevelopment is being designed so as to avoid the appearance of two separate centers. The southern facades could be updated as tenants changed, but it was difficult to do quality façade upgrades and not disrupt current profitable businesses.
- Full brick will be used on the Meijer façade. A material board for the development was available this evening.
- Hours of operation will be 6am to midnight, with the pharmacy being open to 7 or 8pm. Counters such as bakery, meat, and deli typically closed around the same time, 7 or 8pm. Late night shoppers usually congregate at the front of the store, away from residences.

Director Kettler-Schmult advised that the City doesn't have a limitation on operating hours for any retail in Farmington Hills.

- Deliveries were received 24 hours/day. The City had required sound studies, which showed that a semi that backs up does not create additional noise that is audible from the living spaces behind the Center. The Center met City standards, and there would be no additional noise over what the residents were experiencing now.
- The drive-thru building could not be converted to a single-tenant drive thru use without further site plan review/amendment, including coming back to the City for approvals, which approvals would be unlikely. The intent was to broaden the possibilities of fast casual restaurants that might locate there, but the space was not meant to be a heavily used fast food drive-thru operation, and the building itself was intended to house 3 to 4 tenants, only one of which would utilize the drive-thru use.
- The developer will fund the public art, with the specifics negotiated and drafted into the PUD agreement.
- The developer was aware that a new noise ordinance was making its way through city processes. As part of the PUD discussions they had committed to abiding by the new noise regulations, should the new ordinance pass.

Council discussion:

- Council Member Knol liked the changes to the Meijer façade, in terms of quality materials, design, and changes to the signage.
- Mayor Pro-Tem Bridges thanked the development team for their comprehensive response to questions and concerns put forward in the January 8 meeting.
- While acknowledging the different format, Council Member Aldred pointed out that the Royal Oak Corner Store closes at 10pm. He supported attracting some larger sit-down restaurants in the outlot spaces.
- Council Member Boleware remained concerned that the facades on the southern portion of this development were not being upgraded in any way.

- In response to comments, Director Kettler-Schmult said that decibel levels of idling trucks next to residential areas could be measured by code enforcement. City Attorney Joppich added that a potential new ordinance currently being evaluated would regulate truck time spent idling as well as decibel levels. The new ordinance would say that regardless of sound level, if a truck is idling for more than 20 minutes, it has to be shut off.

Mayor Rich noted that the plan brought forward tonight was a marked improvement over the previous plan, and she thanked the developer for their continued investment in Farmington. She encouraged the developer to continue to think about the south side of the development and how that would appear as this project moved forward. She also encouraged the developer to consider how to best include placemaking activities in the outdoor public spaces.

After discussion and amendment, the following motion was offered:

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the application for approval of PUD Plan 2, 2023, including granting Site Plan 67-9-2023, dated September 15, 2023, as revised, subject to the following conditions:

- (1) Any conditions and requirements of the Planning Commission's November 16, 2023, motion recommending approval of the PUD plan and Giffels Webster's review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;
- (2) Any conditions and requirements stated in the reviews of the City Engineer and City Fire Marshal shall be complied with or addressed to the satisfaction of the City Engineer and Fire Marshal;
- (3) Proponents must work with the City Manager's Office and Planning and Community Development Department to approve funding for public art to be installed on site or adjacent thereto;

IT IS FURTHER RESOLVED, that the City Council directs the City Attorney to prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF PLANNED UNIT DEVELOPMENT 4, 2021 AGREEMENT FOR THE CONSTRUCTION OF TWO NEW APARTMENT BUILDINGS.

Utilizing a PowerPoint presentation, City Planner Perdonik gave the background for this request for approval of Planned Unit Development 4, 2021 Agreement for the construction of two new apartment buildings:

- On January 24, 2022 City Council approved a PUD plan for PUD 4, 2021, aka The Emerson PUD. Tonight the associated PUD agreement is before Council for consideration.
- The PUD plan approved in 2022 permits the construction of two new apartment buildings on several parcels to be developed and/or redeveloped as part of the project, which is located on the south side of Northwestern Highway between Greening Street and Highview Avenue.

- Since the plan was approved, the side yard setback along Highview Avenue has been reduced from 20' to 10', due to an additional dedication of right-of-way to the City by the applicants.
- City Planner Perdonik briefly reviewed the original proposal, showing the site plan layout, streetscape amenities, the courtyard areas with pool, landscaping, and so on. The project involves several installations of offsite infrastructure improvements that extend into the neighborhood and then out to Orchard Lake Road, including street paving, and improvements to the water, sewer, and drainage systems. Renderings showed elevations for the 4-story building that will front Northwestern Highway, the 3-story building would be to the immediate south, and the view of the development from Northwestern Highway.

Tom Herbst, Alden Development Group, was present on behalf of this request for approval of The Emerson PUD Agreement. As mentioned, the PUD was approved 2 years ago. Because of the number of offsite improvements, the PUD Agreement took longer than usual to finalize, but the Agreement has been finalized, and the applicants were requesting approval this evening.

City Attorney Joppich advised that two motions would be necessary this evening – one to approve the modification of the setback described by Planner Perdonik, and one to approve the Agreement.

In response to a question, Mr. Herbst said that if approved this evening, the key players would meet tomorrow morning to discuss next steps, including vacating roads, combining lots, and the demolition of existing buildings. Those steps will take some time; they were hoping to break ground on new construction before the end of the year.

In response to a question regarding executing a pedestrian crossing from this development to the new shopping center development just approved across Orchard Lake Road, Director Kettler-Schmult explained that Orchard Lake was a County road. There were improvements in that area over the last year, but she did not know what the County considered as far as pedestrian crossings were concerned.

In response to a question, Mr. Herbst said this development would bring in ~650 new residents.

City Manager Mekjian thanked the developer for their patience with working through all the complex issues involved with this project, including vacation of rights-of-way, obtaining easements, and other unique project elements. This project and the one just approved for Hunter's Square are among the key economic development projects taking place in Farmington Hills.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves an additional modification to PUD Plan 4, 2021 to allow a 10' setback along Highview to accommodate the City's request for dedication of additional right-of-way along Highview.

MOTION CARRIED 7-0.

MOTION by Bridges, support by Aldred, that the City Council of Farmington Hills hereby approves the Planned Unit Development Agreement for PUD Plan 4, 2021 as presented and authorizes the City Manager and City Clerk to execute the same on behalf of the City.

MOTION CARRIED 7-0.

CONSIDERATION OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby

confirms the Mayor's recommendation to appoint the following individuals to various City Boards and Commissions:

Commission on Community Health

	Length of Term:	Term ending:
Dr. Victorio Gardner	Unexpired Term	February 1, 2027

Dr. Gardner will fill the vacancy left by Fareeha Shuttari who resigned 2023.

Commission on Aging

	Length of Term:	Term ending:
Dolli Lewis	3 years	February 1, 2027

Dolli Lewis will fill the vacancy left by Karina Weglarz who resigned February 2024.

Zoning Board of Appeals

	Length of Term:	Term ending:
Ronnie Jamil	3 years	February 1, 2027

Ronnie Jamil will fill the vacancy left by Dennis King who resigned February 2024.

MOTION CARRIED 7-0.

Mayor Rich called a 10 minute break at 8:58pm and reconvened the meeting at 9:08pm.

PUBLIC QUESTIONS AND COMMENTS

45 members of the public addressed City Council relative to the ongoing conflict in Gaza. 44 of the speakers requested that Council issue a resolution calling for a ceasefire in Gaza. One speaker addressed the remaining hostages held by Hamas. Speakers included very young people (youngest, 6 years old), students, and community members.

Speakers who signed up in advance included:

Krista Phelps
Mariam Dukhan
Javeria Ahmed
Farah Khan
Masha Silverman
Rania Masri
Aiden Cummins
Suhair Ghannam
Nuha Malik
Tanzeel Ahsan
Mahnoor Ahsan
Pete Peratsakis
Jennah Peratsakis
Hussnia Peratsakis
Dana Ibrahim
Melina Peratsakis
Dr. Alim, PhD

Maryann Abdallah
Alexandria Peratsakis
Sreela Datta
Stacy Kile
Musab Abdallah
Maha Ezzeddine
Noor Abdallah
Omer Zafar
Amir Habib
Hajerah Arif
Khadija Habib
Aleena Habib
Halima Halilovic
Muhamed Halilovic
David Finkel, representing Detroit Jewish Voice for Peace
Azize Smidi
Dr. Polly Bachrouche
Thomas Hull

Pam Gerald, resident, spoke to the need to be transparent relative to appointments on City Commissions and Boards; it sometimes seemed that people were appointed after they ran for office and lost their election, while other applicants were passed over. She believed this had been her experience. Ms. Gerald also stated that nothing good comes from violence.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

Councilmember Aldred thanked everyone for coming and speaking what is in their heart. Their comments are important and appreciated.

Councilmember Dwyer echoed Councilmember Aldred. He appreciated hearing from everyone tonight. Council understood the concerns stated. He encouraged people to follow through as far as coming back.

Councilmember Boleware said she heard the public comments and felt the words in her heart and in her head. She explained that as an African American female sitting on Council, there was a lot in her history that paralleled the histories spoken of this evening and as she is also a part of the indigenous people in this country, she understood the loss of land and home. She added that tonight's speakers made some very compelling comments and council has to figure out what its next steps will be.

Councilmember Knol said that Council had been listening for the past 3 meetings and had shown respect to the speakers, however, hearing is different than always agreeing. She stated that no one wants this war and it's heartbreaking to see suffering, whether the suffering is on the Israeli or Palestinian side. She noted that Council has a duty to deal with local government issues, such as taking care of the roads, running elections, providing police and fire, and dealing with planning and zoning issues, including reviewing new developments and redevelopments, and in the case of PUDs, making decisions regarding building materials and the situation addressed tonight was tragic, and everyone grieves but passing a local resolution would make no difference.

Councilmember Bruce said that everyone on Council cared about the comments that had been made over the past 3 meetings and some had sat down with representatives to try to hammer out an understanding, but that went nowhere, and instead created more misunderstanding. He added that the middle east region

has been at war for thousands of years and any resolution passed in Farmington Hills will make no difference and it's important to remember that a ceasefire was broken by Hamas on October 7, and people died. He explained that Council's authority stops at the city limits, members took an oath to uphold the laws and ordinances of the City, not the County, State, or Federal government and Council does not make international policy or get into debates about broader issues. He stated that as long as he is on Council, he will continue to make sure Farmington Hills is a city where everyone wants to live because of its services and safe environment and feels that issuing a resolution will cause more division within the City.

Councilmember Bridges thanked everyone for coming to the last 3 meetings; he appreciated all the comments made and feedback given regarding this issue and as an African American male, knowing the more than 400-year history of the United States relative to how African American citizens were treated, he has a special kinship for people who go through these types of experience. He added that Farmington Hills is a very diverse community, but there was more than diversity involved in a healthy community, including equity and fairness and believes the City can be well run and effective, fiscally responsible, and attractive to developers while also expressing the sentiments of its residents. He stated that he thought Council should look very closely at sponsoring a resolution that could satisfy both sides, that supported the protection of both Israelis and Palestinians.

Mayor Rich said that Council had heard comments from many people over the last several weeks. And she truly believes Council's attention needs to be focused on what is best for all the residents of the City, and what the City can do to alleviate the pain of its residents and does not believe that a call for Council to be engaging in international political matters was in the best interest of the City. She added that she will continue to meet with people and listen and represent all 83,000 members of the community, which is what she was elected to do.

CITY MANAGER UPDATE

No update provided.

CONSENT AGENDA

RECOMMENDED APPROVAL OF AWARD OF BID FOR RE-FINISHING THE GYM FLOOR AT THE HAWK TO MOSS FLOORS, LLC IN AN AMOUNT NOT TO EXCEED \$34,238.26. CMR 2-24-13

MOTION by Boleware, support by Bruce, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for re-finishing the gym floor at The Hawk to Moss Floors, LLC in an amount not to exceed \$34,238.26 (\$29,772.40 + \$4,465.86 contingency).

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR THE 2024 MULCH REPLACEMENT PROGRAM TO SYNERGY LAWNSCAPE, LLC IN THE AMOUNT NOT TO EXCEED \$55,000 PER YEAR WITH EXTENSIONS. CMR 2-24-14

MOTION by Boleware, support by Bruce, that the City Council of Farmington Hills hereby authorizes the City Manager to approve the required contract and purchase orders to Synergy Lawnscape, LLC for the 2024 Mulch Replacement Program in the amount not-to-exceed \$55,000.00 per year with one or more administration approved extensions not-to-exceed a total of four (4) additional years.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR THE 2024 AS NEEDED IRRIGATION SERVICES TO AMERICAN SPRINKLER CORPORATION IN THE AMOUNT NOT TO EXCEED THE ANNUAL BUDGETED AMOUNT, WITH EXTENSIONS. CMR 2-24-15

MOTION by Boleware, support by Bruce, that the City Council of Farmington Hills hereby authorizes the City Manager to approve the required contract and purchase orders to American Sprinkler Corporation for the 2024 As-Needed Irrigation Services in the amount not-to-exceed the annual budgeted amount with one or more administration approved extensions not-to-exceed a total of four (4) additional years.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF RESCHEDULING THE REGULAR CITY COUNCIL MEETING OF MARCH 11, 2024 TO MARCH 4, 2024.

MOTION by Boleware, support by Bruce, that the City Council of Farmington Hills hereby reschedules the regular City Council meeting of March 11, 2024 to March 4, 2024.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MEETING MINUTES OF JANUARY 22, 2024.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the study session meeting minutes of January 22, 2024.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: DWYER

MOTION CARRIED 6-0-0-1.

**RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING
MINUTES OF JANUARY 22, 2024.**

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the regular session meeting minutes of January 22, 2024.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: DWYER

MOTION CARRIED 6-0-0-1.

CLOSED SESSION

CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO CONSIDER AND DISCUSS ATTORNEY CLIENT WRITTEN COMMUNICATIONS TO CITY COUNCIL FROM THE CITY ATTORNEY UNDER SECTION 8(1)(H) OF THE OPEN MEETINGS ACT AND TRIAL AND SETTLEMENT STRATEGY IN CONNECTION WITH PENDING LITIGATION UNDER SECTION 8(1)(E) OF THE OPEN MEETINGS ACT AND RELATING TO THE CASES OF JACKSON V CITY OF FARMINGTON HILLS, ET AL. (U.S. DISTRICT COURT, E.D. MICHIGAN CASE NO. 2:23-CV-12491) AND WEST RIVER SHOPPING CENTER, LLC, ET AL. V CITY OF FARMINGTON HILLS, ET AL. (OAKLAND COUNTY CIRCUIT COURT CASE NO. 2023-198705-AA). (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION TO TAKE ACTION IF NEEDED AND TO CLOSE THE MEETING).

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves entering into a closed session to consider and discuss attorney client written communications to City Council from the City Attorney under Section 8(1)(h) of the Open Meetings Act and trial and settlement strategy in connection with pending litigation under Section 8(1)(e) of the Open Meetings Act and relating to the cases of *Jackson v City of Farmington Hills, et al.* (U.S. District Court, E.D. Michigan Case No. 2:23-cv-12491) and *West River Shopping Center, LLC, et al. v City of Farmington Hills, et al.* (Oakland County Circuit Court Case No. 2023-198705-AA).

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, KNOL AND RICH
Nays: NONE
Absent: DWYER (left meeting at 11:50pm)
Abstentions: NONE

MOTION CARRIED 6-0.

Council entered back into regular session immediately following the closed session at 12:24am.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves and authorizes the City Attorney and City Manager to settle the case of *Jackson v City of Farmington Hills, et al.* in the manner presented in closed session by the City Attorney.

MOTION CARRIED 6-0.

ADJOURNMENT

MOTION by Bruce, support by Knol, to adjourn the regular session City Council meeting at 12:25am.

Respectfully submitted,

Carly Lindahl, City Clerk