

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL STUDY SESSION MEETING
CITY HALL – COMMUNITY ROOM
NOVEMBER 26, 2018

The Study Session meeting of the Farmington Hills City Council was called to order by Mayor Massey at 6:02pm.

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 Schnackel and City Attorney Joppich

DISCUSSION REGARDING THE COSTICK CENTER PROPERTY

City Manager Boyer explained that with the purchase of the Harrison High School property, it is the city's intent to maintain the Costick Center as the main senior facility and potentially work with the Sisters of Mercy to revitalize their portion of the property and the city's property for adult senior living. The City has been talking with the Sister of Mercy and Planning Consultant Rod Arroyo on potential concepts for development of the site.

Sister Mary Ellen Howard stated that she is Chair of the Farmington Hills Campus Advisory Committee for the Sisters of Mercy and they are planning for the future use of the property, excluding Mercy High School property. She stated that their hope is to partner with the City and find a developer that will develop affordable, eco-friendly senior housing that would allow the sisters living there now to remain on site.

Tom Zimmer, Plante Moran Cresa, noted that there are currently 50 sisters living on the property and the property is unsustainable for the sisters going forward with \$1.3 million in under-utilized space. He has looked at the property from a realistic perspective and has been speaking with the City about a potential partnership.

Planning Consultant Arroyo discussed the concept drawings provided and commented that this is an opportunity to provide for a walkable community for seniors with individually-owned units possible with an existing senior center on site.

City Manager Boyer stated that staff wanted to bring the concept to City Council for feedback and direction on whether to move forward. He stated that the Costick Center is key to any proposed development.

Tom Zimmer added that they share the vision of individually-owned, senior living but feel that the back portion of the Sisters property could be utilized for all levels, including assisted living. They are open to renovation and re-use of the current buildings on site.

City Council concurred with the concept proposed for development of the site and potential partnership with the Sisters of Mercy. Councilmember Steckloff expressed some concern with cost of the housing proposed.

Mr. Zimmer stated that they hope to provide for different levels of housing on the back portion of the site that may be more affordable.

City Manager Boyer stated that the market would drive the overall development of the property and costs.

2019 ROAD CONSTRUCTION UPDATE

Karen Mondora, Director of Public Services, reviewed the 2018 accomplishments and 2019 future road projects for local and major roads, including those projects proposed by the Michigan Department of Transportation (MDOT) and Oakland County Road Commission. She highlighted the first projects to be completed in 2019 with the millage funding that was just approved this month by the voters.

Discussion was held on revising the proposed CIP plan and including information on what subdivisions would be under construction on the city website. It was suggested that perhaps a 2-3 year plan would provide residents some time to plan ahead for construction.

DISCUSSION ON VAPING ORDINANCE

City Attorney Joppich commented that discussion at the last study session focused mainly on penalties and fines and Council inquired about the penalty being a civil infraction rather than a misdemeanor and having a higher fine for a retailer selling to a minor. He stated that after researching state law further and the Home Rules Cities Act, he is comfortable with the penalties for both retailer and the minor involved being a civil infraction. He noted that with a civil infraction the fines could exceed \$500 and they could also include an option for community service or education or both.

City Council concurred with all penalties as a civil infraction with the possibility of community service for a first offense by a minor and having incremental fines for all parties involved.

Councilmember Bruce suggested a smaller fine for the employee who sold the product versus the business/owner.

City Attorney Joppich summarized that the Council would prefer the violations to be civil infractions with incremental fines. He suggested a higher fine for the retail business and then a fine plus community service or education for the employee selling the product. Suggested incremental fines included \$50-\$500 for employees selling the product and \$500-\$5,000 for the retailer/owner.

It was noted that the proposed ordinance would be brought to City Council at a regular meeting for consideration.

ADJOURNMENT:

The study session meeting adjourned at 7:18pm

Respectfully submitted,



Pamela B. Smith, City Clerk