

MINUTES  
CITY COUNCIL MEETING  
CITY OF FARMINGTON HILLS  
JULY 27, 2015 – 7:30PM  
CITY HALL – COUNCIL CHAMBER

The regular meeting of the Farmington Hills City Council was called to order by Mayor Brickner at 7:32p.m.

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

Council Members Absent: Massey and Steckloff

Others Present: Acting City Manager Boyer, City Clerk Smith, Assistant to the City Manager Geinzer, Directors Gajda, Gardiner and Randle and City Attorney Joppich

**PLEDGE OF ALLEGIANCE**

Miss Oakland County and Miss Oakland County Outstanding Teen, led the pledge of allegiance.

**APPROVAL OF AGENDA**

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

MOTION CARRIED 5-0

**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

You can make your home more comfortable this summer. Sign up today for a \$25 Home Energy Analysis and Consumers Energy will waive the fee.

A certified energy professional will show you how you can save energy and money in your home right away. Your Consumers Energy Home Energy Analysis will include:

- An initial evaluation of your home’s essential systems and current energy use
- FREE installation of energy-saving products worth up to \$50 that can deliver up to \$150 in first-year savings
- A customized report with recommendations for improving your home’s energy efficiency even more with Consumers Energy rebates

Use the promo code SUNNY15 and Consumers Energy will waive the \$25 fee when you schedule a Home Energy Analysis appointment by August 31, 2015.

Appointments are available – Schedule a Home Energy Analysis Today!

Have your Consumers Energy account number ready and go to [www.HomeAnalysis-ConsumersEnergy.com](http://www.HomeAnalysis-ConsumersEnergy.com) or call 888-316-8014.

This is a free way for you to “put your energy where it counts” and move the City of Farmington Hills closer to the \$5 million Energy Prize.

For more information, go to [www.sustainablefh.com](http://www.sustainablefh.com).

#### **MISS OAKLAND COUNTY INTRODUCTIONS**

Miss Oakland County, Kaitlyn Krizanik, introduced herself to the Mayor and Council and stated that her platform is “Just Say Know” education and prevention of substance abuse through knowledge. She hopes to help instill leadership qualities and educate youth on ways to deal with stress. Her goal is to have high school students throughout Oakland County come together for a youth-led dialogue day about what is going on in their community.

Miss Oakland County Outstanding Teen, Charlotte Mathias, introduced herself and stated that her platform is HOPE – Helping Others through Prevention Education, advocating for teen mental health awareness. She hopes to prepare video campaigns and visit schools to help with that education process

Mayor Brickner commented that both Mayor Pro-Tem Massey and Councilmember Bruce founded and serve on Farmington SAFE that deals with mental health disorders and suicide awareness and stated that they would be good people to talk to on this issue if she needed any information. He congratulated both ladies on their achievement of Miss Oakland County and Miss Oakland County Teen.

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

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

#### **CORRESPONDENCE**

The following correspondence was acknowledged:

- E-mail from a resident requesting Council to contact legislators regarding stricter provisions on fireworks
- E-mail regarding a lost/stolen cell phone which was turned over to the Police Department for follow up
- Compliment to the Fire Department and crediting the Department for saving a life, which was sent on to the Fire Chief

#### **CONSENT AGENDA**

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

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, BRUCE, KNOL AND LERNER

Nays: NONE

Absent: MASSEY AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

#### **PUBLIC QUESTIONS AND COMMENTS**

There were no public questions or comments.

### **COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS**

Council made the following comments and/or announcements:

- Run for the Hills 1K, 5K and 10K event to benefit Special Olympics on August 15th
- Installation of a new drop box for tax payments and election materials
- Election information update for the August 4<sup>th</sup> Election
- Mentioned the 100<sup>th</sup> Birthday of resident Elois Donohue
- Holzer Collision Shop Grand Opening
- Softball Fundraiser, August 8<sup>th</sup> and 9<sup>th</sup> for Farmington SAFE

### **CITY MANAGER UPDATE**

Acting City Manager Boyer provided an update on the following:

- Update on the press release regarding a missing juvenile who has since been found
- DTE Tree Trimming Program
- Co-Pilot, a 2<sup>nd</sup> goat that will part of the program to help remove invasive species
- Thursday night concerts at Heritage Park

### **NEW BUSINESS**

#### **CONSIDERATION OF APPROVAL OF ORDER OF DANGEROUS BUILDING HEARING OFFICER REGARDING THE RESIDENTIAL BUILDING AT 22207 NORTH BRANDON.**

City Attorney Joppich explained that there are ordinance provisions to deal with unsafe buildings and this hearing is based on that ordinance. He outlined the procedures and extensive due process that preceded this hearing. Attorney Joppich further explained that the purpose of the hearing is to provide the homeowner the opportunity to show just cause why this home should not be demolished. The requested action of City Council is to approve the Order, disapprove the Order or modify the Order of the Hearing Officer as presented to City Council.

Councilmember Bridges inquired if there is an appeal process. Attorney Joppich explained that the homeowner could appeal to Circuit Court.

Mayor Brickner mentioned that the Hearing Officer is appointed by the City, but it is not an employee of the City.

Councilmember Bruce inquired how long the home had been in this condition. Building Official, Robert Bliss, responded that he was informed the home has been vacant for approximately 3 years.

Councilmembers had several questions of Mr. Bliss that included the cost to restore the home, whether it was currently vacant and the condition and safety of the home.

Mr. Bliss explained that the estimated cost to restore the home was in excess of \$140,000, which exceeds the value of the home and property. He confirmed that the home is currently vacant and considered to be an unsafe structure at this time. The home is not secured and could easily be accessed. He added that it is believed that the mold in the home could be black mold and upon inspection in March, there was 8 inches of ice in the basement.

Craig Brown, homeowner, indicated that he has had 3 offers on his house and was told that it would cost much less to repair the home. He stated that part of the roof was replaced and is new as he did that work himself. He stated he had asked the Building Department for 3 months to make repairs and was told no

by the City and not to make any repairs until this hearing was held. He explained that the home went into disrepair due to his health issues and is vacant as he moved in with his daughter at that time. Mr. Brown asked City Council for another month to make some of the outside repairs so that he could begin working on the inside of the home or at least allow him to sell the home so that he could use that money for retirement.

Councilmember Bruce inquired if Mr. Brown had written offers for the home with him this evening to present. Mr. Brown stated that he only had verbal offers at this time as the people were waiting to see what would happen to the home based on this hearing.

Dr. Bruce commented that this hearing was Mr. Brown's opportunity to show just cause why it should not be demolished. Dr. Bruce stated did not believe the home could be repaired for under \$100,000 and he is concerned with this being a nuisance for the neighbors and an unsafe structure. He added that if Mr. Brown had an estimate from a legitimate licensed contractor, he may feel differently.

Councilmember Lerner stated that he is sorry that Mr. Brown is in this situation, but the City Council has an Order before them to demolish the home and this was Mr. Brown's opportunity to explain why Council should not enforce this Order and he does not feel he has done that.

Councilmember Knol asked Mr. Brown how long the home has been vacant. Mr. Brown stated that his has been vacant for 3 ½ years. Mrs. Knol commented that the condition of the home did not happen overnight and she agrees with Dr. Bruce that with the extensive damage to this home, it could not be repaired for the amount of money that Mr. Brown has mentioned.

Mr. Brown reiterated that if he is provided another month, he will make the needed repairs to the outside so that he can begin working on the inside of the home.

Councilmember Bridges commented that City Council has taken an oath to uphold the health, safety and welfare of the community and he feels by not upholding the Order they would not be doing their job. He feels that the homeowner has had ample time to make repairs to the home.

Mayor Brickner outlined the City Council options. He commented that Mr. Brown was provided 30 days previously to make the repairs and this was not done. If the Order is upheld, Mr. Brown will have 60 days to demolish the home or the City will do it and the costs will be charged back to Mr. Brown.

Mr. Brown requested again to allow him the opportunity to sell the home.

Mayor Brickner opened this issue up for public comments.

Bill Smith, Tredwell, stated that he is a Board member of the Homeowner's Association and is representing the 384 homeowners. He commented that while the residents sympathize with Mr. Brown, they will rely on the wisdom and knowledge of the City Council and recommendation of the Hearing Officer in this matter. He added that the home next door was up for sale and the appraisal decreased \$25,000 based on the condition of this home.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the "Order of Dangerous Building Hearing Officer, John D. Koncsol, Re: Residential Building at 22207 N. Brandon"; and

IT IS FURTHER RESOLVED that the owner, agent, or lessee of the property shall, within 60 days after today's date, comply with said Order by demolishing the dwelling and its accessory garage, removing all debris and blight, and mowing the lawn and maintaining the other vegetation on the property in accordance with all applicable codes and ordinances; and

IT IS FURTHER RESOLVED that in the event of non-compliance the Building Official is hereby authorized to proceed with taking the necessary actions to enforce the Order, including having the dwelling and its accessory garage demolished, debris and blight removed, the lawn mowed, and the other vegetation maintained, and to collect the costs of such enforcement in the manner provided for under Chapter 7, Article 6 of the City Code of Ordinances."

MOTION CARRIED 5-0

**CONSIDERATION OF AN INTRODUCTION OF AN ORDINANCE TO AMEND CITY CODE, CHAPTER 2, "ADMINISTRATION," ARTICLE V, "EMPLOYEE BENEFITS," FOR THE PURPOSE OF AMENDING RETIREMENT BENEFITS FOR THE 47<sup>TH</sup> DISTRICT COURT EMPLOYEES (POSTPONED FROM JULY 27, 2015 MEETING). CMR 7-15-75**

Councilmember Lerner stated that consideration of this item was postponed from the last meeting in order to receive more information and further discuss the matter in a study session. He stated that the study session was held just prior to this regular meeting and he feels all questions have been answered.

Mayor Brickner explained that this item is for the consideration of Introducing an Ordinance to amend the retirement benefits for the court employees. He thanked staff for their time and further explanation.

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the following sections of the Farmington Hills Code of Ordinances in Chapter 2, "Administration," Article V, "Employee Benefits": Section 2-281 to exclude non-executive Court employees hired after September 1, 2015 and provide for their participation in a defined contribution plan; Section 2-310 to place the Judges, Court Administrator and Deputy Court Administrator in Benefit Group E; and Section 2-370 to make form of Payment D available to all Benefit Groups.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, BRUCE, KNOL AND LERNER

Nays: NONE

Absent: MASSEY AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

**CONSIDERATION OF REVIEW COMMITTEE APPOINTMENTS (POSTPONED) AND REVISION OF SELECTION PROCESS FOR CITY MANAGER POSITION.**

Mayor Brickner stated that this matter was also discussed at the study session held earlier this evening with regard to the initial Selection Process approved by City Council that included a Resume Review Committee and possibly amending the process to eliminate the Review Committee since only 8 applications were received for the City Manager position.

MOTION by Lerner, support by Bridges, that the City Council of Farmington Hills hereby approves a revised City Manager Selection and Hiring Process.

MOTION CARRIED 5-0

**CONSENT AGENDA**

**RECOMMENDED APPROVAL OF ADOPTING A RESOLUTION RECOGNIZING HEART 2 HART DETROIT, INC. AS A NON-PROFIT ORGANIZATION IN THE COMMUNITY FOR THE PURPOSE OF OBTAINING A CHARITABLE GAMING LICENSE.**

MOTION by Bridges, support by Lerner, that the City Council of Farmington Hills hereby approves the Local Governing Body Resolution for Gaming Licenses Issued by the Bureau of State Lottery, recognizing Heart 2 Hart Detroit, Inc. as a non-profit organization operating in the community for the purpose of obtaining a Charitable Gaming License.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, BRUCE, KNOL AND LERNER

Nays: NONE

Absent: MASSEY AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

**RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR CORNERSTONE BAPTIST CHURCH TO HOLD THEIR 5<sup>TH</sup> ANNUAL TENT REVIVAL EVENT AUGUST 9, 2015 THROUGH AUGUST 14, 2015.**

MOTION by Bridges, support by Lerner, that the City Council of Farmington Hills hereby approves a Special Event Permit for Cornerstone Baptist Church located at 28312 Grand River Road, to hold their 5th Annual Tent Revival Event August 9, 2015 through August 14, 2015 from 7:00 p.m. until 10:00 p.m., with Sunday hours being 9:30 a.m. to 12:00 p.m./6:00 p.m. to 8:00 p.m., subject to the following conditions:

- Music and singing will occur no later than 9:30 pm nightly
- The location will be free of obstacles that would inhibit emergency police and fire response
- The applicant has requested no police assistance for this event
- The event shall comply with Fire Prevention Code requirements
- Egress shall not be restricted from the building
- The Certificate of Flame Resistance must meet the NFPA 701 Standard
- There shall be no parking or exposures within 20 feet of the tent
- Any temporary electrical power or connections shall be inspected and approved by the City's electrical inspector
- All parking is maintained on site or within the legal parking lanes of the local streets

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, BRUCE, KNOL AND LERNER

Nays: NONE

Absent: MASSEY AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

**RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE GREAT MARTYR SAINT GEORGE OF KRATOVO MACEDONIAN ORTHODOX CHURCH TO HOLD THEIR MACEDONIAN CHURCH FESTIVAL EVENT ON AUGUST 1, 2015 AND AUGUST 2, 2015.**

MOTION by Bridges, support by Lerner, that the City Council of Farmington Hills hereby approves a Special Event Permit for The Great Martyr Saint George of Kratovo Macedonian Orthodox Church located at 29141 West Twelve Mile Road, Farmington Hills, to hold their Macedonian Church Festival on August 1<sup>st</sup> and 2<sup>nd</sup>, 2015 from 2pm to 9pm, subject to the following conditions:

- No cash sales will be made in the tent area
- There is ample on-site parking for attendees of the event
- The location will be free of obstacles that would inhibit emergency police and fire response
- The applicant has requested no police assistance for this event
- No parking within 20 feet of the tents
- Tents shall have the appropriate Certificate of Flame Resistance label affixed to each panel
- The proponent shall contact Fire Prevention to schedule and site inspection prior to beginning the event
- The applicant shall schedule an electrical inspection before the event

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, BRUCE, KNOL AND LERNER

Nays: NONE

Absent: MASSEY AND STECKLOFF

Abstentions: NONE

MOTION CARRIED 5-0

**RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR MOTOR CITY HARLEY DAVIDSON TO HOLD THEIR BIKE NIGHT EVENTS DURING THE MONTHS OF AUGUST AND SEPTEMBER.**

MOTION by Bridges, support by Lerner, that the City Council of Farmington Hills hereby approves a Special Event Permit for Motor City Harley Davidson located at 34900 Grand River Avenue, Farmington Hills, to hold Bike Night Events on August 1<sup>st</sup> and 15<sup>th</sup> and September 5<sup>th</sup> and 19<sup>th</sup>, 2015 from 4pm to 7pm, subject to the following conditions:

- The area where beer is being served is surrounded by a metal fence. Motor City and Care House staff member will be checking identifications and issuing wrist bands to adults 21 years of age and older. There will be a three beer limit to all attendees. There will be ample staff to monitor the sale and consumption of beer.
- The location will be free of obstacles that would inhibit emergency police and fire response
- The applicant is requesting no police assistance for this event.
- The proponent shall contact Fire Prevention at least 48 hours to provide advance notice for scheduling a site inspection for each event.
- If there is a need for any deviations to the submitted site plan, prior approval will be required and an updated plan shall be submitted for review/approval.
- The event shall comply with the minimum Fire Prevention Code requirements.
- Egress from the facility and within and around the tent shall not be blocked or restricted.
- Fire lanes shall not be blocked or restricted
- The tent's side panels shall be open during event operations
- Any temporary electrical power or connections shall be inspected and approved by the City's electrical inspector.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, BRUCE, KNOL AND LERNER

Nays: NONE

Absent: MASSEY AND STECKLOFF  
Abstentions: NONE

MOTION CARRIED 5-0

**RECOMMENDED APPROVAL OF A SPECIAL EVENT PERMIT FOR THE SUSAN G. KOMEN BREAST CANCER FOUNDATION MICHIGAN 3-DAY WALK TO BE HELD ON FRIDAY, AUGUST 7, 2015.**

MOTION by Bridges, support by Lerner, that the City Council of Farmington Hills hereby approves a Special Event Permit for the Susan G. Komen Breast Cancer Foundation- 3 Day Walk Event to be held on Friday, August 7, 2015, during the hours of 8am and 5pm., subject to the following conditions:

- The route is mainly in residential areas of the City and on sidewalks
- There will be no road closures for this event
- There are ample volunteers to help with route safety
- The applicant has requested no police assistance for this event
- Staging and service areas shall comply with applicable Fire Prevention and Electrical Code requirements
- Medical emergencies that occur during the event shall be immediately reported to the Farmington Hills 911 Center

Roll Call Vote:

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

MOTION CARRIED 5-0

**ACKNOWLEDGEMENT OF THE QUARTERLY INVESTMENT AND FOURTH QUARTER FINANCIAL SUMMARY REPORTS.**

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

Roll Call Vote:

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

MOTION CARRIED 5-0

**RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF JULY 13, 2015.**

MOTION by Bridges, support by Lerner, that the City Council of Farmington Hills hereby approves the regular meeting minutes of July 13, 2015 as submitted.

Roll Call Vote:

Yeas: BRICKNER, BRIDGES, BRUCE, KNOL AND LERNER  
Nays: NONE



Absent: MASSEY AND STECKLOFF  
Abstentions: NONE

MOTION CARRIED 5-0

**RECOMMENDED APPROVAL OF THE CITY COUNCIL SPECIAL MEETING MINUTES OF JULY 20, 2015.**

MOTION by Bridges, support by Lerner, that the City Council of Farmington Hills hereby approves the special meeting minutes of July 20, 2015 as submitted.

Roll Call Vote:

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

MOTION CARRIED 5-0

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

Mayor Brickner mentioned potential topics for the next regular City Council meeting of August 10, 2015.

**ADJOURNMENT**

Mayor Brickner adjourned the City Council meeting at 8:40p.m.

Respectfully submitted,



Pamela B. Smith, City Clerk