

MINUTES
CITY COUNCIL MEETING
CITY OF FARMINGTON HILLS
APRIL 25 – 7:30 PM
CITY HALL – COUNCIL CHAMBER

The regular meeting of the Farmington Hills City Council was called to order by Mayor Massey at 7:30 p.m.

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

Council Members Absent: Bridges

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Gajda, Gardiner, Lasley and Schnackel, City Attorney Joppich and Planning Consultant Arroyo

PLEDGE OF ALLEGIANCE

Beautification Commission Co-Chair Carol Posby led the pledge of allegiance.

APPROVAL OF AGENDA

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

MOTION CARRIED 6-0.

COMMISSION FOR ENERGY AND ENVIRONMENTAL SUSTAINABILITY”TIP OF THE MONTH”

The following Tip of the Month was read by Councilmember Bruce:

Commission for Energy and Environmental Sustainability
Tip of the Month

Did you know that you can get a rebate of up to \$100 on the purchase of a smart or programmable thermostat?

Home Depot's website actually tells you (while you shop!) what rebates you qualify for on new thermostat purchases. Pretty neat, huh?

As you're browsing on the Home Depot website, look below the price tag. If rebates are available, simply click a button for all the details on how to take advantage of the rebate and get money back! DTE Energy and Consumers Energy websites also offer information about available rebates.

Speaking of getting money back, did you know that you can save 10% or more on your energy bills by installing a programmable or smart thermostat? For every one degree that you adjust your temperature, you save up to 3% on your energy bill!

So, in any season, you can control your energy use by making sure that the temperature of your home, while still comfortable, is as close to the temperature outside as possible.

PRESENTATION OF BEAUTIFICATION COMMISSION 2015 ANNUAL REPORT

Carol Posby, Co-Chair of the Beautification Commission, provided the 2015 annual report outlining the Commission's mission statement, accomplishments and activities for 2015, 2016 highlights that include a

possible city adopt-a-road program; and project dates for 2016. She commented on the dedication of the Beautification Commission and thanked City Council liaison Valerie Knol and staff liaison Charmaine Kettler-Schmult for their support.

Mayor Pro-Tem Knol thanked Mrs. Posby and Charmaine for their dedication and commented that all of the members have their areas of expertise and they work very well together. She encouraged any residents that might be interested in serving on the Commission to contact the city.

PROCLAMATION RECOGNIZING APRIL 29, 2016 AS ARBOR DAY

The following proclamation was read by Councilmember Rich and accepted by Charmaine Kettler-Schmult, Community Development and Special Projects Coordinator:

**Arbor Day
April 29, 2016**

WHEREAS, in 1872, politician and journalist J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, now called Arbor Day, this holiday was first observed with the planting of more than a million trees in Nebraska and is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, beautify our community, and promote the well-being of current and future generations.

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 April 29, 2016 as **Arbor Day** and encourage all citizens to celebrate by planting a tree, by going for a walk in the woods or just by taking the time to appreciate trees and all the benefits they provide.

DESIGNATION AND ADOPTION OF THE MONARCH BUTTERFLY AS MICHIGAN'S STATE INSECT

The following resolution was read by Councilmember Steckloff and accepted by Karen Meabrod.

**RESOLUTION R-62-16
STATEMENT IN SUPPORT OF DESIGNATING
THE MONARCH BUTTERFLY AS MICHIGAN'S OFFICIAL STATE INSECT**

WHEREAS, Michigan is one of three states that does not have an official state insect;

WHEREAS, the Monarch butterfly is native to Michigan;

WHEREAS, the Monarch is widely recognized throughout the State of Michigan;

WHEREAS, the Monarch butterfly, as a pollinator, plays a critical role in the reproduction of plants;

WHEREAS, the Monarch's migration lures many tourists annually to the shores of the Great Lakes;

WHEREAS, the Monarch's life cycle is symbolic for Michigan – through hard work and determination, beauty emerges;

WHEREAS, conservation efforts are underway across the State of Michigan to protect the Monarch butterfly, and by designating the Monarch as Michigan's official State Insect, those efforts will be strengthened.

NOW, THEREFORE, BE IT RESOLVED that the City of Farmington Hills supports the designation and adoption of the Monarch butterfly as Michigan's official State Insect.

Karen Meabrod thanked City Council for their support in her efforts to have the Monarch butterfly designated as Michigan's official state insect. She mentioned that there is currently a Senate Bill (SB812) in committee in support of this and this type of community support she hopes will encourage movement of that Bill. She inquired about putting a link to this information on the City's website. City Manager Boyer stated that he would look into that possibility.

CORRESPONDENCE

Mayor Massey acknowledged correspondence from a resident regarding the Independence Commons road project that was received by all Council members and sent on to the City Manager and City Clerk.

CONSENT AGENDA

Councilmember Bruce inquired what the fee would cover and the length of the accreditation with regard to consent agenda item #9, recommended approval of an application fee of \$16,500 for accreditation of the Department of Public Works through the American Public Works Association (APWA).

Assistant City Manager Mekjian explained that the accreditation process included a self-assessment of the department policies and once completing that process a department can apply to become an accredited department. This would lend national recognition to the Farmington Hills DPW as providing premium public services. He stated that it would be a 3-year certification and then recertification is required but not at the same level of expense. He added that fees are based on the responsibility of the department and population.

MOTION by Bruce, support by Lerner, to approve Consent Agenda as published.

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

PUBLIC QUESTIONS AND COMMENTS

Marianne Weiss, Crompton Circle, stated that she was at the last Council meeting two weeks ago asking about drainage costs for the Independence Commons road project and tonight was provided a piece of paper with a figure. She expressed concern with the cost of the project noting that it is an older subdivision with many retirees and asked that the City consider replacing only what is currently there and not to include additional base material or drainage. She believes the residents and city could come to an equitable agreement and asked that the city please work with the residents.

Gregory Hughey, 35999 Charter Crest, expressed concern with the cost of his corner lot as it pertains to the Independence Commons road project. He stated that he is a retired, disabled veteran and does not understand why the corner lots have the burden of additional costs. He would like to know the proposed cost of his assessment.

Mayor Massey stated that the assessment cost for each lot is available at the City Clerk's Office during normal business hours.

City Attorney Joppich clarified that if the residents did not protest the costs at the hearing held at the last meeting, their ability to appeal the costs would be very low; but they should contact either an attorney or the Michigan Tax Tribunal to obtain further information with regard to their situation.

Mayor Massey added that there is also a deferment program available for residents that qualify.

COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS

- Councilmember Rich's 2nd Sunday walk and talk is scheduled for Sunday, May 8th at 1:30pm.
- Congratulations to the Xemplar Club on their fundraiser held this past weekend.
- There is a special Election for Clarenceville School District on May 3, 2016 that includes Farmington Hills voters in Precinct 27 only and the City Clerk's Office will be open Saturday, April 30, 2016 for Election related business and this is also the last day to request an absent voter ballot to be mailed for the May 3rd Election.
- Several polling locations will be changed due to school building renovations for the August 2, 2016 Election only and affected residents will be notified by mail in the next few weeks.
- April 30, 2016 from 10am-2pm is the Drug Take Back Program where residents can drop off old prescription drugs at the Police Department
- April 27, 2016 at 7pm is the Farmington SAFE Community Conversation on PTSD at City Hall
- Clarenceville Education Foundation kick-off event is May 5, 2016 at Corsi's Restaurant on 7 Mile Road from 6-8pm to support the Clarenceville School District
- Team Farmington Special Olympics bowl-a-thon was held last Saturday, April 23rd
- Thank you to the Chamber of Commerce and their staff for their work at the Farmington Gala held for the Farmington Foundation last Saturday.

CITY MANAGER UPDATE

City Manager Boyer mentioned the following:

- Special Olympics bowl-a-thon raised over \$15,000
- Rebuilding together program is being held April 30th to help local residents with needed home improvements
- Various road projects taking place within the city

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) PLAN 1, 2011 TO ADD AN ADJACENT PARCEL OF LAND SOUTH OF THE EXISTING DEVELOPMENT TO THE PUD PLAN.

Director of Planning and Community Development Ed Gardiner explained that the request before Council this evening is an amendment to the PUD Plan that the Council initially approved approximately 5 years ago that was developed as a mixed-used development on an existing site on the west side of Orchard Lake Road, north of 12 Mile Road. EZ Storage was the main tenant of this development along with the existing ABC Warehouse and they are now asking for an amendment to add an adjacent parcel to the plan that they recently acquired. The Planning Commission reviewed this plan and is recommending approval to Council. The developers are present to make their presentation as is Planning Consultant Arroyo who will review the plan and then the public hearing should be held.

Bill Bowman, Nolan Real Estate Investments, explained that in 2011, he was before City Council requesting approval of the original PUD plan that involved the ABC Warehouse and have numerous compliments from the neighbors on this development. He mentioned that they recently had the opportunity to purchase the adjacent property and would like to incorporate that parcel into the PUD plan. They are proposing to demolish the building and construct a new building similar to the first project, which he feels will be a huge improvement to the property. Mr. Bowman stated that they sent information out to nearby residents and those residents that the city would typically notify to discuss any concerns and heard from only one neighbor who lives immediately behind the proposed project.

Mr. Bowman explained that as part of the project, they are proposing to extend the marginal access road to try and connect the businesses in the area and eliminate some of the curb cuts. They would be able to utilize the same truck area as ABC Warehouse that will help to keep that activity away from the residents. He added that they have dedicated open space area and have been working with potential tenants and hope to soon have a lease. Mr. Bowman mentioned that they are also planning to add trees as an aesthetic buffer and they are excited about the proposed project.

Councilmember Lerner inquired if there is sufficient parking or if a variance would be required and inquired about the height of the proposed fence.

Mr. Bowman responded that he believes that their plan exceeds parking requirements and the fence is proposed to be a 7-foot fence based on the request from the residents and approval of the Planning Commission.

Rod Arroyo, Planning Consultant, stated that the majority of the site is industrial and a portion that is zoned parking that will all fall under the umbrella of the PUD plan. He noted that the Planning Commission held the required public hearing and are recommending approval to City Council. He reviewed his February 25th review letter with Council that mentioned the benefits of the project such as eliminating existing curb cuts and extending the marginal access drive, drainage improvements, elimination of an obsolete building and implementing master plan recommendations. He noted that the master plan goals and objectives have been met and the applicant has worked significantly with the neighbors to address concerns and requests for enhanced landscaping. Mr. Arroyo stated that as part of the plan, the applicant is requesting a variation to the required rear yard setback. He stated that the rear yard setback requirement for Light Industrial from residential is 50 feet and they are proposing 25.9 feet; but that is consistent with the use but is a variation necessary due to the light industrial zoning.

Mr. Arroyo confirmed that the parking meets ordinance requirements due to the fact that the site is considered all one development under the PUD plan.

Mayor Pro-Tem Knol thanked the applicant and developer for working with the neighbors and cleaning up the site and providing an attractive building. She stated that she is excited about the proposed consolidation of signage for the site with the other tenants.

Councilmember Lerner stated that he also appreciates this project and the applicant's effort with the neighbors.

Mayor Massey opened the public hearing.

Gary Edelstein, 28961 Lorikay, thanked the architects for addressing his concerns mentioned at the Planning Commission meeting regarding the landscaping. He distributed pictures to Council of his view of the site and stated that that he does not believe the proposed trees at 12-15 feet tall will block the view of the 40 foot tall building. While he appreciates the fact that they are including the trees, he feels the proposed trees are a minimal effort and would prefer taller trees.

There being no further comments, the public hearing was closed.

Mr. Bowman stated that what they are proposing are significant trees that grow relatively fast. He added that they could have built a 50-foot tall building per ordinance requirements, but they want to build their project and feel they are trying to do the appropriate thing.

Coordinator Kettler-Schmult added that the ordinance requires only 8-10 foot height evergreens and she would not recommend going above the height they are proposing due to the decrease in survivability rate without specialized care and it can be difficult to install plants of that height in a limited space.

Mayor Pro-Tem Knol commented that the PUD option provides the city more control over the landscaping plan and to hold the developer to what he has promised.

MOTION by Lerner, support by Knol, that the City Council of Farmington Hills hereby approves the amendment to Planned Unit Development (PUD) Plan 1, 2011 to include the property and development as depicted in the PUD Plan dated March 9, 2016; and further authorizes the City Attorney to prepare the appropriate PUD agreement which stipulates the final development conditions and authorizes the identified zoning deviations for City Council consideration and approval.

MOTION CARRIED 6-0.

Mayor Massey thanked Mr. Edelstein for his comments. Mr. Edelstein thanked everyone for their efforts and explanation and added that he is pleased with the proposed project.

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2016/2017 PROJECTED USE OF FUNDS. CMR 4-16-

44

Charmaine Kettler-Schmult, Community Development and Special Projects Coordinator, explained that tonight she will review the 5-year consolidated plan and annual use of Community Development Block Grant (CDBG) projected use of funds and this requires the public hearing this evening. Every 5 years, the city is required to analyze the housing needs of the community and provide a projection of what the city will expend through CDBG to meet those established objectives. She stated that they partnered with Oakland County Home Consortium this year to develop the plan that included objectives to provide suitable living environments, decent housing and look for opportunities for economic development that would be

accomplished through the activities of housing rehabilitation, public services through non-profit organizations and physical improvements to public facilities and transportation corridors.

Mrs. Kettler-Schmult discussed the eligible areas and a map of those areas was provided to Council. The annual proposed budget includes a 1% reduction from last year for the City's entitlement funding from HUD. The City is anticipating 35,000 in program income from the repayment of home repair loans. She discussed the proposed expenditure of funds as follows:

Housing Rehabilitation	\$192,003
Public Facilities (Capital Funds)	\$100,000
Public Service Organizations	\$ 15,000
Program Administration	\$ 35,500
Total	\$342,503

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

MOTION by Lerner, support by Rich, that the City Council of Farmington Hills hereby approves the Five Year Consolidated Plan and Community Development Block Grant Program Year 2016/2017 budget to include: 1) \$192,003 for housing rehabilitation, 2) \$100,000 for Public Facilities, 3) \$15,000 for Public Service Organizations and 4) \$35,500 for program administration; and further approves the Public Facilities portion of the budget for improvements of the building and parking lot at Fire Station #2, \$100,000 (PY 2016/2017); and further authorizes the City Manager to prepare and submit an application for Community Development Block Grant funds to the U.S. Department of Housing and Urban Development by May 16, 2016.

MOTION CARRIED 6-0.

NEW BUSINESS

TRANSMITTAL AND ACCEPTANCE OF THE CAPITAL IMPROVEMENTS PLAN (CIP) FOR FISCAL YEARS 2016/2017 - 2021/2022.

Director Gardiner stated that the Planning Commission is pleased to submit to Council for their use and acceptance the Capital Improvement Plan that was adopted by the Planning Commission at their March 24, 2016 meeting.

MOTION by Rich, support by Knol, that the City Council of Farmington Hills hereby accepts the transmittal of the Capital Improvements Plan (CIP) for the fiscal years 2016/2017 – 2021/2022.

MOTION CARRIED 6-0.

CONSENT AGENDA

ACKNOWLEDGMENT OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) NATIONAL ACCREDITATION OF THE FARMINGTON HILLS DEPARTMENT OF PUBLIC SERVICES, AND APPROVAL OF THE APPLICATION FEE IN THE AMOUNT OF \$16,500.00. CMR 4-16-45

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby recognizes and supports the efforts of the Farmington Hills Department of Public Services in becoming an APWA Nationally Accredited Public Services Agency; and further authorizes the City Manager to sign the APWA Accreditation Application and fee in the amount of \$16,500.00.

Roll Call Vote:

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

MOTION CARRIED 6-0.

ACKNOWLEDGEMENT OF QUARTERLY FINANCIAL SUMMARY AND INVESTMENT REPORTS

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby acknowledges the quarterly investment and third quarter financial summary reports.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE 2016 SPRING/SUMMER CITYWIDE PLANTING PROGRAM TO GREG DAVIS LANDSCAPING IN THE AMOUNT OF \$25,200.00. CMR 4-16-46

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby approves the award of contact in the amount of \$25,200.00 to Greg Davis Landscaping, lowest qualified bidder, for the 2016 Spring/Summer Citywide Planting Program; and further authorizes the City Manager and City Clerk to sign the contract on behalf of the City of Farmington Hills and issue a purchase order for the same.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR A RIDE-ON TURF SPRAYER/SPREADER TO SITEONE LANDSCAPING, INC. IN THE AMOUNT OF \$12,683.42. CMR 4-16-47

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for a ride-on turf sprayer/spreader to SiteOne Landscaping, Inc. in the amount of \$12,683.42.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR ATHLETIC FIELD LINE PAINTER TO KROMER COMPANY, INC. IN THE AMOUNT OF \$24,173.50. CMR 4-16-48

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for an athletic field line painter to Kromer Company, Inc. in the amount of \$24,173.50.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR GOLF COURSE MOWERS AND UTILITY VEHICLE MOWER TO SPARTAN DISTRIBUTORS IN THE AMOUNT OF \$77,700.13. CMR 4-16-49

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for two (2) golf course mowers and one (1) utility vehicle to Spartan Distributors in the amount of \$77,700.73.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR VIDEO PRODUCTION CAMERAS AND RELATED ACCESSORIES TO WOODGATE SALES, LLC IN THE AMOUNT OF \$10,820.00. CMR 4-16-50

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for video production cameras and related accessories to Woodgate Sales, LLC in the amount of \$10,820.00.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF APRIL 11, 2016.

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby approves the regular meeting minutes of April 11, 2016 as submitted.

Roll Call Vote:

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

Nays: NONE

Absent: BRIDGES

Abstentions: NONE

MOTION CARRIED 6-0.

TOPICS FOR CONSIDERATION AT THE NEXT CITY COUNCIL MEETING

Mayor Massey mentioned potential topics for the next regular City Council meeting of May 9, 2016.

ADJOURNMENT

The City Council meeting was adjourned at 8:50p.m.

Respectfully submitted,



Pamela B. Smith, City Clerk