

MINUTES  
CITY COUNCIL MEETING  
CITY OF FARMINGTON HILLS  
DECEMBER 8, 2014 – 7:30 PM  
CITY HALL – COUNCIL CHAMBER

The regular meeting of the Farmington Hills City Council was called to order by Mayor Brickner at 7:35 p.m.

Council Members Present: Brickner, Bridges, Bruce, Knol, Lerner, Massey and Steckloff

Council Members Absent: None

Others Present: City Manager Brock, City Clerk Smith, Assistant to the City Manager Geinzer, Directors Lasley and Mekjian, and City Attorney Joppich

**PLEDGE OF ALLEGIANCE**

Vicki Barnett, State Representative, led the pledge of allegiance.

**APPROVAL OF AGENDA**

MOTION by Lerner, support by Bridges, to approve the agenda as amended, with the clarification that Item #13, Approval of an Executive Session is to discuss the purchase of City property and the City Attorney's Memorandum of Legal Opinion and Advice.

MOTION CARRIED 7-0.

**PRESENTATIONS FOR STATE REPRESENTATIVE VICKI BARNETT**

Mayor Brickner presented a Proclamation to State Representative Vicki Barnett for her service to the community as State Representative.

State Representative Vicki Barnett was also recognized for her service by the following: County Commissioners Dwyer, Gershenson and Jackson, House Minority Leader Tim Griemel, Water Resources Commissioner Jim Nash, Congressman Gary Peters, State Senator Vincent Gregory and State Representatives Rudy Hobbs, Dian Slavens, Rashida Tlaib and David Knezek.

Councilmember Steckloff recognized her mom's tenacity and respect and stated that she is a true elected that represents the population to the best of her ability. She thanked her for teaching her morals and beliefs, which have made her want to become a public servant and make the world a better place.

Mayor and Council also recognized Representative Barnett's service to the community as a former Councilmember and Mayor and most recently as State Representative.

State Representative Barnett recognized her staff members present and commented that it is very gratifying when people working in your office bring such a commitment to serve citizens. She would not have traded her job for anything and has cherished the people that she has worked with. She thanked everyone for the recognition.

**UPDATE FROM STATE REPRESENTATIVE VICKI BARNETT**

State Representative Vicki Barnett presented a legislative update.

**EMERGENCY PREPAREDNESS COMMISSION “TIP OF THE MONTH”**

The following Tip of the Month was read by Mayor Pro Tem Massey:

During this holiday season, the Emergency Preparedness Commission (EPC) reminds everyone that one of the best gifts you can give your family is the gift of financial preparedness.

Fires . . . hurricanes . . . tornadoes . . . earthquakes . . . acts of terrorism . . . business cycles . . . unemployment . . . natural or other disasters can strike suddenly, at any time and anywhere. Your first priority is to protect your family and your property. It is also essential to protect against the financial consequences of a disaster which can damage or destroy your property, forcing you to temporarily relocate, cut your flow of income or ruin valuable records. Financial preparedness helps ease your family's anxiety should you be forced to go through any period of crisis.

How do you prepare financially for the crisis moments of life? The City's Preparedness Handbook has an entire section and a checklist to help you do just that. To obtain a free copy of the handbook, please visit the website at [www.fhready.org](http://www.fhready.org).

And as the year-end season is filled with gift giving, consider giving the gift of preparedness to your family and friends. Commercial emergency preparedness kits are available through the Red Cross and other sources. Paying the cost for your family members to take first aid classes, or organizing a pet's preparedness kit, make wonderful gifts for those you care the most about.

The EPC wishes everyone a safe and prepared holiday season.

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

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

CEES Tip of the Month  
December 8, 2014

SAVE THE DATE! Don't miss your opportunity to celebrate the Community's effort to win the \$5 million Georgetown University Energy Prize. The competition kickoff will be held on Wednesday, January 14 from 6:30 to 9:30 p.m. at the Costick Center.

Highlights will include:

- Hearty Hors D'oeuvres and Refreshments
- Home Depot Kids Workshop
- Prizes and Give-Aways
- Informative and Engaging Exhibits

The program will feature:

- Master of Ceremonies Dave Rexroth, Chief Meteorologist for WXYZ
- Dr. Francis Slakey, Founder of the Georgetown University Energy Prize
- Chris Nelson, Project Director for the Georgetown University Energy Prize
- Irene Dimitry, Vice President for Marketing and Renewables for DTE Energy
- Jack Lessenberry, Political Commentator for Michigan Radio

And a very special guest - Farmington Hills' own

- Jena Irene, American Idol Runner-Up

The event is open only to Farmington Hills and Farmington residents and corporate and business leaders. Tickets go on sale Tuesday, December 16 at [www.sustainablefh.com](http://www.sustainablefh.com). While you're on the website, sign up for the newsletter and stay up to date on our quest to win the \$5 million Georgetown University Energy Prize!

**CORRESPONDENCE**

None

**CONSENT AGENDA**

MOTION by Bruce, support by Lerner, to approve Item #'s 10 and 13 of the Consent Agenda.

Roll Call Vote:

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

MOTION CARRIED 7-0

MOTION by Steckloff, support by Bruce, to approve Item #'s 11 and 12 (City Council minutes of November 24, 2014) of the Consent Agenda.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1

**PUBLIC QUESTIONS AND COMMENTS**

None

**COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS**

The following announcements were made:

- Mayor and Council wished all residents a great Holiday Season
- Starbucks on Orchard Lake Road and 12 Mile is now open

**CITY MANAGER UPDATE**

City Manager Brock provided the following update:

- A new business, Vape, opened on 10 Mile Road near Grand River
- There have been questions regarding private property and public property as far as pavement and when it can be installed. He explained that the City maintains public right of ways and when pavement is installed it has to meet City standards. He stated that on private property, those same standards are not required.
- City Council and staff will be "Ring the Bell" for Salvation Army on Saturday, December 13, 2014 at the Kroger at 12 Mile and Halsted between 11:30 a.m. – 7:30 p.m.

- The City Council Goals Session is tentatively set for Saturday, January 10, 2015
- The December 22, 2014 City Council has been cancelled

**NEW BUSINESS**

**CONSIDERATION OF APPROVAL OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS**

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

**Employees Retirement System**

Eric Gould                      Term Expiration: December 31, 2017

**Emergency Preparedness Commission**

Luke Redman                      Term Expiration: February 1, 2016

Denis Falkowski                      Term Expiration: February 1, 2017

**Brownfield Redevelopment Authority**

Lori McDaniel                      Term Expiration: February 1, 2016

MOTION CARRIED 7-0

**CONSIDERATION OF APPROVAL OF AMENDMENT No. 3 TO THE WATER SERVICE CONTRACT WITH THE CITY OF DETROIT CMR-12-14-115**

Director Mekjian, Director of the Department of Public Works explained that in June of 2009 the City of Farmington Hills entered into a 30-year water contract with Detroit Water and Sewerage Department (DWSD) for the purchase and supply of drinking water. The proposed amendment is a culmination of all of the efforts to stabilize water rates in our community. He noted that the City has demonstrated a significantly reduced peak hour demand with the completion of the water tower and water system improvements; and amending the contract to reflect this peak hour reduction will allow the City to realize a significant savings and return on investments. The contract amendment must be approved by City Council and received by DWSD on or before January 16, 2015 to include the amended flow based values in the FY 2014/2015 DWSD rate model.

There was discussion regarding the projections at the beginning of this project and savings by the City.

MOTION by Bruce, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager and City Clerk to sign Amendment No. 3 to Water Service Contract between the City of Detroit and the City of Farmington Hills.

MOTION CARRIED 7-0

**CONSIDERATION OF APPROVAL OF AN AMENDMENT TO THE CONCESSION AGREEMENT WITH M & S BAR AND GRILL CORPORATION AT THE FARMINGTON HILLS GOLF CLUB CMR 12-14-116**

Director Schnackel of the Special Services Department explained that in 2012 the City of Farmington Hills entered into an agreement with M & S Grille Corp. to operate Greek Islands Bar & Grille at the

Farmington Hills Golf Club. Director Schnackel indicated that the City has been very happy with their service in the past 3 years; unfortunately, the weather has not been that good for golf, which has affected their business. She stated that the M & S Grille has done a lot to encourage business as has the City. She stated that M & S Grille Corporation is requesting a revision in their contract, and she outlined the terms of the new contract.

Councilmember Bruce expressed concern that the payment to City would substantially decrease based on their annual gross income under this new contract.

Councilmember Lerner stated that he is the liaison between the Parks and Recreation Commission and City Council and noted that this is the third company to which the City has leased the restaurant space. He commented that the current company has invested a substantial amount of money into the kitchen and has not made back his investment to date. He added that the company provides great food and does a good lunch business. Mr. Lerner feels that the loss in revenue to the City is negligible compared to the \$300,000 in service they are providing to the golfers.

Councilmember Knol asked about the current status regarding the winter hours.

Director Schnackel responded that the restaurant will close on December 31, 2014 and remain closed through March; but may open during the off season for private parties.

Councilmember Bridges agreed that this is a tough business. He inquired about the utility costs. Director Schnackel responded that for one season the utilities total approximately \$8,000.

Mayor Brickner inquired when payment would be made to the City. He suggested that they pay a minimum monthly fee with the remainder at the end of the season. Director Schnackel stated that this is negotiable and in the past they have invoiced them monthly. City Manager Brock stated that this was a reasonable compromise and stated that he would work with the restaurant on the payment terms.

MOTION by Massey, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to sign an amendment to the contract with M & S Bar and Grille Corporation through December 31, 2016 for Concession Management at the Farmington Hills Golf Club Restaurant; and authorizes the City Manager to negotiate the terms of payment.

MOTION CARRIED 7-0

**CONSIDERATION OF APPROVAL OF AWARD OF PROPOSAL FOR CONSULTING SERVICES FOR THE IMPLEMENTATION OF THE LOCAL FOOD PROMOTION PROGRAM GRANT TO LINDHOUT ASSOCIATES IN AN AMOUNT NOT TO EXCEED \$30,000 CMR 12-14-117**

Assistant to the City Manager Geinzer explained that on December 3, 2014 the City received bids for Consulting Services for the Local Food Promotion Program Grant (“Reviving the 19<sup>th</sup> Century General Store”) Implementation. The LFPP Grant for \$25,000 was awarded to the City on September 22, 2014. The City has provided an in-kind match and the CIA has committed to a \$5,000 cash match. The total project cash budget available is \$30,000.

The scope of work will provide a high-level feasibility study of “Reviving the 19<sup>th</sup> Century General Store” at the Botsford Inn, which has largely been vacant and unused for many years. Although Botsford Hospital restored the exterior of the building during the construction of the Botsford Cancer Center, no additional funding has been identified to restore and program the interior. The project is a cooperative

effort between the Grand River CIA and Botsford hospital to explore the possibilities available to the Botsford Inn, assemble rough construction costs, and study the overall feasibility of an establishment that can provide access to local healthy food options, food education, and compliments the services offered by the Botsford Cancer Center and the hospital as a whole.

Mayor Pro Tem Massey offered that he is the Chairman of the Board at Botsford Hospital but felt that there was no conflict of interest at this time with the proposed project.

City Attorney Joppich asked if there is a contract with Botsford Hospital at this time, to which Mr. Geinzer replied there was not. Attorney Joppich stated that it is his opinion that there is no conflict of interest at this point.

Mayor Brickner and Councilmember Lerner disclosed that they are both on the Board of Zieger Health Care Corporation, which is a part of Beaumont Health.

City Attorney Joppich stated that it is his opinion that there also is no conflict of interest at this point with Mayor Brickner and Councilmember Lerner.

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Lindhout Associates in an amount not to exceed \$30,000 for Consulting Services for the implementation of the Local Food Promotion Program Grant.

MOTION CARRIED 7-0

**CONSIDERATION OF APPROVAL OF AWARD OF BID FOR DO IT YOURSELF HOME ENERGY EFFICIENCY PRODUCTS FOR THE IMPLEMENTATION OF THE GEORGETOWN UNIVERSITY ENERGY PRIZE PLAN TO HOME DEPOT IN AN AMOUNT NOT TO EXCEED \$50,000 THROUGH JUNE 30, 2015 CMR 12-14-118**

Assistant to the City Manager Geinzer stated that as part of the Georgetown Energy Prize Competition, the City (through the Commission for Energy and Environmental Sustainability) plans to give away, and/or sell at a reduced rate, items that residents can utilize to make their homes energy efficient. Items offered may include smart thermostats, LED light bulbs, caulking supplies, insulation supplies, surge protectors, and low-flow shower heads. It is anticipated that products will be assembled into a home efficiency kit that will be made available to event participants and through special offers and contests. Mr. Geinzer noted that the funds will not come from the General Fund, but from program sponsorship support. City staff evaluated the offering by Home Depot and determined that utilizing the U.S. Communities cooperative bid offers the best solution. He noted that the leverage of the national contract provides extremely competitive pricing and their staff was knowledgeable regarding energy efficient products. Being that this award is an "as needed" agreement, it allows for product flexibility in selection and ordering. In addition, the local Home Depot store has agreed to take part in the Georgetown Energy Prize Kick-Off event by providing a children's workshop.

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Lindhout Associates in an amount not to exceed \$30,000 for Consulting Services for the implementation of the Local Food Promotion Program Grant.

MOTION CARRIED 7-0

**CONSENT AGENDA**

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

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby approves the continued employment under Section 10.01A of the City Code, for Michael Lasley, Director of Central Services and Gillian Pines, Public Information Coordinator, who intend to marry in 2015.

Roll Call Vote:

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

MOTION CARRIED 7-0

**RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF NOVEMBER 24, 2014**

MOTION by Steckloff, support by Bruce, that the City Council of Farmington Hills hereby approves the Study Session Meeting Minutes of November 24, 2014.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1

**RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF NOVEMBER 24, 2014**

MOTION by Steckloff, support by Bruce, that the City Council of Farmington Hills hereby approves the Regular Meeting minutes of November 24, 2014.

Roll Call Vote:

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

MOTION CARRIED 6-0-0-1

**RECOMMENDED APPROVAL OF ENTERING INTO AN EXECUTIVE SESSION IMMEDIATELY FOLLOWING THE REGULAR MEETING IN ORDER TO DISCUSS PURCHASE OF THE CITY PROPERTY AND CITY ATTORNEY'S MEMORANDUM OF LEGAL OPINION AND ADVICE**

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby approves entering into an executive session immediately following the regular meeting in order to discuss the purchase of City property and the City Attorney's Memorandum of Legal Opinion and Advice.

Roll Call Vote:

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

MOTION CARRIED 7-0

**APPROVAL OF CITY ATTORNEY REPORT**

The City Attorney Report was approved as submitted.

**TOPICS FOR CONSIDERATION AT THE NEXT CITY COUNCIL MEETING**

Mayor Brickner stated that there were no items scheduled at this time for the next regular City Council meeting of January 12, 2015.

**ADJOURNMENT**

Mayor Brickner adjourned the City Council meeting at 9:21 p.m.

Respectfully submitted,



Pamela B. Smith, City Clerk