

MINUTES  
CITY OF FARMINGTON HILLS  
FARMINGTON HILLS CITY COUNCIL  
CITY HALL - COMMUNITY ROOM  
FEBRUARY 13, 2023 – 6:00PM

The study session meeting of the Farmington Hills City Council was called to order by Deputy City Clerk Lindahl at 6:01pm

Council Members Present: Bridges, Knol, Massey and Newlin

Council Members Absent: Barnett, Boleware and Bruce

Others Present: City Manager Mekjian, Deputy City Clerk Lindahl, Assistant City Manager Valentine, Director Mondora and City Attorney Joppich

Deputy Clerk Lindahl explained that due to the absence of the Mayor and Mayor Pro-Tem, per the City of Farmington Hills - Rules of the City Council and Guidelines of Conduct, the councilmembers in attendance this evening must designate a member to serve as the presiding officer for tonight's study session and regular session meetings.

City Attorney Joppich stated that this was a procedural matter, and a motion would be appropriate at this time.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby selects Councilmember Massey to serve as the presiding officer in the absence of the Mayor and Mayor Pro-Tem for the February 13, 2023 Study Session and Regular Session meetings.

MOTION CARRIED 4-0.

**ADOPTION OF UPDATED STORM WATER DESIGN STANDARDS**

Director of Public Services Mondora introduced the City's Environmental Engineer Tyler Sonoga and OHM Consultant Greg Kacvinsky and gave an overview of the new storm water design standards and explained why the city is required to make these updates.

Director Mondora stated that the Department of Public Services administers the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Water Permit (MS4), issued by the State of Michigan EGLE, which has been in effect at the City since 1999 and is required for all municipalities that own and operate a storm water system that discharges flow to the surface waters of the state. The permit has several required elements, one of which requires a mechanism for post construction storm water management on private developments. She explained that recent changes to the State's rules require that the City make updates to the existing design standards for storm water management and to ensure consistency in the application, a coordinated effort by Wayne, Oakland, Livingston, and Macomb Counties was initiated, and updated design standards were negotiated with the State. The coordination effort is important so that there is consistency throughout the region and within the development community.

City Engineer Sonoga explained the following to City Council:

- An overview of the updated post-construction storm water standards

- What development or redevelopment projects the standards would apply to and what projects would be exempt.
- The new site requirements
- Acceptable treatment and storage examples
- The infiltration and reuse requirement
- Changes in detention requirements
- Operation and maintenance plan
- General changes from the current standards to the new standards

City Engineer Sonoga provided Council with examples of storm water management at various sites/projects throughout the city and compared the current storm water standards to the new required standards.

Questions, concerns and suggestions by Council included:

- Impact of the new requirements affecting smaller sites
- Maintenance of the storm water systems
- The city's storm water agreement and flexibility of the agreement depending on the size of a development
- Storm water system inspections
- Impact if city does not adopt the new standards
- Funding sources for storm water treatment

Attorney Joppich explained that the city requires a storm water maintenance agreement which is recorded and travels with the land that states if the system is not properly maintained, the city can go in and take care of it and charge the property owner.

Discussion was held on the city's storm water maintenance agreement, and it was noted by staff that regardless of having an agreement, there are still issues with the maintenance of storm water systems throughout the city, as many are owned by homeowners' associations that do not have the funds to maintain properly. Staff discussed how to determine if the system is not functioning properly and how the city would be informed of such issues.

Director Mondora explained that the city can update the agreement for new developments to include the description of the storm water system, more detailed plan to maintain, inspection requirements, and reporting by the property owner.

Council questioned the number of subdivision storm systems owned by homeowners' associations that need to be addressed and indicated that they would like a map showing those locations. Director Mondora responded that the city is working on a GIS map that will include this information.

Director Mondora informed Council that the storm water design standards will be coming back to them as an introduction of an ordinance.

### **ADJOURNMENT**

The study session meeting adjourned at 7:19pm

Respectfully submitted,



Pamela B. Smith, City Clerk