

MINUTES
CITY OF FARMINGTON HILLS
JOINT STUDY SESSION MEETING
FARMINGTON HILLS CITY COUNCIL
FARMINGTON HILLS PLANNING COMMISSION
COMMUNITY ROOM
MARCH 21, 2022 – 6:00PM

The special joint meeting of the Farmington Hills City Council and Planning Commission was called to order by Mayor Barnett at 6:06pm.

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

Council Members Absent: None

Planning Commission Members Present: Brickner, Mantey, Stimson, Trafelet, and Varga

Planning Commission Member Absent: Countegan

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Gardiner, Mondora, Planning Consultant Arroyo and City Attorney Joppich

WASTE HAULING CONTRACT

Karen Mondora, Director of Public Services, explained that the city's waste hauler contract expires the end of June of this year so staff has been reviewing options with Mark Csapo from Resource, Recovery and Recycling Authority of Southwest Oakland County (RRRASOC) who is present to discuss those options with Council.

Mr. Csapo, RRRASOC, explained that the contract that expires the end of June was initially awarded in 2007 and extended several times in the past. He stated that he reviewed with staff the options of further extending the contract or seeking competitive proposals and it was agreed that it was time to seek competitive proposals. Mr. Csapo stated that proposals were accepted and he reviewed with Council the current and proposed pricing for curbside services as is and then also with recycling and trash carts included as well as a review of those costs over the term of the contract for the proposals received. He noted that Green For Life (GFL) was the low bid. He stated that the contract would be for 5 years with an option for a 3-year extension if approved by both parties. Mr. Csapo discussed GFL's corporate profile and additional background on the company from other communities that utilize their services. He added that GFL has some known team members to Farmington Hills staff and that he feels they would ensure quality service for the city.

Questions were raised by Council regarding the size of trash carts if provided, large item pick-up, clothing pick-up and issues other communities have experienced with GFL.

Mr. Csapo explained that he is not recommending that the city distribute trash carts right away but to wait a year into the contract to make that transition. He is recommending a default size cart of 64 gallons for every household based on past experience with the recycling carts and trying to distribute different sizes right away. He said that adjustments could be made on case-by-case basis if the city agreed. Mr. Csapo

noted that there would be no change in services provided with the exception of an additional two weeks of yard waste pick-up. He added that the clothing pick-up was done by a different company completely and is no longer curbside service but by appointment only.

Mr. Csapo addressed the concerns of Council regarding consistent and quality service for the residents, and he was confident that GFL could provide that to the city.

City Manager Mekjian stated that the contract would be on the next regular meeting agenda, March 28 2022 for consideration.

Mayor Barnett expressed the desire for more recycling opportunities for residents and Mr. Csapo stated that they are working on that.

MASTER PLAN PROCESS UPDATE (THIS ITEM WILL BE A JOINT MEETING WITH THE PLANNING COMMISSION)

Ed Gardiner, Director of Planning and Community Development, stated that several months ago City Council and the Planning Commission held a joint meeting and from that meeting there were 3 items that City Council asked for follow-up information. They included:

- **Update on previous initiatives of the Planning Commission.** This has been provided to City Council for this meeting and if there is time staff can review that with Council.
- **Develop a study group consisting of 3 members of the City Council and 3 members of the Planning Commission.** Those members have been identified and it was recommended that they meet periodically to receive updates and provide guidance throughout the master plan process. One member from the Planning Commission has since resigned so the Planning Commission will appoint that 3rd person at an upcoming meeting.
- **Request for the Planning Consultant to provide a framework for the master plan process.**

Rod Arroyo, Giffels Webster, outlined the master plan process that he and staff proposed that included the following:

- A document that is easy to read and understand – conveys the vision
- Economic snapshot including market analysis
- Robust community engagement
- A plan that supports local policies and land use, set-up for implementation and contains historic context and graphics

Mr. Arroyo discussed in more detail the market assessment and public input proposed. He added that this is roughly an 18-month process.

Council questioned when the subcommittee would start meeting and what the city could do for areas that require immediate attention such as 14 Mile/Orchard Lake Road/Northwestern area, 12 Mile Road office area and CIA identified areas.

Mr. Arroyo suggested that some areas could be addressed through changes in the zoning ordinance.

A social distance district was suggested for the 14 Mile/Orchard Lake Road/Northwestern area. Council acknowledged the construction in this area that potentially could affect more immediate changes.

Director Gardiner suggested that the city consider allowing for a new type of residential component that allows for higher density in certain areas, which was not permitted under current ordinances. Mr. Arroyo agreed and stated that such an ordinance could be developed parallel to the master plan process.

It was noted that the study committee would start meeting next month but a date and time was to be determined.

Mr. Arroyo reviewed the document prepared and submitted by the Planning Commission regarding initiatives that have and have not worked in the past.

Options for alternative funding for the Grand River Corridor were discussed including façade grants and tax abatements per PA 201 recently approved by City Council.

NATIONAL LEAGUE OF CITIES UPDATE

Overall, the council members that attended felt the sessions were worthwhile and that they would support city membership for NLC. A 3-year membership was suggested.

Mayor Barnett stated that this discussion could be included as part of next year's goals setting session.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

The study session meeting adjourned at 7:26pm.

Respectfully submitted,



Pamela B. Smith, City Clerk