

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
FEBRUARY 28, 2022 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 7:37pm.

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

Council Members Absent: Boleware and Bridges

Others Present: City Manager Mekjian, City Clerk Smith, Directors Brockway, Gardiner, Mondora, Monico and Skrobola, Police Chief King, Planning Consultant Arroyo and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Mayor Barnett led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 5-0.

**PROCLAMATION SUPPORTING EFFORTS OF THE FARMINGTON AREA COMMISSION
ON AGING FOR THE PREVENTION OF ELDER FINANCIAL ABUSE**

The following Proclamation was read by Council Member Bruce and accepted by Julie McGowan, Commission on Aging:

PROCLAMATION
Farmington Area Commission on Aging
Prevention of Elder Financial Abuse
February 28, 2022

WHEREAS, over 3.5 million Americans, including many elderly people, are the victims of financial exploitation every year; and

WHEREAS, the Education Committee of the Farmington Area Commission on Aging (COA) aims to ensure that all Farmington area residents have the opportunity to learn about the prevention of elder financial abuse before it happens; and

WHEREAS, the COA Education Committee will undertake a variety of activities to educate seniors, professionals, families, financial institutions, Farmington area public safety representatives, elder care facilities, and other groups to ensure that residents have effective resources to combat elder financial abuse and help them should they become victims; and

WHEREAS, we support the group in their efforts to assess the knowledge of community stakeholders on this issue and to create annual education programs to increase awareness about the prevention of elder financial abuse in our community.

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NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby support the efforts of the **Farmington Area Commission on Aging** as they work diligently on the **Prevention of Elder Financial Abuse** and educate our community about this important issue impacting our senior population.

PRESENTATION OF HISTORIC DISTRICT COMMISSION 2021 ANNUAL REPORT

Historic District Commission Chairperson, Ken Klemmer, presented the Historic District Commission 2021 Annual Report to Council.

Councilmember Knol commented that she is the liaison to the Historic District Commission and acknowledged their efforts this past year and particularly with the Sarah Fisher Site and in preserving the city-owned cemeteries. She suggested that the city may need to budget for some of the improvements mentioned by Chair Klemmer that are needed with the city-owned buildings and cemeteries.

In response to Council regarding the oral history project, Chair Klemmer stated that the Commission is working with the city video division on recording and storing the oral history and it is a joint project with the Historic District Commission.

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby accepts the Historic District Commission 2021 Annual Report.

MOTION CARRIED 5-0.

PRESENTATION OF PLANNING COMMISSION 2021 ANNUAL REPORT

Planning Commission Chairperson, Steve Stimson, presented the Planning Commission 2021 Annual Report to Council.

MOTION by Knol, support by Massey, that the City Council of Farmington Hills hereby accepts the Planning Commission 2021 Annual Report.

MOTION CARRIED 5-0.

CORRESPONDENCE

Mayor Barnett mentioned several phone calls from marijuana industry representatives inquiring about the city's information sessions and if they have been selected to participate.

City Manager Mekjian addressed this under this City Manager report later in the meeting.

CONSENT AGENDA

MOTION by Bruce, support by Massey, to approve consent agenda as read.

Roll Call Vote:

Yees: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN

Nays: NONE

Absent: BOLEWARE AND BRIDGES

Abstentions: NONE

MOTION CARRIED 5-0.

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PUBLIC QUESTIONS AND COMMENTS

There were no public questions or comments.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

There were no Council Members comments or announcements.

CITY MANAGER UPDATE

City Manager Mekjian provided an update on the following:

- Cannabis informational sessions and noted that applicants from the industry would be contacted by the end of the week as to whether they have been selected to participate.
- State of the Cities event to be held on March 10th at the HAWK starting at 7am.
- Cultural Arts Public Arts Open House to be held at City Hall on March 4th from 7-9pm

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) 5, 1993, INCLUDING SITE PLAN SP 65-10-2021, TO DEVELOP A PORTION OF A PARCEL LOCATED AT THE SOUTH SIDE OF W. 12 MILE ROAD BETWEEN INVESTMENT DRIVE AND DRAKE ROAD.

Ed Gardiner, Director of Planning and Community Development, explained that the amendment before City Council is an amendment to a Planned Unit Development (PUD) and site plan from 1993 that was initially planned for the National Bank of Detroit headquarters. That development fell through and subsequently the property was bought by Kojaian Company. The original PUD contract allowed for office use only; however, the developer who now owns the property has requested a portion of the site, approximately 2.5 acres, include amenities such as retail and restaurants to service the tenants within the corporate park. The Planning Commission felt this was a major amendment to the original PUD plan and the reason for going through the amendment process. The Planning Commission held a public hearing on the request on December 16, 2021 and recommended approval to City Council. Mr. Gardiner outlined the process this evening that should include the presentation by the developer, City Planning Consultant and public hearing prior to any action of Council.

Tony Antone, Kojaian Company, stated that they purchased the property in 1999. He noted that during Covid, he found that amenities are critically important to the office market and feels that will only become more critical moving forward. He is hoping that if approved, the amenities provided will serve more than just their office campus.

Michael Lawrence, Yamasaki Inc., displayed proposed plans and explained that the proposal was for two, single-story buildings with the proposed building to the north having the ability to accommodate a drive-thru window; although they did not have approved tenants at this time. He described the proposed landscaping and retention wall to screen the area and noted there would be minimal impact on the existing wetlands. He also showed renderings of the proposed exterior of the buildings.

Mr. Antone stated that he has been speaking to prospective tenants but before signing any agreement many of them wanted assurance of approval by the city for the amended plan.

Rod Arroyo, Giffels Webster, spoke to the zoning of the property, which is OS-4, Office District, and surrounding zoning; and spoke to current development on the site as well as in surrounding areas. He stated the developer is attempting to provide retail and restaurants for office tenants and there is a

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pedestrian connection from the proposed area to the rest of the corporate park. The request includes two buildings and an outdoor dining area with a drive-thru for one of the buildings. The plan meets site plan requirements and if this amendment is approved, they would be permitted to develop this portion of the site only under B-2, Business District, requirements.

It was questioned by Council if the height of the buildings and concerns for shielding the lighting as discussed at the Planning Commission public hearing have been addressed.

Mr. Arroyo responded that the plan is within the maximum height requirements and the plan has been revised to provide for improved screening enhancements to address further shielding the lighting from the drive-thru area surrounding areas.

In response to Council, Mr. Antone explained that the proposed drive-thru is expected to attract a breakfast/lunch crowd but this would be dictated by the market. The plan is not meant for one building to be used as a restaurant and the other only retail but most likely both uses in both buildings; but again, the market would dictate the uses. He plans to adhere to the hours as allowed in the B-2 District but that they have addressed concerns to protect the residents, including shielding the lighting.

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

MOTION by Bruce, support by Newlin, that the City Council of Farmington Hills hereby approves the Amendment to PUD Plan 5, 1993, dated January 4, 2022 and the application for approval of Site Plan 65-10-2021 also dated January 4, 2022; and

IT IS FURTHER RESOLVED, that the City Council directs the City Attorney to prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

MOTION CARRIED 5-0.

NEW BUSINESS
CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals to various City Boards and Commissions:

Parks and Recreation Commission

	Length of Term:	
Sydney Rushing	Unexpired term	Term ending:
		February 1, 2025

Zoning Board of Appeals

	Length of Term:	
Emily Collins	Unexpired term - Alternate	Term ending:
		February 1, 2025

Innovation, Energy and Environmental Sustainability Committee

	Position:	
Jon Aldred	Farmington Hills Resident	Term Ending:
		October 11, 2023

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Matthew Strickfaden	Farmington Hills Business Rep.	October 11, 2023
Nikolas de Wit	Student	October 11, 2023
Mark Zachos	EDC Member	October 11, 2023
Aaron Paluzzi	Broadband Task Force Member	October 11, 2023
Erin Quetell	Environmentalist	October 11, 2023
Jennifer Whitteaker	DTE Representative	October 11, 2023

MOTION CARRIED 5-0.

CONSIDERATION OF APPROVAL OF THE TRANSFER OF OWNERSHIP OF A 2021 CLASS C & SDM LIQUOR LICENSE WITH SUNDAY SALES AND DANCE PERMIT LOCATED AT 27406 W. 8 MILE ROAD.

Attorney representing Rob and Dan's Mulligans for the Mulligan's Pub introduced the new owners and stated it is their hope that council approves the transfer of this Class C and SDM license to the new owners.

Mayor Barnett mentioned that both Police and Fire Departments had no objections to the request.

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby adopts the resolution for approval to the Michigan Liquor Control Commission for the request from Rob & Dan Mulligan's, Inc. for the transfer of ownership of a 2021 Class C & SDM Liquor License with Sunday Sales (AM & PM) and Dance Permits from Mulligan's Pub & Grub, Inc. located at 27406 W. 8 Mile Road.

Roll Call Vote:

Yea: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN
Nay: NONE
Absent: BOLEWARE AND BRIDGES
Abstentions: NONE

MOTION CARRIED 5-0.

CONSIDERATION OF APPROVAL OF THE COMMERCIAL REHABILITATION DISTRICT ESTABLISHMENT AND EXEMPTION CERTIFICATE POLICY.

Cristia Brockway, Economic Development Director, explained that various department staff along with the City Manager's Office worked on developing the proposed policy together with the City Attorney who drafted the policy. It was developed to keep the city's goals in mind as well as public benefit and what could potentially be taxable for an abatement incentive under this Act.

Mayor Barnett thanked Councilmember Knol for bringing this forth and working with staff on this policy.

MOTION by Knol, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to approve the Commercial Rehabilitation Exemption Certificate

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Policy and to authorize the City Manager and City Clerk to execute the policy on behalf of the City.

MOTION CARRIED 5-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR HERITAGE HILLS AND WEDGEWOOD COMMONS SUBDIVISION ROAD RECONSTRUCTION PROGRAM, PHASE II TO FLORENCE CEMENT COMPANY IN THE AMOUNT OF \$4,569,898.14. CMR 2-22-14

MOTION by Bruce, support by Massey, that the City Council of Farmington Hills hereby approves the award of contract for the Heritage Hills and Wedgwood Common Subdivision Road Rehabilitation Program, Phase II to Florence Cement Company in the amount of \$4,569,898.14; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Manager and City Clerk to execute the contract on behalf of the City.

Roll Call Vote:

Yea: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN

Nay: NONE

Absent: BOLEWARE AND BRIDGES

Abstentions: NONE

MOTION CARRIED 5-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE CITY HALL CAMPUS PARKING LOT REPLACEMENT PROJECT TO NAGLE PAVING COMPANY, IN THE AMOUNT OF \$316,487.98. CMR 2-22-15

MOTION by Bruce, support by Massey, that the City Council of Farmington Hills hereby approves the award of contract for the City Hall Campus Parking Lot Replacement Project to the lowest competent bidder, Nagle Paving Company, in the amount of \$316,487.98; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Manager and City Clerk to execute the contract on behalf of the City.

Roll Call Vote:

Yea: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN

Nay: NONE

Absent: BOLEWARE AND BRIDGES

Abstentions: NONE

MOTION CARRIED 5-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR ARMORED COURIER-REMOTE SAFE SERVICES WITH PNC BANK IN A TOTAL AMOUNT OF \$141,130 OVER A PERIOD OF 5 YEARS; WITH POSSIBLE EXTENSIONS. CMR 2-22-16

MOTION by Bruce, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to sign a contract with PNC Bank, N.A. for Armored Courier-Remote Safe Services in the estimated total amount of \$141,130; and

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IT IS FURTHER RESOLVED, the City Council authorizes the City Manager to issue purchase orders for Remote Safe Solution and Courier Services to PNC Bank, N.A. for a period of 5 years, with no more than three (3) addition one (1) year renewals upon mutual consent between the City and PNC Bank N.A.

Roll Call Vote:

Yea: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN
Nay: NONE
Absent: BOLEWARE AND BRIDGES
Abstentions: NONE

MOTION CARRIED 5-0.

**RECOMMENDED APPROVAL OF PURCHASE OF A 2022 FORD POLICE INTERCEPTOR
REPLACEMENT FLEET VEHICLE FROM SIGNATURE FORD IN THE AMOUNT OF
\$34,129.00. CMR 2-22-17**

MOTION by Bruce, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Signature Ford for a 2022 Ford Police Interceptor in the amount of \$34,129.00.

Roll Call Vote:

Yea: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN
Nay: NONE
Absent: BOLEWARE AND BRIDGES
Abstentions: NONE

MOTION CARRIED 5-0.

**RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE FARMINGTON
FREEWAY INDUSTRIAL PARK PHASE 1 -COMMERCE DRIVE RECONSTRUCTION
PROJECT TO MARK ANTHONY CONTRACTING INC., IN THE AMOUNT OF \$2,132,547.07.
CMR 2-22-18**

MOTION by Bruce, support by Massey, that the City Council of Farmington Hills hereby approves the award of contract for the Farmington Freeway Industrial Park Phase 1 – Commerce Drive Reconstruction Project to the lowest competent bidder, Mark Anthony Contracting, Inc., in the amount of \$2,132,547.07; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Manager and the City Clerk to execute the contract on behalf of the City.

Roll Call Vote:

Yea: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN
Nay: NONE
Absent: BOLEWARE AND BRIDGES
Abstentions: NONE

MOTION CARRIED 5-0.

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**RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE WHITLOCK STREET
GRAVEL CONVERSION PROJECT TO HUTCH PAVING LLC, IN THE AMOUNT OF
\$1,446,335.40. CMR 2-22-19**

MOTION by Bruce, support by Massey, that the City Council of Farmington Hills hereby approves the award of contract for the Whitlock Street Gravel Conversion Project be awarded to the lowest competent bidder, Hutch Paving, LLC, in the amount of \$1,446,335.40; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Manager and the City Clerk to execute the contract on behalf of the City.

Roll Call Vote:

Yea: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN
Nay: NONE
Absent: BOLEWARE AND BRIDGES
Abstentions: NONE

MOTION CARRIED 5-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR UNIFORM LAUNDRY/DRY-CLEANING SERVICES TO PERFECT CLEANERS IN AN ESTIMATED ANNUAL AMOUNT OF \$25,000 PER YEAR, FOR THREE (3) YEARS; WITH POSSIBLE EXTENSIONS. CMR 2-22-20

MOTION by Bruce, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to issue purchase orders for uniform cleaning to Perfect Cleaners for an estimated annual amount of \$25,000 per year, for three (3) years. In addition, it is recommended that the City Council authorize the City Manager to issue purchase orders for uniform cleaning to Perfect Cleaners for three (3) additional one-year extensions at the approved 2% per year increase upon mutual consent between the City and Perfect Cleaners.

Roll Call Vote:

Yea: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN
Nay: NONE
Absent: BOLEWARE AND BRIDGES
Abstentions: NONE

MOTION CARRIED 5-0.

RECOMMENDED APPROVAL OF AN AGREEMENT WITH FLOCK GROUP, INC. TO PROVIDE LICENSE PLATE DETECTION SYSTEM TECHNOLOGY AND SERVICES. CMR 2-22-21

MOTION by Bruce, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to sign the proposed agreement and associated contract documents with Flock Group, Inc. to provide license plate detection system technology and services for Police Department and law enforcement purposes, subject to final review and approval of the contract documents by the Police Chief and City Attorney.

Roll Call Vote:

Yea: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN
Nay: NONE

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Absent: BOLEWARE AND BRIDGES
Abstentions: NONE

MOTION CARRIED 5-0.

**RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING
MINUTES OF FEBRUARY 14, 2022.**

MOTION by Bruce, support by Massey, that the City Council of Farmington Hills hereby approves the City Council study session meeting minutes of February 14, 2022.

Roll Call Vote:

Yea: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN
Nay: NONE
Absent: BOLEWARE AND BRIDGES
Abstentions: NONE

MOTION CARRIED 5-0.

**RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR SESSION MEETING
MINUTES OF FEBRUARY 14, 2022.**

MOTION by Bruce, support by Massey, that the City Council of Farmington Hills hereby approves the City Council regular session meeting minutes of February 14, 2022.

Roll Call Vote:

Yea: BARNETT, BRUCE, KNOL, MASSEY, AND NEWLIN
Nay: NONE
Absent: BOLEWARE AND BRIDGES
Abstentions: NONE

MOTION CARRIED 5-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

ADJOURNMENT

The regular session City Council meeting was adjourned at 8:40pm.

Respectfully submitted,



Pamela B. Smith, City Clerk