

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING (VIA TELECONFERENCE)
AUGUST 10, 2020 – 7:30 PM
CITY HALL – COUNCIL CHAMBER

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Barnett via teleconference at 7:30pm.

Council Members Present: Barnett, Boleware, Bridges, Knol, Massey, Newlin and Steckloff

Council Members Absent: None

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Monico, Randle and Seimer, Police Chief King, Fire Chief Unruh and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Mayor Barnett led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

CORRESPONDENCE

The following correspondence was acknowledged:

- Expressing concern of blight on a vacant property. A review of current ordinances was suggested to update them if needed in order to better address such concerns in the future. City Manager Boyer indicated that information will be provided to City Council in the next week or two regarding blight ordinances and what neighboring communities are doing to address these concerns.

CONSENT AGENDA

MOTION by Massey, support by Bridges, to approve the Consent Agenda as read.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

PUBLIC QUESTIONS AND COMMENTS

The following persons commented on operations at the Library:

Madeline Link
Patricia Ballard
Michael Sheretta
Bill Largent

Mayor Barnett explained the role of the City Councils when it comes to operations at the Library.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

The following council member comments and announcements were made:

- The need to discuss the use of video during City Council meetings and/or getting back to in-person meetings with safety protocols in place.
- Concerns over boards and commissions not meeting and discuss how they can operate going forward
- Congratulations to Councilmember Samantha Steckloff for being elected in the State Primary to appear on the ballot in November for State Representative.
- Elected versus appointed library board and procedurally how that would have to be approved.
- Acknowledged a letter outlining the improvements being made at the Library and hopeful that a full committee report will be released to the community so they know all of the work that is being done.
- Suggested the use of video at a future City Council study session

CITY MANAGER UPDATE:

City Manager Boyer provided the following update:

- Red Cross Blood Drive is being held at the Costick Center on September 2, 2020 from 8am to 8pm.
- Hazmat Drop-Off Day is Wednesday, August 19, 2020 at the Orchard Community College from 1pm to 6pm.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF ADOPTION OF A RESOLUTION APPROVING THE BROWNFIELD PLAN FOR 24205 ORCHARD LAKE ROAD. CMR 8-20-87

Samantha Seimer, Economic Development Director, reviewed the proposed Brownfield plan with tax increment financing for property located at 24205 Orchard Lake Road. The plan includes a new gas station and retail component. The property has sat vacant for the past 7 years and the proposed development will create many new jobs in the area and alleviate the environmental concerns for the site. She noted that the developer has requested a 90 day look-back period due to COVID, which was supported by the Brownfield Development Authority.

Mayor Barnett opened the public hearing. There were no comments from the public.

Councilmember Boleware inquired about the downside if this plan were not approved. The downsides noted would be the lack of any development on the site and there would still be environmental concerns on the site that would need to be addressed, which is the reason it has not been developed to date.

Discussion was held on the capture of tax funding.

It was questioned if City Council would see a PUD plan for this property as there was some concern as to the traffic pattern affecting businesses to the north and south.

Director Seimer responded that the development was approved as part of a site plan in 2019 and not a Planned Unit Development (PUD).

**RESOLUTION APPROVING BROWNFIELD PLAN FOR 24205 ORCHARD LAKE ROAD,
FARMINGTON HILLS, MI 48336**

**CITY OF FARMINGTON HILLS CITY COUNCIL
RESOLUTION NO. R-135-20**

**RESOLUTION APPROVING A BROWNFIELD PLAN
FOR THE CITY OF FARMINGTON HILLS BROWNFIELD REDEVELOPMENT AUTHORITY
PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE
PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the City Council of the City of Farmington Hills, Oakland County, Michigan, held Via Teleconference (Zoom Webinar) on the 10th day of August 2020, at 7:30 p.m.

PRESENT: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF

ABSENT: NONE

MOTION BY: MASSEY

SUPPORTED BY: STECKLOFF

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the City of Farmington Hills (the "City"), pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing, Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and recommended for approval by the City Council of the City (the "Council"), a Brownfield Plan (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the City Council held a public hearing on proposed Brownfield Redevelopment Plan for (the "Plan") for the property located at 24205 Orchard Lake Road, Farmington Hills, MI 48336 (the "Property") following the publication of notice in the manner required by Section 13(10) of the Act; and

WHEREAS, the City has, at least ten (10) days before the public hearing, provided notice of the public hearing to the taxing jurisdictions affected by the Plan which levy taxes subject to capture under the Act (the "Taxing Jurisdictions") and have informed such Taxing Jurisdictions about the fiscal and economic implications of the proposed Plan, and the Council has provided the Taxing Jurisdictions the right to be heard at the public hearing in accordance with Section 13(13) of the Act; and

WHEREAS, the Council has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a brownfield plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Council desires to proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Plan Approved. Pursuant to the authority vested in the Council by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit A to this Resolution.
2. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF

NAYS: NONE

ABSTAINED: NONE

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

Mayor Barnett closed the public hearing as there were no comments.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF APPOINTMENT OF VOTING DELEGATE AND ALTERNATE VOTING DELEGATE FOR THE MICHIGAN MUNICIPAL LEAGUE ANNUAL MEETING ON SEPTEMBER 29, 2020.

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby appoints Michael Bridges as voting delegate and Mary Newlin as alternate voting delegate for the Michigan Municipal League Annual Meeting on September 29, 2020.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF A SPECIAL EVENT PERMIT FOR THE MOTOR CITY HARLEY DAVIDSON ANNIVERSARY EVENT TO BE HELD ON FRIDAY, AUGUST 21, 2020 AND SATURDAY, AUGUST 22, 2020.

Concerns were expressed regarding the number of attendees and social distancing with such a large group.

Clerk Smith commented that the applicant is aware that they must adhere to the Governor's Executive Order and Police staff will be on site as they have requested Police assistance.

It was noted that other special events were approved by City Council under the same order and that the events should all be treated equally, and any concerns can be addressed during the event if required.

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby approves a Special Event Permit for Motor City Harley Davidson located at 24800 Haggerty Road, Farmington Hills, for their Anniversary event to be held August 21, 2020 from 6pm to 9pm and August 22, 2020 from 10am to 8pm; subject to the following conditions:

- All COVID-19 sanitary and safety protocols must be followed
- The event must comply with current and future applicable Executive Orders issued by the State, County or City
- There will be live music during this event, with no stages or large speakers. The applicant has been advised of the noise ordinance and has assured that the noise level will not create a nuisance or generate complaints
- On-site outdoor participants will be limited to no more than 100 attendees
- There will be ample parking provided to those in attendance. Emergency access and all fire lanes will be accessible
- MCHD will have professional private security officers on scene for both days of the event
- MCHD has requested two Farmington Hills Police Officers and the applicant has agreed to reimburse the City for these services as outlined in the Department recommendations to the Clerk
- The event shall comply with minimum Fire Prevention Code requirements
- There will be no parking within 20' of the tent
- There will be no smoking within 500' of flammable or combustible liquid
- Tents must meet the NFPA 701 Standard and flame resistance label affixed to panels
- Food trucks shall be located a minimum of 10' from any structure

- Egress from the facility shall not be blocked or restricted
- Proponent must contact Fire Prevention to schedule an inspection prior to beginning the event

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF THE 2020 OAKLAND COUNTY BROWNFIELD CONSORTIUM AGREEMENT. CMR 8-20-88

MOTION by Massey, support by Bridges, that the City Council of Farmington Hills hereby approves the 2020 Oakland County Brownfield Consortium Agreement between Oakland County and the City of Farmington Hills; and furthermore, authorize City Manager Dave Boyer to execute the agreement on behalf of the City.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE COLLECTIVE BARGAINING AGREEMENT WITH AFSCME LOCAL 1456. CMR 8-20-89

MOTION by Massey, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to execute a new agreement with AFSCME Local 1456 in accordance with the terms and conditions outlined in the City Manager's Report dated August 10, 2020.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR TASERS AND RELATED EQUIPMENT WITH AXON IN THE AMOUNT OF \$12,240.00 PER YEAR FOR A FIVE YEAR PERIOD. CMR 8-20-90

MOTION by Massey, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Axon in the amount of \$12,240.00 for Tasers and related equipment, per FY year, for a five (5) year period (FY 20/21-24/25).

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF IN-CAR MOBILE DATA COMPUTERS AND RELATED EQUIPMENT WITH DELL EMC IN THE AMOUNT OF \$80,926.44. CMR 8-20-91

MOTION by Massey, support by Bridges, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to DELL EMC in the amount of \$80,926.44 for In-Car Mobile Data Computers and related equipment.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR SESSION MEETING MINUTES OF JULY 27, 2020.

MOTION by Massey, support by Bridges, that the City Council of Farmington Hills hereby approves the City Council regular session meeting minutes of July 27, 2020.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

None

ATTORNEY REPORT

City Council received the Attorney Report.

ADJOURNMENT

MOTION by Massey, support by Knol, to adjourn the regular session City Council meeting at 8:55pm.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'P. Smith', with a stylized flourish at the end.

Pamela B. Smith, City Clerk