

MINUTES
CITY COUNCIL MEETING
CITY OF FARMINGTON HILLS
OCTOBER 23, 2017 – 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: Bridges, Bruce, Knol, Lerner, Massey, Rich and Steckloff

Council Members Absent: None

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Gardiner, Mondora and Monico, City Attorney Joppich and Planning Consultant Arroyo.

PLEDGE OF ALLEGIANCE

Miss Rapson, Civics Class student, led the pledge of allegiance.

APPROVAL OF AGENDA

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

MOTION CARRIED 7-0.

SUSTAINABLE FARMINGTON HILLS TIP OF THE MONTH

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

**Sustainable Farmington Hills
Tip of the Month
October 23, 2017**

It's time to start planning for your Thanksgiving Day festivities and we have some tips to save energy this holiday thanks to ase.org.

If your plans are to travel on Thanksgiving consider checking your tire pressure. Low tire pressure can lead to an increase in consumption of gas.

If your plans are to host and cook for friends or family consider these tips:

1. Make sure to clean your oven before you cook. A dirty oven uses more energy than a clean oven does.
2. Don't purchase more food than you and your guests will eat. This will save cooking time and food waste.
3. Turn the thermostat down! The heat from cooking and your guests will keep your home warm.

PROCLAMATION RECOGNIZING NOVEMBER 1, 2017 AS EXTRA MILE DAY

The following Proclamation was read by Councilmember Knol:

**PROCLAMATION
Extra Mile Day
November 1, 2017**

- WHEREAS,** Farmington Hills is a city which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and
- WHEREAS,** as a “Community that Cares,” the City of Farmington Hills encourages its citizens to maximize their personal contributions by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and
- WHEREAS,** Farmington Hills chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and
- WHEREAS,** Farmington Hills acknowledges the mission of Extra Mile America to create more than 575 Extra Mile cities in our country and is proud to support “Extra Mile Day” on November 1, 2017.

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 1, 2017 to be **Extra Mile Day** and urge each member of the community to not only “go the extra mile” in his or her own life, but also to acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, communities, country or world a better place.

CORRESPONDENCE

Councilmember Steckloff received complaints regarding skunks in the area of 11 Mile and Middlebelt.

CONSENT AGENDA

MOTION by Rich, support by Lerner, to approve the Consent Agenda as read.

Roll Call Vote:

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

MOTION CARRIED 7-0.

PUBLIC QUESTIONS AND COMMENTS

Tom DeWard of Independence Commons had the following questions or comments:

- Inquired about the time frame for the City Manager’s certification of the total cost of the improvement for Independence Commons per Section 25-20 of the City Code.
- He requested that the city complete any past certifications not complete and allow resident review.
- Requested reimbursement for costs spent on Freedom of Information Act requests.
- Reported that the curbs on the cul-de-sacs in Independence Commons should be 4 inches and they are only 2 inches and he felt residents should receive a refund for the work not completed.

- Requested the city develop a proposal to complete the road projects planned for this season that were not done and for the coming season for safety reasons.
- Feels there were city errors on various Personal Property Taxes and he feels it is incumbent upon the city to notify the residents of the errors, correct those and help residents file the proper paperwork to recover the refunds.

COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS

The following comments and announcements were made:

- The new voting equipment is on display at City Hall for voters to vote a demonstration ballot now through Saturday, November 4, 2017, during normal business hours M-F and Saturday, Nov 4th from 8:30am – 2pm

CITY MANAGER UPDATE

Assistant City Manager Mekjian made the following announcements:

- An Open House for Greencastle residents is being held Thursday, October 26th from 4-7pm in the Community Room at City Hall
- Public Services is hosting the following events: Annual Paint a Plow with National Honor Society Students from North Farmington HS and the STEAM Academy Robotics Club to study water.
- The Great Lakes Water Authority has reported a water main break at 14 Mile and Verona
- Last week of yard waste pick up will be November 27th - December 1st on the regularly scheduled collection day

PUBLIC HEARING:

Mayor Massey explained that the first four (4) ordinance amendments were related so they would be discussed together and the public hearing would be opened for members of the public to comment on those amendments, but separate motions would be required for each ordinance.

Ed Gardiner, Director of Planning and Community Development, explained that Zoning Text Amendment 1, 2017 and the ordinances that fall under City Code Amendment 1, 2017 all relate to wireless communication. He stated that the current ordinance was adopted almost 20 years ago and many changes in technology have occurred since that time and State regulations have changed so it was felt it was a good time to review and possibly amend the city's ordinance for wireless communication. Director Gardiner explained that the Planning Commission has provided a text amendment for Council's consideration after holding their public hearing on September 21, 2017. He noted that Planning Consultant Arroyo was present to provide a brief presentation on the proposed amendments and then the public hearing is required this evening prior to any action of Council.

Planning Consultant Arroyo reviewed the proposed amendments and highlighted the major changes that included:

- Updating definitions based that aligned with Federal/State changes and including a purpose
- Making it easier to co-locate on existing buildings
- Providing for a tiered review system to ensure the proposal is in line with Federal/State regulations
- Specific site plan review requirements
- Establishing a licensing procedure to allow for Distributed Antenna System (DAS) on existing poles

Mayor Massey mentioned that this issue was previously discussed with City Council at a study session meeting.

Councilmember Rich clarified that the city is proposing the amendments to be responsive and allow for more access to technology for residents.

Mayor Massey opened the public hearing for the 4 amendments discussed. There were no public comments; therefore, Mayor Massey closed the public hearing.

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2, "DEFINITIONS," AND ARTICLE 4, "USE STANDARDS," TO REVISE STANDARDS AND REGULATIONS AND AMEND AND ADD PROCEDURES RELATING TO WIRELESS FACILITIES; ZONING TEXT AMENDMENT 1, 2017.

MOTION by Bridges, support by Steckloff, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the City of Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 2, "Definitions," and Article 4, "Use Standards," to revise standards and regulations and amend and add procedures relating to wireless facilities; Zoning Text Amendment 1, 2017.

Roll Call Vote:

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

MOTION CARRIED 7-0.

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 7, "BUILDINGS AND BUILDING REGULATIONS," ARTICLE II, "STATE CONSTRUCTION CODES," TO ADD A NEW SECTION 7-32 TO CONFIRM AND PROVIDE NOTICE OF NECESSARY CONSTRUCTION DOCUMENTS AND SITE PLAN INFORMATION AND ESTABLISH CONDITIONS TO BE INCLUDED IN PERMITS AND CERTIFICATES ISSUED FOR TOWERS AND WIRELESS COMMUNICATIONS STRUCTURES, EQUIPMENT AND FACILITIES; CITY CODE AMENDMENT 1, 2017.

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the City of Farmington Hills Code of Ordinances, Chapter 7, "Buildings and Building Regulations," Article II, "State Construction Codes," to add a new Section 7-32 to confirm and provide notice of necessary construction documents and site plan information and establish conditions to be included in permits and certificates issued for towers and wireless communications structures, equipment and facilities; City Code Amendment 1, 2017.

Roll Call Vote:

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

MOTION CARRIED 7-0.

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 26, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES," ARTICLE 2, "STREETS," TO AMEND AND ADD DEFINITIONS AND AMEND AND ADD REQUIREMENTS FOR PLACEMENT AND PERMITTING OF STRUCTURES, EQUIPMENT, FACILITIES, AND OTHER INSTALLATIONS IN STREETS; CITY CODE AMENDMENT 1, 2017.

MOTION by Steckloff, support by Rich, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the City of Farmington Hills Code of Ordinances, Chapter 26, "Streets, Sidewalks and Other Public Places," Article 2, "Streets," to amend and add definitions and amend and add requirements for placement and permitting of structures, equipment, facilities, and other installations in streets; City Code Amendment 1, 2017.

Roll Call Vote:

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

MOTION CARRIED 7-0.

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 29.5, "TELECOMMUNICATIONS," TO ADD A NEW ARTICLE IV, "WIRELESS FACILITIES IN RIGHT-OF-WAY," TO ESTABLISH REQUIREMENTS, STANDARDS AND REGULATIONS FOR ACCESS TO AND USE OF PUBLIC RIGHT-OF-WAY FOR WIRELESS FACILITIES THAT ARE NOT TELECOMMUNICATION FACILITIES UNDER ARTICLE III OF CHAPTER 29.5; CITY CODE AMENDMENT 1, 2017.

MOTION by Knol, support by Lerner, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the City of Farmington Hills Code of Ordinances, Chapter 29.5, "Telecommunications," to add a new Article IV, "Wireless Facilities in Right-of-Way," to establish requirements, standards and regulations for access to and use of public right-of-way for wireless facilities that are not telecommunication facilities under Article III of Chapter 29.5; City Code Amendment 1, 2017.

Roll Call Vote:

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

MOTION CARRIED 7-0.

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 5.0, "SITE STANDARDS," SECTION 34-5.5, "SIGNS," TO CLARIFY REGULATIONS RELATING TO PROHIBITED SIGNS, CERTAIN FREE-STANDING SIGNS, FREEWAY SIGNS, AND TEMPORARY SIGNS; ZONING TEXT AMENDMENT 2, 2017.

Director Gardiner explained that about a year ago the Council approved almost a complete re-write of the city's sign ordinance and once those provisions were implemented and enforced, some questions arose that staff felt could be addressed with some minor revisions. The proposed revisions were presented to Council at a study session meeting and then reviewed by the Planning Commission. The Planning Commission held their public hearing on the proposed changes September 21, 2017 and before Council this evening are the proposed changes for consideration.

Planning Consultant Arroyo briefly reviewed the proposed amendments, many of which were clarifications to meet the intent of the ordinance.

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

MOTION by Bruce, support by Steckloff, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the City of Farmington Hills Code of Ordinances, Chapter 34, "Zoning," Article 5.0, "Site Standards," Section 34-5.5, "Signs," to clarify regulations relating to prohibited signs, certain free-standing signs, freeway signs, and temporary signs; Zoning Text Amendment 2, 2017.

Roll Call Vote:

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

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS COMMISSIONS.

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

Commission on Aging

	Length of Term:	Term ending:
Colleen Kashawlic	filling unexpired term	February 1, 2019

Farmington Hills Historical Commission

	Length of Term:	Term ending:
Dylan Gomula	filling unexpired term	February 1, 2020

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF THE COST PARTICIPATION AGREEMENT WITH OAKLAND COUNTY BOARD OF COMMISSIONERS FOR LOCAL ROAD IMPROVEMENT MATCHING FUND PILOT PROGRAM. CMR 10-17-95

MOTION by Rich, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager to sign the Local Road Improvement Matching Fund Pilot Program Cost Participation Agreement.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR AS NEEDED FENCE REPAIR PROGRAM TO NATIONWIDE CONSTRUCTION GROUP IN THE AMOUNT NOT TO EXCEED \$50,000.00 PER YEAR; WITH EXTENSIONS. CMR 10-17-96

MOTION by Rich, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Nationwide Construction Group in the amount not-to-exceed \$50,000 per year, with extensions, for the As-Needed Fence Repair Program.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF PROPOSALS FOR AS NEEDED CITY OFFICE FURNISHINGS TO THE OFFICE SUPPLY GUYS AND RESOURCE OFFICE INTERIORS FOR A THREE (3) YEAR TERM; WITH OPTIONAL RENEWAL FOR THREE (3) ADDITIONAL YEARS. CMR 10-17-97

MOTION by Rich, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager to approve all budgeted purchase orders for office furnishings to The Office Supply Guys and Resource Office Interiors for a three (3) year term and for an additional three (3) year term upon mutual consent of the City and vendors.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PROPOSAL FOR FIRE ALARM AND SUPPRESSION SYSTEMS INSPECTION, TESTING AND MAINTENANCE WITH AS NEEDED PURCHASE AND INSTALLATION TO SHAMBAUGH & SONS L.P. IN THE AMOUNT OF \$10,305.00 PER YEAR FOR A PERIOD OF THREE (3) YEARS; WITH OPTIONAL RENEWAL FOR THREE (3) ADDITIONAL YEARS. CMR 10-17-98

MOTION by Rich, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager to approve all budgeted purchase orders to Shambaugh & Sons L.P. for Fire Alarm and Fire Suppression Inspection, Testing and Maintenance for \$10,305.00 per year for a period of three (3) years with optional renewal for three (3) additional years, under the same terms and conditions, through mutual consent by the City of Farmington Hills and Shambaugh & Sons L.P.; and authorizes the City Manager to approve all budgeted purchase orders for purchase and installation of fire alarm and suppression systems to Shambaugh & Sons L.P. for a period of three (3) years with optional renewal for three (3) additional years.

Roll Call Vote:

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

MOTION CARRIED 7-0.

ACKNOWLEDGEMENT OF THE QUARTERLY INVESTMENT AND FIRST QUARTER FINANCIAL SUMMARY REPORTS.

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

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF OCTOBER 9, 2017.

MOTION by Rich, support by Lerner, that the City Council of Farmington Hills hereby approves study session meeting minutes of October 9, 2017 as submitted.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF OCTOBER 9, 2017.

MOTION by Rich, support by Lerner, that the City Council of Farmington Hills hereby approves regular meeting minutes of October 9, 2017 as submitted.

Roll Call Vote:

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

Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

ADJOURNMENT

Mayor Massey adjourned the regular City Council meeting at 8:10pm.

Respectfully submitted,



Pamela B. Smith, City Clerk