

MINUTES
CITY COUNCIL MEETING
CITY OF FARMINGTON HILLS
JANUARY 8, 2018 – 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 and Mondora, and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Trudy Smith, Representative of the American Red Cross, led the pledge of allegiance.

APPROVAL OF AGENDA

MOTION by Steckloff, support by Rich, to approve the agenda as published.

MOTION CARRIED 7-0.

EMERGENCY PREPAREDNESS COMMISSION TIP OF THE MONTH

The following Tip of the Month was read by Emergency Preparedness Commission Member Moyna:

**EMERGENCY PREPAREDNESS COMMISSION
TIP OF THE MONTH
JANUARY 2018**

One reason we present a “Tip of the Month” is that in the event of a widespread disaster, our community's first responders, such as Fire and Police, cannot be everywhere at the same time. This month’s tip is about the need for emergency kits. These have been called, “ready kits”, “72 hour kits” and “go-packs”. There may be a time when Farmington Hills residents will need to take care of their own needs, for a few days or even weeks, after a major disaster. A core element of the ability to care for one's own needs are Emergency Supply Kits. Individual residents should prepare kits for the Home and Car for exactly this purpose.

Your home emergency supply kit should contain enough food, water, medicines, clothes and other supplies to sustain you and your family for three days, or 72 hours. It should be packed and easy to carry should you need to evacuate your home or in the event of a widespread community emergency.

Your car emergency supply kit should contain first aid supplies, a flashlight, emergency blankets, and high-energy snack food.

Note that these kits must be updated periodically. Our weather changes and clothing packed in a kit in the Summer may not be appropriate for Winter. Likewise, some supplies may have to be replaced due to expiration dates.

The Emergency Preparedness Commission strongly encourages all families to take the initiative to put together emergency kits for their home and car. Our entire civilian preparedness effort is founded on the idea that people can be prepared to take care of themselves for up to three days, or until help arrives, and this preparation will significantly reduce fear and suffering should a widespread disaster occur.

For more information regarding what your preparedness kit should contain, visit the EPC webpage, www.FHReady.com.

PRESENTATION FROM RED CROSS REPRESENTATIVE TRUDY SMITH REGARDING THE UPCOMING BLOOD DRIVE AT THE WILLIAM COSTICK CENTER ON JANUARY 10, 2018

Trudy Smith stated that the Red Cross is on emergency appeal for blood as they are down 5,000 pints. She encouraged people to come out and donate blood on January 10, 2018 at the Costick Activities Center noting that their goal is to collect at least 70 pints of blood. She stated that for all that come out to the drive, there is the opportunity to win a \$25 gift card. She thanked the students for the student-led blood drives in the area high schools and thanked the city staff for their support and getting the word out. Ms. Smith noted that rapid pass is available for the drive at redcrossblood.org.

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

MOTION by Bridges, support by Steckloff, to approve Consent Agenda items #7 and #8.

Roll Call Vote:

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

MOTION CARRIED 7-0.

MOTION by Knol, support by Steckloff, to approve Consent Agenda items # 9 and #10.

Roll Call Vote:

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

MOTION CARRIED 5-0.

PUBLIC QUESTIONS AND COMMENTS

Steve Tripp, Liberty Lane, discussed a proposal for the City that he felt could increase city funding and decrease taxes for some residents. He presented a hard copy of the proposal to City Manager Boyer for review.

COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS

Mayor Massey commented on the passing of long-time resident, George Riley, who so graciously supported the community.

Councilmember Lerner spoke of the many donations to local charities and community events and facilities and community service provided by Mr. Riley. A moment of silence was taken in his honor.

CITY MANAGER UPDATE

City Manager Boyer mentioned the following:

- Martin Luther King Jr. Day events to be held at the Farmington Hills Library
- City Hall will be closed on Monday, January 15th in observance of Martin Luther King Jr. Day; garbage pick-up will not be affected.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE CITY OF FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2, "DEFINITIONS," TO REVISE THE DEFINITION OF "GASOLINE SERVICE STATION" TO COMPLY WITH STATE LAW; ZONING TEXT AMENDMENT 4, 2017.

Director of Planning and Community Development Gardiner explained that a few years back City Council adopted an ordinance to revise the definition of gasoline service stations that ultimately prohibited gas stations from selling beer and wine. At the September 25, 2017 City Council study session meeting, Attorney Joppich brought forth additional changes at the state level that he believed would make it difficult for the city to enforce its current ordinance. City Council referred the matter to the Planning Commission and the Planning Commission recommended the proposed amendment to Council by unanimous vote. Director Gardiner stated that this is a public hearing item this evening so the public hearing should be open prior to any action by City Council.

Mayor Massey opened the public hearing. He acknowledged a letter of opposition to the proposed amendment submitted by Sharon Detter.

Clifford Knaggs, representing Hanini Fuel Marketing, Inc., explained that the owner of Hanini Fuel Marketing applied for an SDM license through the Liquor Control Commission (LCC) to sell beer and wine and the City Clerk on behalf of the city filed a letter of opposition in light of the current ordinance to which he responded. He stated that he also spoke at the Planning Commission meeting and was pleased that they are recommending the proposed amendment. He stated that the owner also collected over 113 signatures from residents in support of the ordinance change. Mr. Knaggs commented that he supports the efforts by the city to make this amendment and would request that City Council approve the amended ordinance.

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

MOTION by Bridges, support by Knol, 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," to revise the definition of "Gasoline Service Station" to comply with State Law; Zoning Text Amendment 4, 2017.

Councilmember Bruce expressed concern with the loss of local control and while he is not necessarily opposed to the business, the city should be able to regulate when and where alcohol is sold.

Councilmember Knol commented that she feels it is important to be in compliance with state law and she believes that part of the reason the legislation passed was due to the fact that big box stores were being allowed to sell beer and wine through their service stations and small businesses were not. She feels it is fair to allow for small businesses to do the same and will support the amendment.

Councilmember Rich and Bridges both agreed with Dr. Bruce that the state should not be telling local communities how to handle this but she does agree with allowing small businesses to be more viable.

Councilmember Lerner stated that he is not crazy about the standards being set by the state but will support the amendment to bring the language into compliance with state law.

Mayor Massey stated that he also concurs with all comments made.

Roll Call Vote:

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

MOTION CARRIED 6-1.

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-1-2018 AMENDING CHAPTER 7, "BUILDINGS AND BUILDING REGULATIONS," ARTICLE III OF THE CODE OF THE CITY OF FARMINGTON HILLS BY ADOPTING THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE; AND APPROVAL OF SUMMARY FOR PUBLICATION.

Director Gardiner explained that this ordinance was introduced by Council at their last meeting and includes the adoption of the 2015 International Property Maintenance Code with a new section included to address fire damaged structures.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-1-2018, amending Chapter 7, "Buildings and Building Regulations," Article III of the Code of the City of Farmington Hills, by adopting the 2015 International Property Maintenance Code, with certain amendments; and approval of summary for publication.

Roll Call Vote:

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

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-2-2018 AUTHORIZING THE CONVEYANCE OF OUTLOT B OF NORMANDY HILLS SUBDIVISION

NO. 1 TO WILLIAM AND DIANE HOLCOMB; AND APPROVAL OF SUMMARY FOR PUBLICATION.

Assistant City Manager Mekjian explained that City Council introduced this ordinance at their last meeting to convey property in the Normandy Hills Subdivision to Mr. and Mrs. Holcomb. The property was originally transferred to the city in 1986 and the Upper Rouge River cuts through this property to the extent that a portion is in the floodway and the river is flowing across the property. He noted that the sanitary sewer interceptor will be preserved in an existing easement. The City Attorney's Office reviewed the purchase agreement and proposed quit claim deed and the proposed cost is \$250.

MOTION by Lerner, support by Bruce, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-2-2018, authorizing the conveyance of Outlot B of Normandy Hills Subdivision No. 1 to William A. Holcomb and Diane K. Holcomb; and authorizes the City Manager to sign the Quit Claim Deed conveying the property for the sum of \$250.00

Roll Call Vote:

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

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF SETTING A PUBLIC HEARING DATE OF FEBRUARY 12, 2018 TO CONSIDER AN INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE FOR HITACHI AUTOMOTIVE SYSTEMS AMERICAS.

MOTION by Bridges, support by Steckloff, that the City Council of Farmington Hills hereby approves setting a public hearing date of February 12, 2018 to consider an Industrial Facilities Tax Exemption Certificate for Hitachi Automotive Systems Americas.

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 EXTENSION OF AWARD FOR ASSESSMENT AND DESIGN SERVICES FOR HVAC SYSTEMS AT THE DIVISION OF PUBLIC WORKS TO SIDDOCK GROUP IN AN AMOUNT NOT TO EXCEED \$15,000. CMR 1-18-01

MOTION by Bridges, support by Steckloff, that the City Council of Farmington Hills hereby approves waiving the formal bid requirements and authorizes the City Manager to issue a purchase order to the Sidock Group for Assessment and Design Services for the Department of Public Works HVAC Systems in an amount not to exceed \$15,000 in accordance with all terms and conditions set forth in the 2015 bid for said service.

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 DECEMBER 11, 2017.

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby approves the study session meeting minutes of December 11, 2017 as submitted.

Roll Call Vote:

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

MOTION CARRIED 5-0-0-2.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF DECEMBER 11, 2017.

MOTION by Knol, support by Steckloff, that the City Council of Farmington Hills hereby approves the regular meeting minutes of December 11, 2017 as submitted.

Roll Call Vote:

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

MOTION CARRIED 5-0-0-2.

ATTORNEY'S REPORT

The City Attorney's report was received by Council.

ADJOURNMENT

Mayor Massey adjourned the regular City Council meeting at 8:20pm.

Respectfully submitted,



Pamela B. Smith, City Clerk