

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
DECEMBER 11, 2023 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 7:34pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, Interim City Clerk Lindahl, Assistant City Manager Mondora, Directors Aranowski, Kettler-Schmult, Schnackel and Skrobola and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Rachel Timlin, Cultural Arts Supervisor, led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Bruce, support by Bridges to approve the agenda as published.

MOTION CARRIED 7-0.

SELECTION OF MAYOR PRO-TEM

MOTION by Boleware, support by Bruce to nominate Councilmember Michael Bridges as Mayor Pro-Tem.

MOTION by Knol, support by Boleware to close nominations.

MOTION CARRIED 7-0.

PROCLAMATION RECOGNIZING THE 20TH ANNIVERSARY OF THE FARMINGTON HILLS YOUTH THEATRE

The following Proclamation was read by Councilmember Boleware, and accepted by Rachel Timlin, Cultural Arts Supervisor:

**PROCLAMATION
Honoring the 20th Anniversary of
the Farmington Hills Youth Theatre
December 2023**

WHEREAS, the arts enrich the lives of all community members, and exposure to the arts is a vital part of young people’s educational experience and personal development; and,

WHEREAS, youth theater provides lifelong skills in collaboration, creativity and social awareness, and is especially successful in boosting confidence, self-esteem and concentration in children; and,

WHEREAS, since its inaugural season in 2003-2004, the Farmington Hills Youth Theatre (FHYT) has believed in the intrinsic value of access to children's theater and the power of the arts; and,

WHEREAS, the FHYT was created as a program of the Cultural Arts Division of the City's Special Services Department to support actors from the ages of four to 18, and has produced 55 productions, including recent productions of Disney's Little Mermaid, Matilda Jr., Beauty and the Beast Jr., Newsies, Mary Poppins and many more, in addition to a full roster of summer camps; and,

WHEREAS, the FHYT is committed not only to the craft, but also to creating an inclusive environment that supports the development of young people as valuable, contributing members of the community; and,

WHEREAS, for 20 years, the FHYT has impacted 7 thousand youth performers from the City of Farmington Hills and across metro Detroit and has provided countless hours of accessible entertainment to more than 100 thousand audience members of all ages.

NOW, THEREFORE, I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize all former and current Farmington Hills Youth Theatre performers, parents, guardians and instructors in acknowledgment of the **20th anniversary of the Farmington Hills Youth Theatre** and urge all residents to expose themselves and their children to the arts for the benefit of our community.

PRESENTATION AND ACCEPTANCE OF THE CITY'S FY 2022/2023 AUDIT RESULTS

Jamie Rivette of Yeo and Yeo presented the city's audit results to City Council discussing the purpose of the audit and noting that the city received an unmodified opinion, which is the highest level of assurance. She reviewed the city's general fund, state shared revenue, capitol investments, capital assets, retirement and retiree health care contributions,

Discussion was held on the city's pension and retiree health care fund balance, percentage of unassigned revenue in the general fund, outstanding bonds and the future of property tax revenue.

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

MOTION by Bridges, support by Boleware, to approve consent agenda items #9 through #13 and #15.

Roll Call Vote:

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

MOTION CARRIED 7-0.

MOTION by Knol, support by Boleware, to approve consent agenda item #14.

Roll Call Vote:

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

MOTION CARRIED 4-0-0-3.

PUBLIC QUESTIONS AND COMMENTS

Michael Sweeney, EPC member, provided an Emergency Preparedness Commission Tip of the Month.

Pam Gerald, resident, thanked gas station owners for allowing her to put up flyers for the Domestic Violence community forum event.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

The following Councilmember comments or announcements were made:

- Council wished everyone Happy Holidays
- Congratulated the teams within the city for putting together a great holiday lighting event
- Reception for the 2024-25 Farmington Hills Public Art Program Exhibit at City Hall will be held on January 12th
- Congratulations to Kola Restaurant and Ultra Lounge on their 10 year anniversary
- Congratulations to Iskcon Temple on their end of Diwali food donation dedication

CITY MANAGER UPDATE

City Manager Mekjian provided an update on the following:

- Thanked everyone for attending the holiday lighting event
- Yard waste pick up ends this week
- Wished everyone Happy Holidays and a safe and prosperous New Year

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF THE CONSTRUCTION OF A CELLULAR TOWER LOCATED AT 30691 GRAND RIVER AVENUE, SITE PLAN 52-4-2023

Charmaine Kettler-Schmult, Planning and Community Development Director, explained that the request before council is for a certificate of need for SP-4-2023, the construction of a 120 foot cellular tower and associated 50'x50' fenced equipment enclosure on the site of an existing motel at 30691 Grand River Ave.

Jill Bahm, Planning Consultant from Giffels Webster, stated that the applicant is proposing a new, 120 foot cellular tower wireless communication facility located inside a fenced equipment enclosure which is a permitted use in the B-3 district, subject to the standards of Section 34-4.24, however, it requires public hearings at both the planning commission and city council.

Planning Consultant Bahm explained that there are several standards for the specific demonstration of need for cellular towers, and the applicant has demonstrated that the proposed facility is needed because of the following:

- Proximity to an interstate highway or major thoroughfare, or its proximity to areas of population concentration, or concentrations of commercial, industrial and/or business centers.

- There are areas where signal interference has occurred due to tall buildings, masses of trees or other obstructions.
- The telecommunications provider is unable to co-locate its proposed facility with another provider.
- To complete its grid as it relates to the needs of Farmington Hills and its surrounding communities and that there are no suitable sites in any of said surrounding communities.
- Designed to operate within the requirements for radio frequency emissions of the Federal Communications Commission and applicant has operated similar facilities within these requirements consistently.
- The tower is a monopole design, as required.
- The tower is set among existing vegetation screening two sides of the enclosure, and arborvitae are proposed along the other two sides.
- A decommissioning agreement has been provided, per the applicant's letter dated June 12, 2023.

Bill Williams of Atlas Tower, applicant, stated that T Mobile will be the primary anchor tenant and AT&T has already expressed interest co-locating on the tower. He added that the proposed tower will replace the 100 foot T Mobile tower currently located on the smokestack at the Farmington Junction building which will be removed upon installation and equipment testing.

Mayor Rich opened the public hearing.

Pam Gerald, resident, expressed concerns over the electromagnetic fields from cellular towers and the risk of interference with medical equipment due to the close proximity to Beaumont Hospital and she questioned what type of fence is proposed.

There being no further comments, Mayor Rich closed the public hearing.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves to issue a certificate of need approving Site Plan 52-4-2023, because the applicable standards of Section 34-4.24 of the Zoning Ordinance are met, subject to the following conditions:

- 1) The applicant shall make adequate provision for removal of all or part of the facility by users and owners when the facility has not been used for one-hundred-and-eighty (180) days or more; for purposes of this condition, the removal of antennas or other equipment from the facility, or the cessation of operations (transmission and/or reception of radio signals) shall be considered as the beginning of a period of nonuse; and
- 2) The applicant shall deposit with the City a performance guarantee of \$5,000 as security for the removal of the tower if abandoned for use of cellular facilities.

Roll Call Vote:

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

MOTION CARRIED 7-0.

In response to the questions asked, Bill Willimas noted the following:

- Telecommunications Act of 1996 specifies that the governing authority on health and safety of cellular towers is the FCC, and the FCC and FDA and all governing authorities have deemed that cellular communication facilities as safe for human use.
- A chain link fence with no barbed wire is proposed and it will be shielded by vegetation.

NEW BUSINESS

CONSIDERATION OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby confirms the Mayor’s recommendation to appoint the following individuals:

Commission on Community Health

Daniel Konja	Length of Term: 3 years	Term ending: February 1, 2027
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Emergency Preparedness Commission

Sean Thomas	Length of Term: 3 years	Term ending: February 1, 2027
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Economic Development Corporation

Gerrard Allen	Length of Term: 6 years	Term ending: February 1, 2030
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Brownfield Redevelopment Authority

Alex Meyers	Length of Term: 3 years	Term ending: February 1, 2027
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Grand River Corridor Improvement Authority

Mary Newlin	Length of Term: 4 years	Term ending: February 1, 2028
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Commission on Children, Youth & Families

Ashley Gabb	Length of Term: 3 years	Term ending: February 1, 2027
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Zoning Board of Appeals

Asim Khan	Length of Term: Unexpired Term	Term ending: February 1, 2025
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Commission on Aging

Tiffany Tuttle	Length of Term: Unexpired Term	Term ending: February 1, 2025
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MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE SECOND AMENDMENT TO PLANNED UNIT DEVELOPMENT 5, 1993 AGREEMENT WITH FARMINGTON HILLS CORPORATE INVESTORS FOR THE CONSTRUCTION OF TWO NEW OFFICE BUILDINGS.

Erik Perdonik, City Planner, explained that the purpose of the amendment is to revise the agreement to permit the construction of two new 150,000-square foot office buildings on a vacant parcel on the south

side of Twelve Mile Road which has been recommended for Council approval by the Planning Commission and Council then approved the plan associated with the draft amendment following a public hearing on August 22, 2022. He stated that the question before Council tonight is whether the proposed agreement is consistent with the specifics of the PUD Plan approved by Council in August 2022, noting that the draft amendment has been reviewed by the City Attorney and staff.

MOTION by Bridges, support by Bruce, that the City Council approves and authorizes the City Manager to execute the Second Amendment to Planned Unit Development 5, 1993 Agreement with Farmington Hills Corporate Investors for the construction of two new office buildings.

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE THIRD AMENDMENT TO PLANNED UNIT DEVELOPMENT 5, 1993 AGREEMENT WITH FARMINGTON HILLS CORPORATE INVESTORS FOR COMERICA SIGNAGE.

Erik Perdonik, City Planner, explained that the purpose of the amendment is to revise the agreement to allow for new wall and monument signage oriented towards I-696 at the future site of Comerica Bank which has been recommended for Council approval by the Planning Commission and Council then approved the plan associated with the draft amendment following a public hearing on August 28, 2023. He stated that the question before Council tonight is whether the proposed agreement is consistent with the previously approved signage plan and he noted that the draft amendment has been reviewed by the City Attorney and Planning and Community Development Department staff.

MOTION by Knol, support by Boleware, that the City Council approves and authorizes the City Manager to execute the Third Amendment to Planned Unit Development 5, 1993 Agreement with Farmington Hills Corporate Investors for Comerica Signage.

MOTION CARRIED 7-0.

CONSENT AGENDA
RECOMMENDED APPROVAL OF CONSULTING SERVICES AGREEMENT FOR BUILDING DEPARTMENT DATABASE MANAGEMENT AND SYSTEM WITH MUNIVATE, LLC IN AN AMOUNT NOT TO EXCEED \$75,000. CMR 12-23-125

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves waiving the sealed process and authorizes the City Manager to sign an agreement and issue a purchase order for purchasing sole source from Munivate, LLC, to provide Consulting Services to manage the Building system transition to BS&A Cloud for the City of Farmington Hills, in an amount not to exceed \$75,000.

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 AS NEEDED PURCHASE OF ASPHALT MATERIALS FROM AJAX MATERIALS CORPORATION IN THE AMOUNT NOT-TO-EXCEED \$50,000 PER YEAR, WITH EXTENSIONS. CMR 12-23-126

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to approve the required contract and purchase orders to Ajax Materials Corporation for As-Needed Asphalt Materials in the amount not-to-exceed \$50,000 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 PURCHASE OF TWO 5-YARD DUMP TRUCK CHASSIS WITH SWAP LOADER HOIST SYSTEMS FROM WOLVERINE FREIGHTLINER IN THE AMOUNT OF \$231,492. CMR 12-23-127

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Wolverine Freightliner located in Mt. Clemens, Michigan, in the amount of \$231,492.00 for the purchase of two (2) 5-yard Swap Loader dump truck chassis.

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 AS NEEDED PURCHASE OF OEM PARTS FOR EMERGENCY VEHICLES FROM LIQUID SPRING LLC IN THE ESTIMATED AMOUNTS OF \$15,000, ROSENBAUR IN THE AMOUNT OF \$30,000 AND MACQUEEN IN THE AMOUNT OF \$15,000. CMR 12-23-128

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to approve purchase orders for as-needed OEM parts for emergency vehicles to the following three (3) vendors for the estimated annual amounts. Liquid Spring LLC. - \$15,000.00, Rosenbauer - \$30,000.00 and MacQueen - \$15,000.00.

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 SETTING THE CITY COUNCIL GOALS SESSION DATE OF JANUARY 6, 2024.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby schedules the annual goals study session meeting for Saturday, January 6, 2024, beginning at 9:00 a.m. in the Community Room at City Hall.

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 NOVEMBER 27, 2023

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby approves the study session meeting minutes of November 27, 2023.

Roll Call Vote:

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

MOTION CARRIED 4-0-0-3

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF NOVEMBER 27, 2023

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the regular session meeting minutes of October 23, 2023.

Roll Call Vote:

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

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

The attorney's report was received.

ADJOURNMENT

MOTION by Aldred, support by Dwyer, to adjourn the regular session City Council meeting at 8:50pm.

MOTION CARRIED 7-0.

Respectfully submitted,

Carly Lindahl, Interim City Clerk