

MINUTES
CITY COUNCIL MEETING
CITY OF FARMINGTON HILLS
NOVEMBER 14, 2016 – 7:30 PM
CITY HALL – COUNCIL CHAMBER

The regular meeting of the Farmington Hills City Council was called to order by Mayor Massey at 7:32 p.m.

Council Members Present: Bridges, Bruce, Knol, Lerner, Massey and Rich

Council Members Absent: Steckloff

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Gajda, Gardiner, Mondora, Monico and Randle, Police Chief Nebus and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Karen Blazaitis, The Greater Farmington Area Chamber of Commerce Board of Directors President, led the pledge of allegiance.

APPROVAL OF AGENDA

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

MOTION CARRIED 6-0.

EMERGENCY PREPAREDNESS COMMISSION “TIP OF THE MONTH”

The following Tip of the Month was read by Keith Ciaramitaro, Emergency Preparedness Commission Member:

**CITY OF FARMINGTON HILLS
EMERGENCY PREPAREDNESS COMMISSION
TIP OF THE MONTH
NOVEMBER 2016**

The Emergency Preparedness Commission reminds everyone to prepare for the winter months ahead.

Familiarize yourself with winter weather terminology and know what to do when an Advisory, Watch, or Warning is issued.

At home:

- Make sure your home preparedness kit is current.
- Purchase rock salt or other snow removal materials.
- Prepare your home for winter including checking the chimney for cleanliness, and installing any storm windows or covering windows with plastic.
- Make sure smoke alarms and carbon monoxide detectors are working properly.
- Winterize pet shelters with doors, plastic sheeting, and extra ground cover such as straw and blankets. Change the ground cover regularly. Provide extra food, and make sure drinking water doesn't freeze. *Most animal deaths in wintertime result from dehydration.*

Outside:

- Review the warning signs and first aid treatments for frostbite and hypothermia, as described in your first aid manual.
- The Farmington Hills Senior Division matches senior residents with volunteers who will help them clear snow off sidewalks, porches and driveways in the winter. To volunteer or request help, please call 248-473-1895.

For your automobile:

- Ensure your automobile is prepared for winter driving, including proper maintenance and your auto Winter Survival Kit.
- Know winter driving related safety tips, such as how to steer out of a skid.

The EPC wishes everyone a safe winter season. For more information regarding the Emergency Preparedness Commission, visit the website at www.fhready.org. Stay warm, stay safe!!

PROCLAMATION RECOGNIZING NOVEMBER 26, 2016 AS SMALL BUSINESS SATURDAY

The following proclamation was read by Councilmember Rich and accepted by Khalfani Stephens, Economic Development Director and Karen Blazaitis, The Greater Farmington Area Chamber of Commerce Board President.

**PROCLAMATION
Small Business Saturday
November 26, 2016**

- WHEREAS,** the City of Farmington Hills celebrates small businesses and the critical contribution they make to our community, the local economy, and the overall economic health of the United States; and
- WHEREAS,** according to the U.S. Small Business Administration, currently there are almost 28 million small businesses in our country, representing more than 99 percent of American companies, creating two-thirds of new jobs, and generating almost half of private Gross Domestic Product; and
- WHEREAS,** small businesses employ over half of the workers in the private sector in the United States and contribute positively to the local community by supplying jobs and generating tax revenues; and
- WHEREAS,** consumers in the U.S. are strongly encouraged to support the “buy local” movement to help create jobs, boost the local economy, and benefit our communities.

NOW, THEREFORE, BE IT RESOLVED, that I, Ken Massey, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim November 26, 2016 as **Small Business Saturday** and urge all residents to support small businesses and merchants annually on the Saturday after Thanksgiving and also throughout the year.

Karen Blazaitis, Board of Directors President, urged all to shop locally and support small businesses. Director Stephens added that small businesses are the backbone of the economy and he thanks all who supports them.

APPROVED 11/28/2016

MICHIGAN DEPARTMENT OF TRANSPORTATION UPDATE ON I-275 CONSTRUCTION

Bill Erbin, MDOT Project Manager, stated that the project is complete and they finished 3 days ahead of the contractor's projected schedule. He stated that there were 3 components, I-275 pavement is done and there was some patching in the interchange that took a little longer than expected and what remains is landscaping that was previously discussed with Council and will take place in the spring. Communication equipment is current being installed to manage congestion. He noted that there are 721 trees to be planted and a berm will be constructed.

Councilmember Lerner stated that there was lengthy discussion regarding landscaping at the last City Council meeting when this was discussed and he asked for Mr. Erbin to explain the number of trees and types of trees to be planted.

Mr. Erbin reiterated that there will be 721 trees planted and he reviewed the various types of trees proposed.

Mayor Pro-Tem Knol inquired expressed concern with flooding at the exit ramp to 7 Mile Road and it was reclosed. She inquired the issue. Mr. Erbin stated that the pipe was blocked and had to be cleared so there shouldn't be an issue there again.

Mayor Massey inquired if any trees have been planted to date. He stated in addition to what was the in the landscape plans, 200 trees were requested by the City of Livonia to block the view of the concrete plants from the residents so those were the only trees installed to date. The rest will be planted in the spring.

Mayor Massey inquired if any of the residents contacted MDOT to request trees. He stated that nobody has but one woman did request to locate the proposed trees in a certain spot and there is some flexibility to do that if others are interested.

Mayor Massey thanked Mr. Erbin for completing the project on time and for answering the concerns of Council and the residents.

PRESENTATION ON THE COMMISSION ON AGING FROM CARL CHRISTOPH

Carl Christoph, Commission on Aging member, stated that this was his 20th year on the Commission. He thanked Marsha Koet, liaison for the Commission, for keeping them on task. He reviewed the following projects conducted by the Commission: Directory for Senior Services that is now available on-line for the first time, Annual Volunteer Breakfast, Sponsored Speaker Series and making sure that Farmington Hills maintains its designation as a Community for Life.

Councilmember Bridges thanked Mr. Christoph for his service to the community and the commission.

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

MOTION by Lerner, support by Bridges, to approve Consent Agenda items as submitted.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY AND RICH

Nays: NONE

Absent: STECKLOFF

Abstentions: NONE

MOTION CARRIED 6-0-1-0.

PUBLIC QUESTIONS AND COMMENTS

Residents of the Greencastle Subdivision including Dan McRoberts, Melanie Williams, Troy Anderson and Dan Griffith all spoke regarding their continued issues and concerns with the wells and water quality in their area.

Mayor Massey acknowledged that the residents have all been wronged in his mind. He stated that while the City has no direct ability to fix the situation, he and Councilmember Lerner met with Water Commissioner Nash and his staff and they were firm that two things needed to happen – The Middlebelt Tunnel Project needed to be completed and Middlebelt Road opened and water main provided to the entire subdivision.

Councilmember Lerner added that the County indicated that they were not sure that water main could legally be provided to the entire subdivision as it is paid for by the rate payers; but the City has no jurisdiction over this project and these conversations need to take place at the WRC offices.

Mayor Masses stated that County Commissioner Dwyer submitted a Resolution to fix this situation and this needs the City support and support from the residents.

Councilmember Lerner encouraged the residents to keep applying pressure to the County Officials and to get more homeowners involved.

Thomas Burks, Glen Creek Ct., expressed concern with a neighbor digging out a portion of his driveway that has left a trench of 21 inches deep and 24 feet long. He noted this is a private road.

Attorney Joppich stated that it appears this is an issue between two private property owners and the City would have no jurisdiction, but staff is looking into the matter.

Danielle Shepherd, 28816 Greencastle, stated that she was trying to sell her home \$30,000 below market value as she was ill and wanted to move closer to family and she could not sell and had to take her home off the market due to the water situation in her subdivision. She feels that this is strong evidence that this situation is affecting the value of their homes not to mention it is an unhealthy situation.

Councilmember Bridges stated that the City Council is on record as wanting this matter resolved as quickly as possible, but he suggested a letter or Resolution from City Council to WRC.

Councilmember Lerner requested updated information as to the number of homes still affected to be sent to the City Manager's Office.

Mayor Massey also encouraged every member of Council to contact Mr. Nash directly by phone to voice their opinion as he feels this sends a stronger message than just a resolution by itself.

Mayor Pro-Tem Knol requested that WRC find the money to put water main in that entire subdivision.

COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS

The following comments and announcements were made:

- Councilmember Rich mentioned her 2nd Sunday Walk and Talk event to be held at the Library on.
- Dr. Rich also acknowledged the loss of a former Mayor, Councilmember and State Representative Jan Dolan

- Councilmember Lerner mentioned Good Fellows is collecting non-perishable foods for the holidays and donation boxes are in the schools and other public buildings. He stated that the Good Fellows holiday delivery is scheduled for December 17, 2016.
- Mayor Massey acknowledged the Forever Stars and Stripes event held November 11, 2016.

CITY MANAGER UPDATE

City Manager Boyer suggested asking Mr. Nash to set a meeting with the Greencastle Subdivision homeowners regarding their continued issues at the City Hall but outside of a Council meeting.

Mr. Boyer provided the following update:

- The Election ran smoothly with just under 74% voter turn-out.
- Yard waste pick-up ends the week of November 28th
- December 6th is the 24th Annual Holiday Lighting Ceremony at 6:30pm at City Hall

Mayor Massey stated that the City was also going to provide updated information on the water issues from WRC on the City website and asked staff to look into the status.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE BROWNFIELD PLAN ALLOWING THE CAPTURE OF TAX INCREMENT FOR THE PURPOSE OF REMEDIATING THE PROPERTY AT 28975 ORCHARD LAKE ROAD; AND CONTINUED FUNDING OF THE BROWNFIELD REDEVELOPMENT AUTHORITY. CMR 11-16-116

Director of Economic Development Stephens explained that this evening is to hold a public hearing to discuss a Brownfield Plan for 28975 Orchard Lake Road, formerly The US Tool and Cutter site that has been inactive for some time. He stated that the developer who purchased the property also developed the property to the north as an EZ Storage facility and is suggesting a second EZ Storage facility for this site. The property, due to the contamination, is not able to be redeveloped for any effective use without remediation.

Mr. Stephens noted that the Brownfield Redevelopment Authority has met on this matter a few times and has put forth the Brownfield Plan for consideration that represents approximately \$4.8 million in investment that would bring the taxes on the property up to approximately \$64,000. The tax increment money would be used to reimburse the applicant for their eligible remediation costs and after that all of the tax increment would be returned to the taxing jurisdictions.

William Bowman, Developer, stated that they are planning on tearing down the existing building and significantly increasing the taxes for the property. He noted that they have 6,000 square feet of retail space proposed along with the EZ Storage facility for which they already have a tenant and they plan to extend the marginal access drive to connect the three properties in that area to keep traffic off Orchard Lake Road. Mr. Bowman added that they will be doing a joint sign program as well as joint landscaping between the three properties. His development would also be solving an off-site drainage issue for the neighbors behind them and they are dedicating a significant amount of space for open space and park area.

Mayor Massey mentioned that the developer just received a Beautification Commission award for its landscaping for its existing EZ Storage location. Mr. Bowman stated that they also received the Chamber of Commerce award and they are very proud of both awards.

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

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby approves the Brownfield Plan allowing the capture of tax increment for the purpose of remediating property at 28975 Orchard Lake Road, and continued funding of the Brownfield Redevelopment Authority.

MOTION CARRIED 6-0.

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-6-2016 TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 17, "NUISANCES," ARTICLE VII, "PERFORMANCE STANDARDS," SECTION 17-106, "LIGHTING," RELATING TO PERFORMANCE STANDARDS TO ADDRESS AND DEFINE STRIP LIGHTING; CITY CODE AMENDMENT 1, 2016; AND APPROVAL OF SUMMARY FOR PUBLICATION.

Director of Planning and Community Development Gardiner explained that the ordinance before Council was drafted to address and define strip lighting and was Introduced by City Council at their last meeting. He stated that the next step would be enactment by City Council.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-6-2016 to amend the Farmington Hills Code of Ordinances by amending Chapter 17, "Nuisances," Article VII, "Performance Standards," Section 17-106, "Lighting," relating to performance standards to address and define strip lighting; and approval of summary for publication.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY AND RICH
Nays: NONE
Absent: STECKLOFF
Abstentions: NONE

MOTION CARRIED 6 - 0 -1 -0

NEW BUSINESS

CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 15, "HISTORICAL PRESERVATION," TO ADD THE PROPERTY LOCATED AT 26291 PILLSBURY, THE CARL LICHT HOUSE, TO THE HISTORIC DISTRICTS.

Director Gardiner stated that the proposed ordinance was to request the addition of 26291 Pillsbury, The Carl Licht House, to the Historic Districts. He explained that the Historic District Commission (HDC) conducted a city survey, contacted homeowners for interest and this application was submitted to the City. The Planning Commission held a public hearing in 2015 at which time the Planning Commission supported the inclusion of this home into the Historic Districts and the HDC has also recommended inclusion of the home.

Ken Klemmer, Chair of the HDC, introduced the homeowners, Mr. and Mrs. Nichols. He stated that the home is quite unique and was the result of a partnership between the original owner Carl Licht and the architect. He noted that the home uses innovative materials and has a beautiful setting and the homeowners have taken great care of the home. He stated that the home is an asset to the community and deserves to be recognized.

Mr. Nichols stated that they are not architectural historians but appreciate good design and the design of the home kept drawing them back. His hobby is car restoration and everything they do to the home, they have also tried to restore it as it was with similar materials. He stated that when the opportunity came up to include the home in the historic districts, they felt they were aligned with that thinking and wanted to support it.

MOTION by Rich, support by Lerner, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the Farmington Hills Code of Ordinances by amending Chapter 15, "Historical Preservation," Article II, "Historic District and Historic District Commission," Section 15-29, "Historic Districts Enumerated," to add the property located at 26291 Pillsbury, The Carl Licht House, to the Historic Districts.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY AND RICH
Nays: NONE
Absent: STECKLOFF
Abstentions: NONE

MOTION CARRIED 6 - 0 - 1 - 0

CONSENT AGENDA

RECOMMENDED APPROVAL OF ESTABLISHMENT OF A SPECIAL ASSESSMENT DISTRICT FOR ROAD IMPROVEMENT FOR COUNTRY CLUB DRIVE AND ESTABLISHING THE DATE OF DECEMBER 12, 2016 FOR THE PUBLIC HEARING OF DETERMINATION. CMR 11-16-117

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby adopts Resolution No. 1 establishing the boundary of a special assessment district for hard surface road improvement along Country Club Drive to include the properties outlined in CMR 11-16-117, and

IT IS FURTHER RESOLVED, that City Council adopts Resolution No. 2 establishing the date of December 12, 2016 for the public hearing to proceed.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY AND RICH
Nays: NONE
Absent: STECKLOFF
Abstentions: NONE

MOTION CARRIED 6-0-1-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR A FIREARMS AND USE OF FORCE TRAINING VIDEO SIMULATOR SYSTEM (MILO) TO FAAC, INC. IN THE AMOUNT OF \$45,511.25. CMR 11-16-118

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for a Firearms and Use of Force Training Video Simulator System (MILO) to FAAC, Inc. in the amount of \$45,511.25.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY AND RICH
Nays: NONE
Absent: STECKLOFF
Abstentions: NONE

MOTION CARRIED 6-0-1-0.

RECOMMENDED APPROVAL OF REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CODE.

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Code for Nicholas Grazal as a Building Attendant in the Special Services Department. Nicholas Grazal is the nephew of Jane Bruckman, Senior Center Worker in the Special Services Department.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY AND RICH
Nays: NONE
Absent: STECKLOFF
Abstentions: NONE

MOTION CARRIED 6-0-1-0.

RECOMMENDED APPROVAL OF REQUEST FOR CONTINUED EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CODE.

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby approves the continued employment under Section 10.01A of the City Code, for Timothy Waker, Chief Engineering Inspector in the Engineering Division and Anne Marie DeFrain, Administrative Secretary in the Engineering Division, who intend to marry on February 4, 2017.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY AND RICH
Nays: NONE
Absent: STECKLOFF
Abstentions: NONE

MOTION CARRIED 6-0-1-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF OCTOBER 24, 2016.

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby approves the regular meeting minutes of October 24, 2016 as submitted.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY AND RICH
Nays: NONE
Absent: STECKLOFF
Abstentions: NONE

MOTION CARRIED 6-0-1-0.

APPROVED 11/28/2016

**RECOMMENDED APPROVAL OF ENTERING INTO AN EXECUTIVE SESSION TO DISCUSS
A COLLECTIVE BARGAINING AGREEMENT.**

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby approves entering into an executive session immediately following the regular meeting in order to discuss a Collective Bargaining Agreement.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY AND RICH

Nays: NONE

Absent: STECKLOFF

Abstentions: NONE

MOTION CARRIED 6-0-1-0.

ATTORNEY'S REPORT

The City Attorney's report was received by Council and there were no questions.

ADJOURNMENT

There being no further business, Mayor Massey adjourned the regular City Council meeting at 8:55pm.

Respectfully submitted,



Pamela B. Smith, City Clerk