

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
NOVEMBER 11, 2019 – 7:30PM
CITY HALL – COUNCIL CHAMBER

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Massey at 7:30p.m.

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

Council Members Absent: None

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Gardiner, Monico and Seimer, Fire Chief Unruh, Police Chief Nebus, Planning Consultant Arroyo and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Assistant Police Chief Rodriguez and Veteran Police Officers led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Steckloff, support by Bridges, to approve the regular session meeting agenda as published.

MOTION CARRIED 7-0.

OATH OF OFFICE TO MAYOR AND COUNCIL MEMBERS ELECTED ON NOVEMBER 5, 2019

City Clerk Smith administered the Oath of Office to the newly elected Mayor and Councilmembers.

Mayor Barnett and Councilmembers Boleware, Massey and Newlin expressed their appreciation to the voters and others for their support.

PROCLAMATION RECOGNIZING NOVEMBER 11, 2019 AS VETERANS DAY

The following Proclamation was read by Councilmember Massey and accepted by Assistant Police Chief Rodriguez, and Police Officers and Firefighter James Etzin, veterans who served their country:

**PROCLAMATION
Honoring America's Veterans
November 11, 2019**

WHEREAS, throughout the course of history, courageous men and women have taken up arms to secure, defend, and maintain the core principles upon which our nation's freedoms depend; and

WHEREAS, since our nation's founding, an estimated 57 million men and women have stepped forward to serve their country during times of peace and times of war and conflict; and

WHEREAS, the veterans who served in the armed forces have protected the American way of life and have dedicated themselves to achieving lasting peace throughout the world; and

WHEREAS, the spirit of freedom remains strong with over 1.3 million men and women currently on active duty and more than 800,000 in the reserve forces for the Army, Navy, Air Force, Marines, and Coast Guard, with many in harm's way fighting overseas to defeat terrorism; and

WHEREAS, as a nation, we are eternally grateful for the noble sacrifices made by our veterans and we honor and respect them for their service.

NOW, THEREFORE, BE IT RESOLVED, that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize our esteemed veterans on **Veterans Day 2019** and urge all residents to pause and reflect on the sacrifices of those who have served their country and defended our ideals across the world.

CORRESPONDENCE

There was no correspondence acknowledged at this time.

CONSENT AGENDA

MOTION by Knol, support by Steckloff, to approve Consent Agenda items #5 through 7.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BOLEWARE, KNOL, MASSEY, NEWLIN AND STECKLOFF

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

MOTION by Knol, support by Bridges, to approve Consent Agenda items #8 and #9.

Roll Call Vote:

Yeas: BRIDGES, KNOL, MASSEY AND STECKLOFF

Nays: NONE

Absent: NONE

Abstentions: BARNETT, BOLEWARE AND NEWLIN

MOTION CARRIED 4-0-0-3.

PUBLIC QUESTIONS AND COMMENTS

Marilynn Leedom, Pendleton Club Drive, commented on the poor conditions of the swimming pool and women's locker rooms at the Costick Activities Center and presented City Council with pictures.

Kelli Carpenter Crawford, W. Brandon, commented on several upcoming community events.

Keith Ciaramitaro, Emergency Preparedness Commission member, reminded everyone to prepare for the winter months ahead and familiarize themselves with the winter weather terminology at home, outdoors and for their automobile.

Barry Brickner, former Mayor, congratulated Mayor Barnett and Councilmembers Boleware, Massey and Newlin.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

The following comments and announcements were made:

- Councilmember Steckloff announced her engagement.
- Farmington SAFE is hosting a Community Mental Health Resource Fair on Wednesday, November 13, 2019 in the Council Chamber from 6:30pm-8:30pm.

CITY MANAGER UPDATE

City Manager Boyer provided an update on the snowfall and clearing of the roads. He noted that residents can follow the city's snow plow schedule on the city's website.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF CLUSTER SITE AND OPEN SPACE PLAN 59-4-2019 DATED SEPTEMBER 18, 2019 FOR 29150 FARMINGTON ROAD (FORMER KENDALLWOOD SWIM CLUB).

Edward Gardiner, Director of Planning and Community Development, stated that before Council this evening is a request for consideration of a cluster site plan and open space plan for property located at 29150 Farmington Road. This property was formerly the Kendallwood Swim Club and the property has been vacant for a couple of years now. Mr. Gardiner reviewed the process this evening that included presentations by the developer and the City's Planning Consultant followed by public input during the Public Hearing prior to City Council taking any action.

Director Gardiner stated that the Planning Commission reviewed the proposed plans and qualified the property for the cluster option and after holding a public hearing on the project has recommended approval to City Council.

Brian Devlin, Nagy Devlin Land Design, representing the developer, explained that they went through the process of cluster site plan approval and revised plans based on feedback from the Planning staff and Planning Consultants. He noted that there is a conservation easement on the south side and they hope to increase the distance between the homes in the subdivisions to the south and proposed homes. He believes they have created a nice plan for difficult piece of property and are happy to answer any questions.

Rod Arroyo, Giffels Webster, Planning Consultant, explained the Cluster Development option that provides for creativity in developing challenging parcels and the multi-stage process required for approval. He discussed the zoning, surrounding area and challenging features of the site that included a uniquely shaped parcel with a regional detention basin to the north and minnow pond creek drain on the southern boundary. He stated that the Planning Commission identified the following 3 main criteria when qualifying the parcel for cluster site plan approval: frontage on a major thoroughfare, unique parcel shape and presence of a flood plain and poor soil. The developer is proposing 10 cluster lots with a density of 2.6 dwelling units per acre. He explained that the qualification process allows for increased density and they qualified for up to 3.1 dwelling units per acre. Due to the unique shape, the developer is proposing to preserve more open space and in exchange is requesting smaller lots. Mr. Arroyo identified the

dimensional requirements of the ordinance versus what is being proposed. He noted that there are substantial trees along the southern boundary that would provide for a buffer to the homes to the south that will be augmented by additional plantings. He further discussed the tree removal/replacement and escrow funding required to ensure completion of the open space and cluster agreement.

Discussion was held on the distance between the rear of the homes and conservation easement and the project having private roads versus public. It was noted that the building envelope shown is where the construction can take place and would allow for a deck or open play area. The roads are private roads that are built to public road standards and would accommodate all emergency vehicles.

Planning Consultant Arroyo confirmed that all conditions of the Planning Commission will be met and those items will be outlined in the cluster site plan agreement that will come back to City Council for consideration.

Mayor Barnett opened the Public Hearing. There being no comments, Mayor Barnett closed the public hearing.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the Cluster Site and Open Space Plan 59-4-2019 dated September 18, 2019 subject to the proponent submitting an escrow deposit in the amount of \$48,367.00 representing 150% of the total open space landscape cost estimate in order to ensure completion of the open space plan and a cluster agreement as drafted by the City Attorney.

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF RESCHEDULING THE CITY COUNCIL MEETING OF DECEMBER 23, 2019 TO DECEMBER 2, 2019.

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby reschedules the regular City Council meeting of December 23, 2019 to December 2, 2019.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BOLEWARE, KNOL, MASSEY, NEWLIN AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR FIRE ENGINE AND RELATED EQUIPMENT TO EMERGENCY VEHICLES PLUS/ROSENBAUER SOUTH DAKOTA IN THE AMOUNT OF \$645,572. CMR 11-19-114

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Emergency Vehicles Plus/Rosenbauer South Dakota for a fire engine and related equipment in the amount of \$645,572.00.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BOLEWARE, KNOL, MASSEY, NEWLIN AND
STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR CARDIAC MONITORS, CPR DEVICES AND RELATED ACCESSORIES TO STRYKER EMERGENCY CARE; WITH POSSIBLE EXTENSIONS. CMR 11-19-115

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Stryker Emergency Care for six (6) LifePak 15 Cardiac Monitor/Defibrillators and one (1) LUCAS Cardiac Compression Device; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Manager to approve all budgeted purchase orders for a period of one (1) year with optional renewal for four (4) additional one-year periods through mutual consent between the City and Stryker Emergency Care.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BOLEWARE, KNOL, MASSEY, NEWLIN AND
STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF OCTOBER 28, 2019

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves the study session meeting minutes of October 28, 2019, as submitted.

Roll Call Vote:

Yeas: BRIDGES, KNOL, MASSEY AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: BARNETT, BOLEWARE AND NEWLIN

MOTION CARRIED 4-0-0-3.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR SESSION MEETING MINUTES OF OCTOBER 28, 2019.

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves the regular session meeting minutes of October 28, 2019, as submitted.

Roll Call Vote:

Yeas: BRIDGES, KNOL, MASSEY AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: BARNETT, BOLEWARE AND NEWLIN

MOTION CARRIED 4-0-0-3.

ATTORNEY'S REPORT

The City Attorney's report was received by City Council.

ADJOURNMENT

Mayor Barnett adjourned the regular City Council meeting at 8:40pm.

Respectfully submitted,



Pamela B. Smith, City Clerk