

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL - COMMUNITY ROOM
JANUARY 9, 2023 – 6:00PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 6:03pm

Council Members Present: Barnett, Boleware, Bridges, Bruce, Knol, Massey and Newlin

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Brown, Kettler-Schmult, Monico, Schnackel, Skrobola and Winn and City Attorney Joppich

UPDATE FROM SPORT FACILITIES COMPANIES ON THE SPECIAL SERVICES FACILITIES AND OPERATIONS STUDY

City Manager Mekjian stated that approximately a year ago, financial information was brought before City Council with regard to the two community centers and at that time Council consensus was to move forward with hiring a consultant to provide an analysis of the financials and needs going forward for the Costick Center and The HAWK community center. He stated that staff is not looking for any decisions or direction this evening and is only an update for Council on the status of this analysis and options being considered and the final report will be brought to City Council in approximately 30-60 days.

Evan Eleff, representing The Sports Facilities Companies, reviewed the following with City Council:

- Financial history of Special Services and key financial insights
- Scope of the work and project goals that consisted of
 - Establishing a path towards long-term sustainability with the primary focus on The HAWK and The Costick Center
 - Enhancing the reputation of The HAWK as a premier recreation destination that features diverse inclusive and multigenerational programming
 - Maintaining access and options for high-impact participative programs that improve health and social conditions in the city
 - Enhancing Farmington Hills' reputation as a top-tier community to live work and play
- Market and competition analysis
- Work that is in progress and next steps
- Scenarios being analyzed that included the following
 - Do nothing
 - Build out The HAWK 3rd floor, renew the Costick Center
 - Build out The HAWK 3rd floor, retire the Costick Center
 - Build out The HAWK 3rd floor + include The HAWK Annex Building, retire the Costick Center

In summary, Mr. Eleff stated that their work is focused on a combination of improving the effectiveness and performance of owned/operated assets, identifying opportunities to partner and optimizing the Special Services cost recovery based on the service delivery model in Farmington Hills.

In response to Council, it was noted that the final report would include benchmarking information that would compare the size of communities and services provided throughout the county as well as city financial information taking into consideration future trends for revenue/expenditures and options for utilizing outside agencies as a resource.

City Manager Mekjian pointed out that the figures discussed for renewing The Costick Center only includes the pool, mechanical, electrical and plumbing and no other upgrades.

Further discussion was held on the proposed annex building and potential for rebuilding of The Costick Center to the size of the annex building to be more manageable rather than building it at The HAWK.

Concerns or suggestions by Council included:

- Parking for an annex building at The HAWK and access for seniors
- The need for a lap pool and family pool area but also pools with temperatures that could accommodate seniors and swim meets so that the lap pool could be rented out; potentially a third therapeutic pool
- Requested including a 5th scenario to rebuild The Costick Center

City Manager Mekjian reported that the City received \$750,000 in grant funding for the innovation center at The HAWK and they are waiting on finalization of that grant agreement.

Ellen Schnackel, Director of Special Services, confirmed that The HAWK space is large enough to accommodate all of the senior programs currently at The Costick Center noting that the 3rd floor alone is larger than The Costick Center space.

Mr. Eleff thanked City Council for their feedback and commented that the city staff has been great to work with and his company would be back in approximately 30-60 days with their final report.

DISCUSSION ON REVISED PLANNED UNIT DEVELOPMENT PLAN 3, 2021 – 32680 NORTHWESTERN HIGHWAY

Erik Perdonik, City Planner, stated that the applicants for the proposed Stonefield Development are present to obtain feedback on an alternative proposal for their development based on City Council comments at a previous meeting where they tabled this matter to date uncertain.

Jim Butler, representing the development, viewed the proposed project and alternate proposal based on previous feedback from City Council that included additional parking.

Sharon Woods, market analyst, discussed rental units versus for-sale units and why rental units in this particular area would work best.

The following concerns were expressed by Council:

- Still have not heard the advantage of a PUD at this location and benefits to the community
- Overbuilding of rental units in this area
- Height of the proposed building at the northeast end adjacent to the condominiums

Due to the time and need to start the regular session portion of the meeting, Mayor Barnett suggested that this item is included on a future study session agenda as the first item of discussion.

ADJOURNMENT

The study session meeting adjourned at 7:29pm

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'P. Smith', written over a horizontal line.

Pamela B. Smith, City Clerk