

AGENDA
CITY COUNCIL STUDY SESSION
APRIL 25, 2022 – 6:00PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order
2. Roll Call
3. Amendments to [Smoking Lounge Ordinance](#)
4. Adjourn Study Session

Respectfully submitted,

Pamela B. Smith, City Clerk

Reviewed by:

Gary Mekjian, City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/accommodations will be made. Thank you.

ORDINANCE NO. C- _____ -2022

**CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN**

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES AT CHAPTER 8, "BUSINESS LICENSING" ARTICLE II, "SMOKING LOUNGES," TO ESTABLISH A SPECIAL PERMIT FOR HOOKAH SMOKING AREAS IN SMOKING LOUNGES IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, AND WELFARE.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 8, "Business Licenses," is hereby amended to include a new Article II, "Smoking Lounges," which shall read as follows:

ARTICLE II. SMOKING LOUNGES

DIVISION 1. – GENERALLY.

Sec. 8–41. – Purpose and intent.

In 2008, the Public Health Code was amended to prohibit smoking in public places. Since that time, smoking establishments have become increasingly popular. Cigar bars and tobacco specialty retail stores that meet certain qualifications and were in existence on May 1, 2010, are exempt from the prohibition on smoking in public places, and state-issued exemption certificates may be transferred and granted by the State of Michigan. Since 2010, the City has experienced an increase in the number of various types of smoking lounges in the City raising public health, safety, and welfare concerns, ~~and,~~ ~~more~~ More recently, the City has also experienced a ~~n increase in the~~ rate of incidents—~~many of which are serious and potentially involving homicides, shootings, fighting, illegal drugs, and other serious criminal and~~ life-threatening incidents—requiring police responses at hookah smoking lounges that is disproportionately higher than for other types of businesses in the community raising significant public safety and welfare concerns. The City has also studied other communities and notes high levels of such incidents elsewhere throughout southeast Michigan and other urban areas in the nation. Based on a study of incidents in the City, reviewed by City Council, there have been over 100 police incidents involving five hookah smoking lounges since 2014, including homicides, shootings, stabbings, fleeing and eluding, assault on police officers and others, weapons offenses, narcotics possession and trafficking, fighting, drunk driving, and stolen vehicles. 26% of

these incidents occurred before 10:00 p.m., 21% occurred between 10:00 p.m. and 12:00 a.m., and 53% occurred after 12:00 a.m. Based on its review and studies of the incidents and experiences involving hookah smoking lounges within the City of Farmington Hills and various types of smoking lounges in other communities (including both hookah and non-hookah smoking lounges), This Article is intended to establish tailored and reasonable ~~and uniform~~ regulations to promote proper and responsible management and operation of the various types of smoking lounge establishments, prevent potential adverse public safety, security, and welfare impacts that have been experienced in the City relating ~~ed~~ to the operation of ~~these~~ the various types of smoking lounge establishments, and generally protect the public health, safety and welfare.

Sec. 8-42. – Definitions.

The following words, terms and phrases, when used in this Article, shall have the following meanings:

(a) "Cigar" means any roll of tobacco wrapped in leaf tobacco or in any substance containing tobacco. Cigar does not include a cigarette.

(b) "Cigarette" means a roll for smoking made wholly or in part of tobacco, irrespective of size or shape and irrespective of the tobacco being flavored, adulterated, or mixed with any other ingredient, which roll has a wrapper or cover made of paper or any other material. Cigarette does not include cigars.

(c) "Cigar bar" shall mean an establishment or area within an establishment that is open to the public and is designated for the smoking of cigars, purchased on the premises or elsewhere.

(d) "Hookah" means a device, including a waterpipe, used for smoking hookah tobacco that consists of a tube connected to a chamber where the smoke is cooled passing through water.

~~(d)~~(e) "Hookah smoking lounge" shall mean a smoking lounge that provides or allows use of hookahs in a designated area within or throughout the establishment.

~~(e)~~(f) "Hookah tobacco" means tobacco that is designed, manufactured, or otherwise intended for consumption by smoking in a hookah and that is flavored with honey, molasses, fruit, or other natural or artificial flavors. Hookah tobacco includes those products commonly known or referred to as narghile, argileh, shisha, hubble-bubble, molasses tobacco, waterpipe tobacco, maassel, or goza.

~~(f)~~(g) "Noncigarette smoking tobacco" means tobacco sold in loose or bulk form that is intended for consumption by smoking and also includes roll-your-own cigarette tobacco, hookah tobacco, pipe tobacco, or a wrap.

~~(g)~~(h) "Non-tobacco products" shall include any product or substance that is not a tobacco product but may be consumed by smoking, including, but not limited to, e-cigarettes, bidis, kreteks, clover cigarettes, herbal cigarettes, electronic and herbal hookah, steam stones, and smoking gels.

~~(h)~~(i) "Smoking lounge" shall mean an establishment which allows use of tobacco products, non-tobacco products, or other similar legal substances on its premises, including, but not limited to, cigar bars and lounges, hookah ~~cafes and smoking~~ lounges, tobacco bars and lounges, tobacco clubs, and similar types of establishments.

~~(i)~~(j) "Smokeless tobacco" means snuff, snus, chewing tobacco, moist snuff, and any other tobacco that is intended to be used or consumed, whether heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested, by any means other than smoking or combustion.

~~(j)~~(k) "State of Michigan Exemption Certificate" shall mean the exemption certificate required under Part 126 of the Michigan Public Health Code (MCL 333.12601, *et seq.*), being Public Act 368 of 1978, as amended from time to time.

~~(k)~~(l) "Tobacco bar" shall mean an establishment or area within an establishment that is open to the public and is designated for the smoking of tobacco products, purchased on the premises or elsewhere.

~~(l)~~(m) "Tobacco product" shall mean a product containing any amount of tobacco regardless of form including, but not limited to, cigarettes, cigars, noncigarette smoking tobacco, or smokeless tobacco.

DIVISION 2 – LICENSE.

Section 8–45 – License required.

A person shall not operate a smoking lounge in the City without a valid and effective smoking lounge license and any applicable special permits issued pursuant to the provisions of this Chapter, ~~subject to subsection 8-45(b).~~

~~(a) — The licensing requirement under subsection 8-45(a) shall not apply, for a period of ninety days after the effective date of this section, to persons lawfully operating a smoking lounge on the effective of this section, provided such persons shall submit a~~

~~completed smoking lounge license application to the City in accordance with this Article within a period of sixty days after the effective date of this section.~~

Section 8-46 – Chapter 8 applicability.

Smoking lounges shall be subject to the provisions of this Article and Article I of this Chapter.

Section 8-47 – License application.

~~An applicant~~To apply for a smoking lounge license, the owner(s) of the proposed smoking lounge shall submit to the City Clerk a fully completed application on a form that is prepared and furnished by the City Clerk. ~~The application shall include at least the following information:~~

(a) The full legal name, telephone number, and current address of ~~the applicant~~all owner(s) of the proposed smoking lounge, who, together, shall be referred to in this Article as the “applicant,” and:-

(1) If the applicant ~~is-involves~~ a partnership, the name and address of each person who is a partner shall be listed, and a copy of any partnership agreement shall be included as part of the application.

(2) If the applicant ~~is-involves~~ a privately held corporation, the name and address of each corporate officer, member of board of directors and stockholder shall be listed, and a copy of the articles of incorporation shall be included as part of the application.

(3) If the applicant ~~is-involves~~ a publicly held corporation, the name and address of each corporate officer, member of the board of directors and each stockholder who owns ten percent (10%) or more of the corporate stock shall be listed on the application.

(4) If the applicant ~~is-involves~~ a limited liability company, the name and address of each person who is a member, manager and assignee of a membership interest shall be listed, and the articles of organization shall be included as part of the application.

(b) If the name of the smoking lounge is or will be different than the name of the applicant, then the smoking lounge business name must be registered with the State of Michigan as the applicant “doing-business-as” that business at the location proposed to be licensed, and the applicant must provide the City with a copy of all such DBA

registration paperwork filed with the state and the ~~The complete doing business as~~ name, address, and telephone number ~~of the proposed licensed business~~. ~~Any license issued under this Article will be in the name of the applicant followed by applicant's doing-business-as name, if any.~~

~~(b)~~(c) The address and phone number of the location at which the smoking lounge is proposed to be licensed to operate in the City.

~~(c)~~(d) A written statement as to the applicant's experience in operating a smoking lounge or a similar business.

~~(d)~~(e) The legal name and any aliases; home address; telephone numbers; date of birth; and driver's license number of all persons who will serve as a manager or agent or who will operate the proposed licensed premises, and the experience of each such person in operating a smoking lounge or a similar business.

~~(e)~~(f) A concise statement as to the prior and current employment of each individual identified on the application pursuant to subsections (a) through (e) above.

~~(f)~~(g) With respect to each individual identified on the application pursuant to subsections (a) through (e) above, a statement identifying and describing each and every charge and conviction or finding of responsibility of each such individual for a violation of any federal, state, or local law involving moral turpitude, dishonesty, fraud, violence, criminal sexual conduct, controlled substances, the sale, distribution, or furnishing of tobacco, or the sale, distribution, or furnishing of alcoholic liquors.

~~(g)~~(h) A security plan for maintaining the premises as a safe and secure environment for patrons and employees and to ensure that the smoking lounge, including interior and external areas, is maintained and operated, at all times, in such a manner as not to result in breaches of the peace or a menace to the health, safety, or welfare of the public.

~~(h)~~(i) A valid and effective State of Michigan Exemption Certificate and any other state or county permits, if required to operate the smoking lounge at the proposed licensed premises. The State of Michigan Exemption Certificate and all other state and county permits must be issued to and in the name of the applicant for the smoking lounge business to be licensed or its doing-business-as name.

~~(i)~~(j) A complete copy of a fully executed deed, lease, or rental agreement, including any amendments, addendums, exhibits and other materials attached thereto, providing the applicant the exclusive right of use, occupancy, and possession of the proposed licensed premises as a smoking lounge, including use as a hookah lounge and for dancing and/or live entertainment if applicable.

(j)(k) A fully executed indemnification agreement in a form approved by the City Attorney, in which the applicant agrees to indemnify and hold harmless the City and its officers, employees, agents, and representatives from any and all damages, injuries, adverse health impacts, liability, claims, actions, losses, demands and/or lawsuits, including attorney fees and costs, that arise out of the applicant's operation of the smoking lounge, including use as a hookah lounge and for dancing and/or live entertainment if applicable.

(k)(l) Proof of insurance in the amounts and types of coverage established by resolution of City Council naming the City as an additional insured and evidencing that the applicant, as well as each person that will be employed by the applicant, is covered by such insurance policy for any and all damages, injuries, adverse health impacts, liability, claims, actions, losses, demands and/or lawsuits that arise out of the applicant's operation of the smoking lounge, including use as a hookah lounge and for dancing and live entertainment if applicable, and the actions and inactions of its employees.

(m) If the applicant is seeking a special permit to allow live entertainment and/or dancing at the proposed licensed premises, the application shall include a floor plan of the entire premises that is drawn to scale showing the following information: the proposed size and dimensions of the designated dance-entertainment area that will be utilized for the live entertainment and/or dancing, the floor area of which shall be no less than 100 square feet; (ii) the proposed location of the designated dance-entertainment area in relation to all walls, doors, windows, areas, rooms, seats, tables, chairs, and other furniture and installations within the premises; (iii) the materials that will be used to construct the designated dance-entertainment area; (iv) how the designated dance-entertainment area will be well defined and clearly marked; and (v) how the designated dance-entertainment area will comply with all other requirements of this Article.

(n) If the applicant is seeking a special hookah smoking lounge permit at the proposed licensed premises, the application shall include the following information: (i) a floor plan of the entire premises that is drawn to scale and identifies all areas that will be designated and utilized for the use of hookahs and the consumption of hookah tobacco, the location of all interior and exterior security video cameras and the recording equipment for such cameras, and the primary locations at which security personnel shall be posted during business hours; (ii) a written plan establishing that security cameras will be installed in locations and sufficient quantity to ensure that all doors, interior areas (except restrooms), and exterior areas of the smoking lounge and the parking lot will be video-taped at all times the smoking lounge is open for business or occupied by personnel or others; (iii) a written plan stating the number of security personnel that will be on hand during and after business hours and committing that such security personnel will monitor and maintain security of all interior areas and at all ingress-egress points of the smoking

lounge while the smoking lounge is open for business; and (iv) how the smoking lounge will comply with all other requirements of this Article.

~~(h)~~(o) The proposed hours of operation.

~~(m)~~(p) Payment of the correct license fee and any special permit fees to the City in the amounts established by resolution of the City Council.

~~(n)~~(q) Any other information reasonably determined by the City Clerk to be pertinent to the applicant and the operation of the proposed licensed business.

In the event of a change in any of the data or information required or furnished to the City under this section after a smoking lounge license has been issued, t~~The holder of a the smoking lounge~~ license shall notify the city clerk of each such change ~~in any of the data required to be furnished under this section~~ within ten (10) days after such change occurs.

Section 8-48 – Investigation and approval.

Upon receipt of a completed application, the City Clerk shall, at a minimum, forward the application materials to the Police Department, Fire Department, Building Division, and Planning and Community Development Department for review, ~~and~~ investigation, and certification. During business hours or at another mutually agreeable time, the applicant shall allow representatives of these departments and division onto the property and into the proposed licensed premises as part of their investigation, review, and certification. If, after review, all City departments and divisions certify and recommend approval of the application and unless the Clerk finds that one or more of the reasons for denial under Section 8-49 applies, the City Clerk shall approve and issue a smoking lounge license to the applicant, including a special dance-entertainment permit and special hookah smoking lounge permit if applied for.

Chapter 8-49 – Basis for denial.

An application ~~for a license~~ for a smoking lounge license, and any special permits requested thereunder, may be denied upon a non-certification or recommendation for denial by any of the departments or divisions to which the application was submitted for review or for one or more of the following reasons:

(a) An applicant has previously had a license to operate a smoking lounge revoked for cause in any other community or under this Chapter.

(b) An applicant has had an exemption certificate suspended or revoked by the State of Michigan.

(c) If any of the individuals required to be identified on the application have been convicted or found responsible for a violation of any federal, state, or local law involving moral turpitude, dishonesty, fraud, violence, criminal sexual conduct, controlled substances, the sale, distribution, or furnishing of tobacco, or the sale, distribution, or furnishing of alcoholic liquors.

(d) If an applicant does not own, lease, or have some other exclusive right of possession of the proposed licensed premises.

(e) If there is an existing violation of any applicable building, electrical, mechanical, plumbing or fire prevention code, zoning regulation, or public health code on or with respect to the proposed licensed premises.

(f) The applicant does not possess a valid and effective State of Michigan Exemption Certificate and any other state or county permits, if required to operate the smoking lounge at the proposed licensed premises.

(g) Any false, incomplete, or inaccurate statement on or in the application submitted to the City under this Article.

(h) If, within a twelve-month period preceding the date of the application, a smoking lounge was operated at the same location and a patron, owner, or employee of the former smoking lounge business were involved in any incidents, within the interior or exterior areas or parking lot of the former smoking lounge, relating to or involving illegal drugs, the illegal possession or use of drugs, the illegal possession or use of alcohol, the illegal use or possession of tobacco by a minor, the illegal possession or discharge of a firearm, an assault or battery, or any felony criminal activity.

Section 8-50 – State and county permits.

Approval of the issuance or transfer of a State of Michigan Exemption Certificate ~~State-issued exemption certificate~~ or other state or county permit shall not abrogate the requirement to apply for and obtain a smoking lounge license pursuant to this Chapter.

Section 8-51 – Expiration and renewal of licenses and special permits.

Every license and special permit issued pursuant to this article will terminate December thirty-first of each year unless sooner suspended or revoked. A smoking lounge license and special permit can be renewed in accordance with Article I of this Chapter, provided

a completed renewal application is submitted and all renewal fees in the amounts established by resolution of the City Council are paid to the City at least thirty days prior to expiration of a license. The city may, but is in no way obligated to, consider a renewal application submitted late, if the city clerk determines in her or his discretion that exceptional circumstances exist.

DIVISION 3 – OPERATION.

Section 8–60 – Hours of operation.

A smoking lounge shall not be open to the public between the hours of 1:00 a.m. and 8:00 a.m. If a special hookah lounge permit has been approved as part of a smoking lounge license under this Article, there shall be no use of hookahs or consumption of hookah tobacco between the hours of [redacted] p.m. and 8:00 a.m. No one other than the owners and current ~~smoking lounge~~ employees of the smoking lounge shall be on the premises of a smoking lounge between 1:00 a.m. and 8:00 a.m. on any day, ~~and~~ Each manager and employee of a smoking lounge shall carry proof of employment ~~at the establishment~~, such as an identification badge, at all times while working at the smoking lounge. ~~The A~~ manager and ~~or~~ employees of a smoking lounge, while on the smoking lounge premises, shall provide proof of ~~such~~ employment when requested to do so by a member of the police department or fire department.

Section 8–61 – Manager.

At least one manager, who must be an individual identified on the license application submitted under this Article, shall be on the premises of a smoking lounge at all times that the licensed premises is open to the public. It shall be unlawful for any person not identified on the smokinger's lounge license application to work as a manager of a smoking lounge business, unless the proposed manager or operator has submitted a registration form with the individual's legal name and any aliases; home address; telephone numbers; date of birth; and driver's license number; and, is determined qualified to serve as a manager by the city clerk, using the criteria, as set forth in this article. All managers must be over the age of twenty-one (21) years old. The licensee shall be responsible for notifying the city of any proposed change in management and ensuring that the proposed new manager has obtained the required approval before working or serving as a manager of the licensed establishment.

Section 8–62 – Age restrictions.

No person under the age of eighteen (18) years old shall be allowed in a smoking lounge at any time. The manager and/or employees shall ensure that identifications of individuals on the premises have been checked to determine that every individual is over

the age of eighteen (18) years of age or older before entry into the premises. The manager and/or employees shall secure exit doors to ensure that no one has or is attempting to gain secret entry into the premises.

Section 8-63 – Standards of conduct & special permits.

A smoking lounge licensed under this Article and the licensee, including its owners, operators, managers, agents, and employees, shall comply with and shall be responsible for ensuring that patrons, owners, and employees comply with this City Code, applicable state laws, and all of the following, at all times:

(a) The consumption of alcoholic beverages and use of marijuana products, of any kind, shall not be allowed.

(b) The unlawful possession, use, or delivery of any controlled substance shall not be allowed.

(c) Persons visibly under the influence of or intoxicated from the use of any substance under (a) or (b) of this section shall not be permitted to remain or loiter on the premises.

(d) There shall be no live entertainment or dancing, unless a special dance-entertainment permit has been applied for and approved as part of a smoking lounge license pursuant to this Article. If a special dance-entertainment permit has been issued, then any live entertainment and dancing on the licensed premises shall comply with this Article.

~~(d)~~(e) There shall be no use of hookahs or consumption of hookah tobacco, unless a special hookah lounge permit has been applied for and approved as part of a smoking lounge license pursuant to this Article. If a special hookah lounge permit has been issued, then any use of hookahs or consumption of hookah tobacco on the licensed premises shall comply with this Article.

~~(e)~~(f) There shall be no gambling.

~~(f)~~(g) Patrons shall not loiter in the parking lot and immediately leave the parking area upon exiting the licensed premises.

~~(g)~~(h) Patrons shall immediately exit the premises upon the close of business.

~~(h)~~(i) The licensee shall, at all times, maintain the premises as a safe and secure environment for patrons and employees and shall ensure that the smoking lounge,

including interior and external areas, is maintained and operated, at all times, in such a manner as not to result in breaches of the peace or a menace to the health, safety, or welfare of the public.

Section 8–64 – Dancing & Live Entertainment.

A licensee who is the holder of a dance-entertainment permit shall not allow dancing or live entertainment on the licensed premises, except in the designated dance-entertainment area that is the size, dimensions, and location indicated in the licensee’s approved application. The designated dance-entertainment area shall be flush with the floor (not on a raised platform of any kind), shall be well defined and clearly marked, and shall be located at least eight feet away from any tables, chairs, and other obstacles while customers are dancing or the live entertainment is occurring.

Section 8–64 – Hookah Lounge.

A licensee who is the holder of a special hookah lounge permit shall not allow the use of hookahs or the consumption of hookah tobacco on the licensed premises, unless:

- (a) the use of hookahs and the consumption of hookah tobacco is restricted to and only occurs the areas of the smoking lounge that have been designated for such use and consumption on the plans submitted with the license application under subsection 8-47(m) of this Article;
- (b) all interior and exterior security video cameras and the recording equipment for such cameras have been installed and are maintained in working order in the locations designated on the plan submitted with the license application under subsection 8-47(m) of this Code, and all such security cameras are video recording all doors, interior areas (except restrooms), and exterior areas of the smoking lounge and the parking lot, at all times the smoking lounge is open for business or occupied by personnel or others;
- (a) all video recordings from the cameras installed on the interior and exterior of the premises are maintained on the premises in an uninterrupted, undamaged, and unaltered condition for a period of at least 30 days after the date of recording, and all recordings and recording equipment are made available to the City upon request for inspection and verification of compliance with the requirements of this subsection and subsection 8-64(b) above;
- (b) the locations and number of security personnel on hand during and after business hours are at all times in accordance with the plans submitted with the license application under subsection 8-47(m) of this Article, and such security personnel

monitor and maintain security of all interior areas and at all ingress-egress points of the smoking lounge while the smoking lounge is open for business; and

(c) the smoking lounge complies with all requirements of this Article.

Section 8-665 – Temporary Closures.

In the event of a police response to an incident at the location of a smoking lounge, which the chief of police determines to involve a continuing or likely imminent threat to the public peace or the safety and welfare of the employees and patrons of the smoking lounge, the owner, manager, and all agents and employees of the smoking lounge shall comply with a request of the police chief to temporarily close the business for the period of time the police chief deems necessary to eradicate the threat, but not to exceed seventy-twosix hours. This section does not apply to, supersede, or abrogate police or city authority under any other law to order the business closed.

Section 2 of Ordinance. Grace Period for Existing Smoking Lounges.

The City Clerk shall provide notice of the adoption of this ordinance to any holders of a smoking lounge license issued prior to the effective date of this ordinance and to any applicants for a smoking lounge license whose applications are pending on the effective date of this ordinance. The requirement for a special hookah lounge permit under this ordinance shall not apply, for a period of sixty days after the date of the Clerk’s above notice, to a holder of a smoking lounge license that was issued prior to the effective date of this ordinance, provided such license holder shall submit to the City Clerk a supplement to its prior application that requests and provides all information and fees required under section 8-47 for a special hookah lounge permit within a period of thirty days after the Clerk’s notice. Additionally, an applicant for a smoking lounge license whose application is pending on the effective date of this ordinance shall be provided a period of thirty days from the date of the City Clerk’s notice to submit to the Clerk a supplement to its pending application that requests and provides all information and fees required under section 8-47 for a special hookah lounge permit.

Section 3 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect, and the Farmington Hills Ordinance Code shall remain in full force and effect, amended only as specified above.

Section 4 of Ordinance. Savings.

The amendments of the Farmington Hills Code of Ordinances set forth in this Ordinance do not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Farmington Hills Code of Ordinances set forth in this Ordinance.

Section 5 of Ordinance. Severability.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated, and such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 6 of Ordinance. Effective Date.

The provisions of this ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 7 of Ordinance. Date and Publication.

This ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on the ____ day of _____, 2022, and ordered to be given publication in the manner prescribed by law.

- Ayes:
- Nays:
- Abstentions:
- Absent:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington Hills at a meeting held of the ____ day of _____, 2022, the original of which is on file in my office.

PAMELA B. SMITH, City Clerk
City of Farmington Hills

AGENDA
CITY COUNCIL MEETING
APRIL 25, 2022 – 7:30PM
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

REQUESTS TO SPEAK: Anyone requesting to speak before Council on any agenda item other than an advertised public hearing issue must complete and turn in to the City Clerk a blue, Public Participation Registration Form (located in the wall rack by the south door entering the council chambers).

REGULAR SESSION MEETING BEGINS AT 7:30P.M. IN THE CITY COUNCIL CHAMBER

STUDY SESSION (6:00 P.M. Community Room – See Separate Agenda)

REGULAR SESSION MEETING

CALL REGULAR SESSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session meeting agenda
2. Introduction of new DPW Superintendent Derrick Schueller
3. Proclamation recognizing May 2022 as [Mental Health Awareness Month](#)
4. Proclamation recognizing April 28, 2022 as [Arbor Day](#)
5. Proclamation recognizing May 6, 2022 [Childcare Provider Appreciation Day](#)
6. Presentation of the [Beautification Commission 2021 Annual Report and 2022 Goals](#)

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 12 - 25)

All items listed under Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member or citizen so requests, in which event the items may be removed from the Consent Agenda for consideration.

CONSENT AGENDA ITEMS FOR DISCUSSION

PUBLIC QUESTIONS AND COMMENTS

Limited to five (5) minutes for any item of City business not on the agenda.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

PUBLIC HEARING:

7. Public hearing and consideration of approval of the Community Development Block Grant (CDBG) 2022/2023 Projected Use of Funds. [CMR 4-22-44](#)
8. Public hearing and consideration of the INTRODUCTION of an [ordinance](#) to amend City Code, Chapter 34, "Zoning," amending the definition of family; add new definitions for reasonable accommodation and special accommodation residence; add a new Section 34-4.60, Standards and Regulations for Special Accommodation Use.

NEW BUSINESS:

9. Consideration of approval of [appointment](#) to the Planning Commission.
10. Transmittal and Acceptance of [Capital Improvements Plan](#) (2022/2023 – 2027/2028).
11. Consideration of approval of [temporary polling location changes](#) for Farmington Hills Precincts 5, 6, 12 16 and 24 for the August 2, 2022 Primary Election only.

CONSENT AGENDA:

12. Recommended approval of Agreement for [Cluster Site and Open Space Plan 60-10-2020](#) (Chasewood Villas) located at 38500 Nine Mile Road.
13. Recommended approval of award of proposal for Indigent Defense Managed Assigned Counsel Coordinator Services to Karolyn Angott and John Miller, LLC for one year in an approximate amount of \$72,000; with possible extensions. [CMR 4-22-45](#)
14. Recommended approval of award of proposals for As Needed Building, Electrical, Mechanical, Plumbing, Rental Inspector Services, Permit Technician and Plan Review Services to McKenna Corporation for one year in an approximate amount of \$50,000; with possible extensions. [CMR 4-22-46](#)
15. Recommended approval of award of contract for the Chatsworth Street Rehabilitation Project to Hutch Paving, Inc. in the amount of \$500,200.75. [CMR 4-22-47](#)
16. Recommended approval of award of contract for the Interchange Drive Reconstruction Project to Hutch Paving, Inc. in the amount of \$1,485,100.03. [CMR 4-22-48](#)
17. Recommended approval of award of contract for the Shiawassee Road Reconstruction Project from Hawthorne Street to West Nine Mile Road to Springline Excavating LLC in the amount of \$3,565,577.98. [CMR 4-22-49](#)
18. Recommended approval of award of bid for As Needed File Conversion and Related Services to Global Solutions Group, Inc. in an amount not to exceed \$50,000 per year for three years; with possible extensions. [CMR 4-22-50](#)
19. Recommended approval of a resolution recognizing [Suburban Hockey Foundation](#) as a non-profit organization operating in the community for the purpose of obtaining a charitable gaming license.
20. Recommended approval of [setting budget study session meetings](#) on May 16th and May 17th, 2022 at 6:00pm.
21. Acknowledgement of [Second Quarter Financial Summary Report and Quarterly Investment Report](#).
22. Recommended approval of [request for employment](#) under Section 10.01A of the City Charter for a Seasonal Golf Course Laborer.
23. Recommended approval of [request for employment](#) under Section 10.01A of the City Charter for an Aquatics Attendant.

24. Recommended approval of [request for employment](#) under Section 10.01A of the City Charter for a Lifeguard.
25. Recommended approval of the City Council [regular session meeting minutes](#) of April 11, 2022.

ADDITIONS TO AGENDA

ADJOURNMENT

Respectfully submitted,

Pamela B. Smith, City Clerk

Reviewed by:

Gary Mekjian, City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/ accommodations will be made.



PROCLAMATION
Mental Health Awareness Month
May 2022

- WHEREAS,** mental health is important for our individual well-being and vitality, as well as that of our families, communities, and businesses; and
- WHEREAS,** the COVID-19 pandemic has been a reminder of the importance of integrating mental health into preparedness and response plans for public health emergencies; and
- WHEREAS,** younger adults, racial/ethnic minorities, essential workers, and adult caregivers reported having disproportionately worse mental health outcomes, increased substance use, and elevated suicidal ideation associated with COVID-19; and
- WHEREAS,** according to the World Health Organization, as many as one in six U.S. children ages 6 to 17 has a treatable mental health disorder such as depression, anxiety problems, or attention deficit/hyperactivity disorder; and
- WHEREAS,** mental illness is a biologically based brain disorder that cannot be overcome through willpower and is not related to a person's character or intelligence; and
- WHEREAS,** the Oakland Community Health Network is committed to being a Zero Suicide organization, and its service provider agencies are committed to inspiring hope, empowering people, and strengthening communities; and
- WHEREAS,** mental health recovery not only benefits individuals with mental health disorders by focusing on their abilities to live, work, learn, and fully participate and contribute to our society, but also enriches the culture of our community life.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim May 2022 as **Mental Health Awareness Month** and call upon our citizens, government agencies, public and private institutions, businesses, and schools to help increase awareness and understanding of mental illness and recognize the need for appropriate and accessible services for all people with mental illness in order to promote recovery.

Vicki Barnett

Vicki Barnett, Mayor



PROCLAMATION

Arbor Day

April 28, 2022

- WHEREAS,** in 1872, politician and journalist J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and
- WHEREAS,** now called Arbor Day, this holiday was first observed with the planting of more than a million trees in Nebraska and is now observed throughout the nation and the world; and
- WHEREAS,** trees can reduce the erosion of topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitats for wildlife; and
- WHEREAS,** trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other products; and
- WHEREAS,** trees in our City increase property values, enhance the economic vitality of business areas, beautify our community, and promote the well-being of current and future generations.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim April 28, 2022 as **Arbor Day** and encourage all citizens to celebrate by planting a tree, going for a walk in the woods, or taking the time to appreciate trees and all the benefits that they provide.

A handwritten signature in black ink that reads "Vicki Barnett".

Vicki Barnett, Mayor



PROCLAMATION
Childcare Provider Appreciation Day
May 6, 2022

- WHEREAS,** local childcare providers and other nationwide organizations are celebrating Childcare Provider Appreciation Day on May 6, 2022; and
- WHEREAS,** it is estimated that nationwide over 50% of children under the age of six spend some time on a weekly basis in a nonparental care arrangement; and
- WHEREAS,** childcare providers offer critical enrichment opportunities, nurture development for children of all backgrounds, and represent a vital building block of Michigan's economy; and
- WHEREAS,** the COVID-19 pandemic created tremendous hardships for childcare providers as they continued to meet the needs of local families who depend on them while risking their health and financial stability to remain open; and
- WHEREAS,** the City of Farmington Hills understands that the health of our society depends on the quality of early childhood experiences provided to young children and recognizes that support for childcare providers represents a worthy commitment to the future of our City's children.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim May 6, 2022 as **Childcare Provider Appreciation Day** and encourage all citizens to recognize childcare providers for their vital work.

Vicki Barnett

Vicki Barnett, Mayor



DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

DATE: April 18, 2022

TO: Mayor and City Council Members

FR: Beautification Commission

RE: *Beautification Commission 2021 Annual Report and 2022 Goals*

The Beautification Commission is forwarding their 2021 Annual Report and 2022 Goals, for your information. Per the Farmington Hills Beautification Commission By-Laws, the Beautification Commission has prepared a report reviewing the 2021 Beautification Activities and Goals for 2022 for the members of City Council.

Please contact the staff liaison to the Beautification Commission Charmaine Kettler-Schmult, with any questions, 248-871-2543 or ckettler@fhgov.com.

Attachment:

[Beautification Commission 2021 Annual Report and 2022 Goals](#)

Administration
248.871.2550
248.871.2521 Fax

Building Division
248.871.2450
248.871.2451 Fax

Community Development
248.871.2543
248.871.2521 Fax

Planning Office
248.871.2540
248.871.2521 Fax

Zoning and Code
Enforcement
248.871.2520
248.871.2521 Fax



Beautification Commission

2021 Annual Report & 2022 Goals



*Beautification Commission Award
Program 2021*

Approved by Beautification
Commission, March 15, 2022

2021 ANNUAL REPORT
FARMINGTON HILLS BEAUTIFICATION COMMISSION

Introduction

The purpose of the Beautification Commission, as outlined in its by-laws, is to advise the City Council about beautification and environmental concerns, to promote and publicize beautification and environmental projects and to acknowledge projects of beautification and environmental improvement.

The Farmington Hills Beautification Commission met eight times at the regularly scheduled monthly meeting (third Tuesday of the month). The meetings were held virtually on Zoom and in person at Farmington Hills City Hall in 2021. Attendance averaged 6 members. The Commission has maintained the City's membership in the Beautification Council of Southeastern Michigan (BCSEM) and the statewide organization, Keep Michigan Beautiful, Inc. (KMB).

2021 Beautification Commission

Jennifer Chinn, Chairperson	Sherry Jones
Katherine Massey, Vice Chairperson	Carol Kurth
Kathie Brown, Secretary	Betti Pool
Jawahar Babu	Rita Roberts

Staff Liaison

Charmaine Kettler-Schmult

2021 Goals

The Commission selected the following projects to work on during the year 2021:

- Continue to improve and celebrate the Annual Beautification Awards Ceremony.
- Promote public awareness of Beautification Commission projects using community and City media outlets.
- Keep in contact with key people about the major projects happening within the City of Farmington Hills.
- Grow membership in the Beautification Commission.
- Involve the community in a Plant Swap to exchange garden plants once or twice a year.
- Maintain certification for Tree City USA through the State of Michigan and the Arbor Day Foundation.
- Explore opportunities to initiate and participate in projects to ensure long term environmental sustainability.
- Encourage enhancement of existing Natural Beauty Roads and move forward projects in the Natural Beauty Road right-of-way.
- Organize and implement the Carol Posby Litter Walk along local roads in the Spring of 2021 to complement City Earth Day events.
- Continue to be aware and participate in programs conducted by the BCSEM and KMB.

Unfortunately, due to the COVID-19 pandemic many events were modified or limited.

2021 Results

Annual Awards Ceremony

The 36th Annual Beautification Awards Reception was held on October 28 at the HAWK. The Beautification Commission did recognize fifty-six: businesses, offices, and subdivision and condominium entrances. Beautification Commissioners visited nominated sites to look for landscape variety, imaginative use of color, and overall property maintenance. An award for exemplary landscapes, the Beautification Commissioners' Award, was presented to Beaumont Commons for their outstanding landscape.

Promotion and Public Awareness

The Beautification Commission continued efforts to remain in the public eye. The Commission reached out to the Farmington Hills community through many different media: internet, newspaper, cable television and events. The Commission utilized the city web site by posting meetings, minutes and events of the Commission.

Development and Community Awareness

The Beautification Commission had limited opportunities to participate in scheduled events this year and the opportunity to create community awareness about the Beautification Commission was minimal.

Plant Swap

Two plant swaps were held in 2021. The Spring Plant Swap was held May 22 and the Fall Plant Swap was held on September 18th at the Nature Center parking lot. Between fifteen and thirty people attended to exchange garden plants and plant related products.

Tree City USA Certification

The Beautification Commission submitted an application for certification.

Natural Beauty Roads

The Beautification Commission continued to encourage the City's maintenance, enforcement and inclusion of additional Natural Beauty Roads.

Carol Posby Litter Walk

The Beautification Commission held the 2021 Carol Posby Litter Walk event on April 24, 2021. The event had 21 homeowner associations and community organizations registered and over 200 participants signed up. Volunteers were supplied with gloves and garbage bags and hit the main roads to collect debris. The event made a big impact on the community with the support of the DPW staff 14 pick up loads, 7- 3 yard dump truck loads and 2 single axle dump truck loads during the main event. The event received a Merit award from Keep Michigan Beautiful, Inc at their awards ceremony, October 9, 2021. This annual event is scheduled to re-occur April 23, 2022.

Beautification Council of Southeastern Michigan (BCSEM) and Keep Michigan Beautiful (KMB)

The Beautification Commission continued to be a member of these regional and statewide organizations.

2022 Goals

Annual Awards Ceremony

The celebration of the 37th Annual Awards Ceremony will be held in October 2022. The annual awards ceremony will recognize the efforts of business, office, church properties and residential entrances to beautify the City of Farmington Hills.

Promotion and Public Awareness

The Beautification Commission will seek to continue public awareness and promotion of the Commission's programs and activities using community and City media outlets. The Beautification Commission representative will visit the Council of Homeowners Association (COHA) to update the group on upcoming Beautification Commission events. The Commission will continue to forward information on events to the *Farmington Observer*, *Farmington Press*, *Detroit Free Press* and electronic media such as: *The Michigan Gardener* for publishing. The Commission will continue to utilize all available social media, within the guidelines of the City of Farmington Hills' social media policy. The Commission will also continue to utilize the City website and local cable channel to stay in contact with the homeowners' associations (COHA), and other community groups in order to promote the Commission's work and purpose.

Development and Community Awareness

The Beautification Commission will invite key City employees and local representatives of agencies of interest to attend meetings when updates to the Commission about major projects and any relevant issues are desired.

Grow Membership in the Beautification Commission

The Beautification Commission will seek to expand public awareness of the opportunities to participate in the Beautification Commission and seek to fill vacant membership positions.

Plant Swap

The Beautification Commission will continue to engage the public in exchanging garden plantings by holding annual Plant Swaps at the Heritage Park Nature Center parking lot on Saturday May and September, 2022.

Tree City USA Certification

The Beautification Commission will work to maintain certification of the City of Farmington Hills as a Tree City USA. A recommendation to officially recognize Arbor Day will be forwarded to City Council in 2022. In addition, all required information regarding tree planting and maintenance will be forwarded as required in the application for recertification.

Environmental Sustainability

The Beautification Commission will continue to explore opportunities to initiate and participate in projects to ensure long term environmental sustainability.

Natural Beauty Roads

The Commission will continue working toward enhancement of existing Natural Beauty Roads by cooperating with City departments to move forward projects in the Natural Beauty Road right-of-way.

Carol Posby Litter Walk

The Beautification Commission will organize community volunteers to do a “Litter Walk Clean-Up”. The event is scheduled for April 23, 2022. The event will compliment Earth Day. The Beautification Commission will cooperate with other organizations and committees to assemble this event.

Beautification Council of Southeastern Michigan (BCSEM) and Keep Michigan Beautiful (KMB)

The Beautification Commission will continue to be a member of these regional and statewide organizations. The Beautification Commission will continue to be involved in the BCSEM organization.

REPORT FROM THE CITY MANAGER TO CITY COUNCIL, APRIL 25, 2022

SUBJECT: Community Development Block Grant (CDBG) Public Hearing on the 2022/2023 Projected Use of Funds

ADMINISTRATIVE SUMMARY

- The Community Development Office is required by the U. S. Department of Housing and Urban Development (HUD) to create an Annual Action Plan to project use of CDBG funding for the next program year (2022 – 2023).
- For 2022/2023, the City of Farmington Hills is anticipating \$407,626 for CDBG programming. This amount is comprised of this year’s HUD entitlement \$357,626, an estimated program income of \$50,000. Any change in funding will be reflected in an adjustment to the Housing Rehabilitation activity.
- Federal regulations require a public hearing to discuss and approve the annual use of CDBG funds.
- CDBG funds must benefit low- and moderate-income persons or areas (**Eligible Areas map attached**). The eligible areas are based on the criteria made available each year from HUD.
- The following distribution of funds is recommended for the 2022/2023 program.

PROPOSED 2022/2023 BUDGET

Housing Rehabilitation	\$ 324,026
Public Service Organizations	\$ 27,500
Program Administration	<u>\$ 56,100</u>
Total	\$407,626

RECOMMENDATION

It is recommended that the City Council approve the Second Annual Action Plan and 2022/2023 Community Development Block Grant funds be allocated as follows:

RESOLVE that the City Council approve the Community Development Block Grant Program year 2022/2023 budget to include: 1) \$324,026 for Housing Rehabilitation, 2) \$27,500 for Public Service Organizations and 3) \$56,100 for program administration. Any change in funding amount will be reflected in an adjustment to the Housing Rehabilitation activity.

FURTHER RESOLVE that the City Manager be authorized to prepare and submit an application for Community Development Block Grant funds to the U.S. Department of Housing and Urban Development (HUD) within sixty days of the date allocations are announced but no later than August 16, 2022.

BUDGET BACKGROUND

Housing Rehabilitation

The Housing Rehabilitation program continues to assist low- and moderate-income homeowners with home improvements. Typical improvements include minor home repair, roof replacement, water heater and furnace replacement, siding installation, and sewer connection. In the current budget, 21 homeowners will receive assistance with home repairs. The budget also includes wages and fringe of the Housing

Community Development Block Grant (CDBG) Public Hearing on the 2021/2022 Projected Use of Funds
Page 2 of 2

Rehabilitation Specialist for administration costs that directly benefit the homeowners. The Housing Rehabilitation program budget will be \$324,026.

Public Service Organizations

Several non-profit organizations are classified as Public Service Organizations by HUD. The expenditure for this category can't exceed 15% of the funding as established by HUD. Farmington Hills has received requests from HAVEN (Help Against Violent Encounters Now) to combat domestic violence, Common Ground to provide counseling and other support services, Lighthouse (aka. South Oakland Shelter) to aid homeless families in our community and CARES in Farmington Hills for food bank services. This year \$27,500 is recommended for Public Service Organizations.

Program Administration

The administration amount of the budget reimburses the general fund for documented wages and fringe benefits of general program staff. It also covers printing services, legal notices and other administrative costs. This year \$56,100 is recommended for Program Administration.

PUBLIC PARTICIPATION

The Community Development Office has contacted and met with community organizations and the Housing Rehabilitation Loan Board in order to keep interested organizations informed. On September 23, 2021, a public meeting was held to review the previous year's activity and review the City's Consolidated Plan. On March 20, 2022, a **30 Day comment period notice and Notice of Public hearing** regarding the April 25, 2022 City Council public hearing was published in the Farmington Observer.

SCHEDULE

The Annual Action Plan and the application for the 2022/2023 CDBG Program is to be submitted to the U. S. Department of Housing and Urban Development within sixty days of the date allocations are announced but no later than August 16, 2022. The new program year begins July 1, 2022 and ends June 30, 2023.

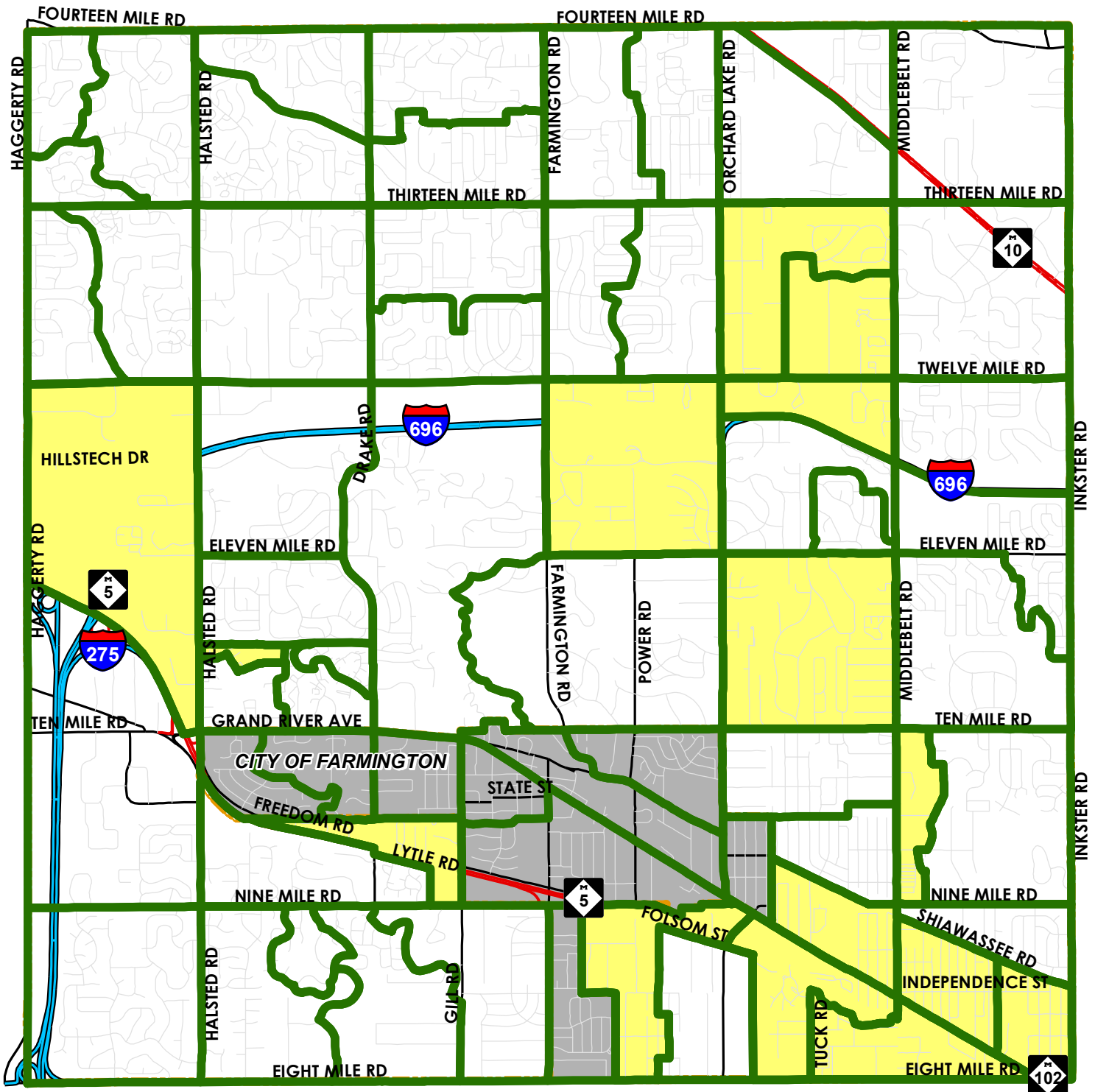
Departmental Authorization by: Charmaine Kettler-Schmult, Interim Director of Planning
and Community Development
Approved by: Gary Mekjian, City Manager


Electronic attachment:

- [Eligible Areas Map \(2019\)](#)
- [30 Day Comment Period Notice and Notice of Public Hearing](#)



CDBG Low/Moderate Income Eligible Areas 2019



 Low/Moderate Income Area

SOURCES: City of Farmington Hills GIS, 2019
Oakland County, 2019
US Census Bureau, 2010 Block Groups
Map Print Date: Feb. 2019



LEGAL/PUBLIC NOTICE
CITY OF FARMINGTON HILLS
30 Day Comment Period and Notice of Public Hearing
Community Development Block Grant Program
Annual Action Plan 2022-2023
Second Program Year

The City of Farmington Hills is anticipated to receive \$357,626 from the U.S. Department of Housing and Urban Development for the 2022-2023 Community Development Block Grant Program Year. These funds will be authorized by the U.S. Department of Housing and Urban Development under Title 1 of the Housing and Community Development Act of 1974 and 1977, as amended. Any change in the funding amount will require an adjustment to the Housing Rehabilitation activity. In addition, an estimated \$50,000 in program income from Housing Rehabilitation activities is included in the projected use of funds.

Notice is hereby given that on Monday April 25, 2022 at 7:30 p.m. EST, in the City Council Chambers of City Hall, 31555 Eleven Mile Road, the Farmington Hills City Council will conduct a Public Hearing to discuss the proposed use of Community Development Block Grant funds in the Annual Action Plan 2022-2023. If concerned citizens who plan to attend the public hearing are hearing-impaired or non-English speaking, please contact the Community Development office 248-871-2543 or ckettler@fhgov.com so proper arrangements can be made.

The Annual Action Plan is used to guide decision making in the distribution of federal grant funds received by the City during the 2022-2023 program year. Included in the plan will be the proposed use of the City's annual Community Development Block Grant funds. Draft versions of the Annual Action Plan 2022-2023 are available for viewing at the Community Development Office within City Hall at 31555 W. Eleven Mile, during regular business hours 8:30 a.m. to 4:30 p.m.

The summary statement of Community Development Activities and Projected Use of funds for the 2022-2023 CDBG Program Year is as follows:

<u>Activities</u>	
Housing Rehabilitation	\$324,026
Public Services	\$27,500
CDBG Administration	<u>\$56,100</u>
Total:	\$407,626

A 30-day comment period remains in effect until April 26, 2022. The public is invited to comment on the Annual Action Plan, the proposed use of Block Grant funds and the City's participation in the Community Development Block Grant Program (CDBG). All interested persons may provide written comments to the City of Farmington Hills Community Development Office, 31555 Eleven Mile, Farmington Hills, MI 48336. Information regarding the previous and proposed CDBG Program may be obtained at the City of Farmington Hills, Community Development Office or by calling (248) 871-2543.

Publish: March 20, 2022



Interoffice Correspondence

DATE: April 18, 2022 (April 25, 2022, City Council Meeting)

TO: Gary Mekjian, City Manager

FROM: Charmaine Kettler-Schmult, Interim Director of Planning and Community Development, and Erik Perdonik, Interim City Planner

SUBJECT: Zoning Text Amendment 2, 2021 – Definition of “Family”

OVIERVIEW: The Planning Commission has submitted for City Council consideration draft [Zoning Text Amendment 2, 2021](#), proposing to amend Chapter 34, “Zoning,” in numerous separate sections, including Article II, “Definitions,” to revise the definition of “family,” and to add definitions of “reasonable accommodation” and “special accommodation residence;” Article III, “Zoning Districts,” to add “special accommodation residence” as a principal permitted use within the RA-1A, RA-1B, RA-2B, RA-1, RA-2, RA-3, and RA-4, One Family Residential Districts, and RP-1 and RP-2, Planned Residential Districts; and Article IV, “Use Standards,” to add new regulations for special accommodation residences.

BACKGROUND: The Fair Housing Act (the “Act”) requires that the City provide reasonable accommodation for certain protected classes, such as handicapped individuals living in a group home. In light of changes in the interpretation of the Act and litigation regarding the application of the Act to group homes, City staff and legal counsel researched whether the City’s existing definition of “family” should be revised, and whether standards for making a determination of reasonable accommodation should be included in the Zoning Ordinance.

The attached draft Zoning Text Amendment 2, 2021, which the Planning Commission unanimously recommended that City Council approve following a public hearing at their March 24, 2022, Regular Meeting, takes into account the current legal landscape and provides City staff with tools by which to make a determination as to whether a reasonable accommodation is being provided. As requested by City Council at their January 10, 2022, Study Session, the Amendment includes provisions intended to prevent overcrowding and address the provision of adequate parking.

PROCEDURAL HISTORY:

October 21, 2021 *Planning Commission Regular Meeting*

The Planning Commission reviewed draft Zoning Text Amendment 2, 2021, and passed a motion (9-0) to set the item for public hearing for a date uncertain to allow for City Council to review and provide input on the draft Amendment ([Minutes](#)).

January 10, 2022 *City Council Study Session*

City Council reviewed draft Zoning Text Amendment 2, 2021, and offered suggestions regarding limitations on the number of people per square foot permitted within a special accommodation residence and the provision of adequate parking for such residences ([Minutes](#)).

March 24, 2022 *Planning Commission Public Hearing*

Following a public hearing for draft Zoning Text Amendment 2, 2021, during which no public comment was received, the Planning Commission passed a motion (6-0) to recommend that City Council adopt the Amendment ([Minutes](#)).

PUBLIC NOTICE: The Planning and Community Development Department has complied with all state and local requirements in providing public notice of tonight's public hearing for Zoning Text Amendment 2, 2021 ([Public Hearing Notice](#)).

RECOMMENDATION:

Following the PUBLIC HEARING, RESOLVE that City Council APPROVE the INTRODUCTION of draft Zoning Text Amendment 2, 2021.

ATTACHMENTS:

- [Draft Zoning Text Amendment 2, 2021](#)
- [October 21, 2021, Planning Commission Minutes](#)
- [January 10, 2022, City Council Study Session Minutes](#)
- [March 24, 2022, Planning Commission Minutes](#)
- [Public Hearing Notice](#)

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN
ZONING TEXT AMENDATORY ORDINANCE
ORDINANCE NO. ____

An ordinance to amend the City Code, Chapter 34 Zoning Chapter, of the City of Farmington Hills, to amend the definition of family; add new definitions for reasonable accommodation and special accommodation residence; add a new Section 34-4.60, standards and regulations for Special Accommodation Use as hereinafter described:

THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, HEREBY ORDAINS:

Section 1.

Amend Section 34-2.2, Definitions to amend the definition of family to read as follows:

Family

1. An individual or group of two (2) or more persons related by consanguinity, marriage or adoption, together with foster children or servants of the principal occupants, with not more than one additional unrelated person, who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit; or
2. A collective number of individuals domiciled together, up to six persons, in one (1) dwelling unit whose relationship is of a continuing non-transient domestic character and who are cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period. This definition also does not include halfway houses for prisoner re-entry and similar facilities. It also does not include medication-assisted treatment for substance abuse patients, substance abuse disorder treatment facilities and similar facilities for those not recovered from substance abuse treatment.

Section 2.

Amend Section 34-2.2, Definitions to add two new definitions as follows:

Reasonable Accommodation means a change, modification, exception or adjustment to the ordinance that is needed for a person with a disability to use and enjoy a dwelling. A Reasonable Accommodation does not include an accommodation which would (1) impose an undue financial or administrative burden on the City; or (2) require a fundamental alteration to the nature of the City's land use and zoning ordinance or policies.

Special Accommodation Residence means a use that provides equal housing opportunities particularly suited to the needs of persons entitled to a reasonable accommodation under state or federal law, such

as but not limited to, the Federal Fair Housing Act, as amended, 42 USC § 3604(f)(1) et seq, the Americans with Disabilities Act, as amended, 42 USC §12131 et seq, and the Rehabilitation Act, as amended, 29 USC §794(a). The definition of Special Accommodation Residence shall be applicable to various types of transitional and permanent homes or living arrangements that occupy dwellings or other structures and may include, but not be limited to, adult foster care large group homes and sober living homes.

Section 3.

Amend Section 34-4.0, Use Standards to add a new Section 34-4.60 Special Accommodation Residence as follows:

Section 4.60 Special Accommodation Residence

A. Intent. This section is intended to authorize the grant of relief from the strict terms of this Ordinance in order to provide equal housing opportunities particularly suited to the needs of persons entitled to reasonable accommodation under state or federal law, such as but not limited to, the Federal Fair Housing Act, as amended, 42 USC § 3604(f)(1) et seq, the Americans with Disabilities Act, as amended, 42 USC §12131 et seq, and the Rehabilitation Act, as amended, 29 USC §794(a). This Section of the Ordinance responds to the prohibition of housing discrimination based on a disability which is defined as:

- (1) A physical or mental impairment which substantially limits one or more of such person's major life activities;
- (2) A record of having such an impairment; or
- (3) Being regarded as having such a physical or mental impairment that limits one or more of such person's major life activities.

This section is further intended to advance a legitimate governmental interest by regulating Special Accommodation Residences in a manner that ensures that the use of land is situated in appropriate locations and with proper relationships particularly to the surrounding land uses, limits inappropriate overcrowding of land or particular uses and/or congestion of population, and it ensures that public streets and facilities are not overburdened.

B. Applicability. The provisions of this section shall be applicable to various types and capacities of transitional and permanent homes and structures which occupy dwellings and may include, but not be limited to, adult foster care large and small group homes, other congregate living facilities, and sober living facilities. The City Manager or his/her designee may approve a Special Accommodation Residence, subject to and in accordance with this section.

C. Conditions of Approval. As a condition to approval of a Special Accommodation Residence, the applicant must comply with all the terms of this section, and must demonstrate all of the following:

- (1) The ultimate residential user or users of the property shall be persons for whom state or federal law mandates the City to make reasonable accommodations in connection with proposed uses of land under the existing circumstances;

- (2) Taking into consideration the needs, facts, and circumstances which exist throughout the City and the population to be served by the use, the proposed reasonable accommodation shall be necessary to afford such person equal opportunity to the proposed use and enjoyment within the City;
- (3) Approval of the proposed housing shall not require or will not likely result in a fundamental alteration in the nature of the Zoning District and neighborhood in which the property is situated, or result in an excess concentration of such proposed housing in a particular area, considering cumulative impact of one (1) or more other uses and activities in, or likely to be in, the area, and shall not impose undue financial and administrative burden. The interests of the City shall be balanced against the need for accommodation on a case-by-case basis; and
- (4) The public health, safety and welfare is maintained by providing adequate space for occupants as follows:
 - (a) There shall be not less than 35 square feet of indoor living space per occupant, exclusive of bathrooms, storage areas, hallways, kitchens, and sleeping areas.
 - (b) A single occupancy bedroom shall have not less than 80 square feet of usable floor space.
 - (c) A multioccupancy resident bedroom shall have not less than 65 square feet of usable floor space per bed.

For the purpose of this subsection (4), “usable floor space” means floor space that is under a ceiling which is not less than 6 feet, 6 inches in height, excluding closets and space that is under a portable wardrobe. When determining usable floor space, an alcove or any other part of the room that does not have at least a 7-foot horizontal dimension shall be excluded.

D. Application Provisions. The application for a Special Accommodation Residence within an existing or proposed structure shall include the following, in addition to all other applicable permits required by the City:

- (1) A sketch plan, drawn to scale, showing the proposed use and development. At a minimum, the sketch submittal shall include the following information:
 - a) Evidence of ownership; location and description of site; dimensions and areas;
 - b) Scale, north arrow, date of plan;
 - c) A recent aerial photograph from an available resource (City GIS portal at fhgov.com), Google Earth, or similar platform showing site and area within at least 100 feet of property boundaries;
 - d) Location, type and land area of each proposed land use and number of dwelling units in structure or structures to be occupied.
 - e) Sketch of floor plan showing layout and number of persons to occupy each bedroom or similar sleeping area.
 - f) General description of proposed water, sanitary and storm drainage systems;

- g) General location of proposed parking and number of spaces required and provided.

(2) A separate document that provides the following:

- a) A summary of the basis on which the applicant asserts entitlement to approval of a Special Accommodation Residence, covering each of the requirements of this ordinance.
- b) The number of residents served, resident services provided and the anticipated length of stay, and staffing and duties performed.

E. Standards and Regulations. In order to determine whether a Special Accommodation Residence should be granted, the need to provide a reasonable accommodation under state or federal law shall be considered and weighed by the City Manager in relationship to the following:

- (1) If the proposed housing does not constitute a permitted use in the zoning district in which the property is situated, the intensity of the use (e.g., number of residents in the residential facility) shall be the minimum required in order to achieve feasibility of the use; and
- (2) The use, and all improvements on the property shall be designed and constructed to meet the following standards and conditions:
 - a) Taking into consideration the size, location and character of the proposed use, the proposed use shall be established in such a manner to be compatible and harmonious, as determined by the application of generally accepted planning standards and/or principles, with:
 - i. The surrounding uses; and/or
 - ii. The orderly development of the surrounding neighborhood and/or vicinity.
 - b) The proposed use shall be designed to ensure that vehicular and pedestrian traffic shall be no more hazardous than is normal for the district involved, taking into consideration traffic volume, proximity and relationship to intersections, adequacy of sight distances, on-site parking, pedestrian traffic safety, and location and access of off-street parking;
 - c) The proposed use shall be such that the location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development or use of adjacent land and buildings and will not have a detrimental effect upon their value;
 - d) The proposed use shall be designed, located, planned and operated in such a manner that the public health, safety and welfare will be protected; and
 - e) The proposed use shall be designed and operated so as not to cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

F. Conditions. In connection with the approval of a Special Accommodation Residence, the City Manager may impose such conditions as are authorized by law. If a standard in this ordinance is reduced or modified to be less stringent, any condition imposed shall be proportional to mitigate the impact of the reduction or modification granted and shall be in keeping with protecting the health, safety and general welfare of the City.

G. Timeframe for Application Review. The City Manager or his/her designee will review the request for a special accommodation and approve or deny the application within fifteen (15) business days of submittal of a complete application.

H. Effect of Approval.

(1) Approval of a Special Accommodation Residence shall be solely for the benefit of the particular class of users who were the basis of requiring the City to make a reasonable accommodation under applicable state and/or federal law, and not for the benefit of any other persons. Accordingly, the effect of an approval under this section shall be for the exclusive benefit and occupancy of such class of persons. If a change in such use occurs such that it is occupied by others, the regulations applicable within the district in which the property is situated shall thereupon immediately and fully apply, unless application is made and approved for another Special Accommodation Residence based on the change.

(2) An approval under this section shall be effective for a period of one (1) year and shall thereafter be void unless there is an occurrence of actual occupancy by persons for whom the special accommodation has been made in granting approval.

I. A Special Accommodation Residence is a principal permitted use, subject to conditions, in the following districts: RA-1A, RA-1B, RA-2B, RA-1, RA-2, RA-3, RA-4, RP-1, and RP-2.

Section 5.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 6.

The provisions of this Ordinance are hereby ordered to take effect on the date provided by applicable law following publication.

Section 7.

This Ordinance is hereby declared to have been duly adopted by the City Council of the City of Farmington Hills, at a duly called meeting held on the __ day of _____, 2022 and ordered to give publication in the manner prescribed by law.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on the__ day of_____, 2022, the original of which is on file in my office.

PAMELA B. SMITH, City Clerk
City of Farmington Hills

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
OCTOBER 21, 2021, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Stimson at 7:30 p.m.

ROLL CALL

Commissioners Present: Brickner, Countegan, Mantey, Orr, Schwartz, Stimson, Trafelet, Varga, Turner

Commissioners Absent: None

Others Present: City Planner Stec, City Attorney Joppich, Planning Consultant Arroyo,

APPROVAL OF AGENDA

MOTION by Orr, support by Countegan, to amend and approve the agenda as follows:

- Add: F. Green Site Ordinance

MOTION carried unanimously by voice vote.

REGULAR MEETING

A. ZONING TEXT AMENDMENT 2, 2021

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Amend the definition of “Family” and various sections of Chapter 34, Zoning to provide equal housing opportunities particularly suited to the needs of persons entitled to reasonable accommodation under state or federal law within One Family and Planned Residential zoning districts
ACTION REQUESTED: Set for public hearing
SECTIONS: 34-2.2, 34-3.1.1 through 34-3.1.9, add new Section 34-4.60

City Attorney Joppich gave the background for this request to set Zoning Text Amendment 2, 2021 for public hearing:

- Changes had occurred regarding the interpretation of the Fair Housing Act during the period the City has used its current definition of family, which had been in place for some time.
- There had been litigation regarding the Fair Housing Act, specifically as the Act applied to group homes.
- For many years the State Zoning Enabling Act had required that any house that was occupied by a group home licensed by the state with 6 or fewer residents must be treated as a single family home, regardless of the definition of family in a local ordinance.
- If a group home had more than 6 residents, the City had interpreted the use not to be single

family.

- Court cases had been decided that in certain circumstances, based on the character of the neighborhood and nearby zoning uses, 7 or more residents in a group home could be considered a single family use, and in one city case it was argued that 13 residents in a group home should be considered a single family use for purposes of reasonable accommodation under the law.
- At that point the City began to look at: 1) Does the City need to look at its definition of family? and 2) Does the City need to consider standards to use to make a determination of reasonable accommodation?
- The Fair Housing Act requires that the City provide reasonable accommodation for certain protected classes, such as individuals who live in a group home.
- The draft ordinance provided this evening takes into consideration some of the factors that court decisions have taken into consideration regarding the definition of a group home as being a single family residence, including: the character of the area, neighborhood, and surrounding zoning districts and uses. The new ordinance language would give city staff the ability to make a determination as to whether a reasonable accommodation was being provided, and to address the question of reasonableness.
- A number of Michigan communities had this type of ordinance.

Discussion included:

- Group homes were almost universally non-profit.
- The ordinance also applied to a group of 6 or fewer people who wanted to live together who did not have a disability.
- This ordinance was not intended to apply to Airbnb and other similar rentals.

Planning Consultant Arroyo reviewed the draft changes to the definition of *Family*, along with new definitions for *Reasonable Accommodation*, and *Special Accommodation Residence*. There were also new proposed regulations for Special Accommodation Residence, providing the intent: *to authorize the grant of relief from the strict terms of this Ordinance in order to provide equal housing opportunities . . . under the Federal Fair Housing Act, the Americans with Disabilities Act, and the Rehabilitation Act*. Topics with accompanying narrative and sub-paragraphs included:

- A. Intent
- B. Applicability
- C. Conditions of Approval
- D. Application Provisions
- E. Standards and Regulations
- F. Conditions
- G. Effect of Approval

The use was proposed to be added as a principal permitted use in all districts that permitted single-family use.

Discussion:

- The Planning Department was comfortable with this ordinance amendment, in terms of how group home applications would be approved and enforced.
- In the traditional definition of family (Par. 1 under Family definition) for persons related by consanguinity, marriage, or adoption, etc., not more than one unrelated person could also be living in the home, thereby allowing for an exchange student, for example, or other unrelated person to be living there.
- Homeowner Association deed restrictions were not enforced by the City. Deed restrictions could be stricter than the zoning ordinance, but could not violate Federal and State law.

Chair Stimson indicated he was ready to entertain a motion to set the Zoning Text Amendment to a date uncertain, in order to give City Council a chance to review the language and provide input prior to action being taken.

MOTION by Countegan, support by Turner, that Zoning Text Amendment 2, 2021, be set for public hearing to a date uncertain by the Planning Commission, such date to be after the draft ordinance has been provided to, and input has been received by, the City Council.

Motion carried unanimously by voice vote.

APPROVAL OF MINUTES September 20, 2021, Special Joint Meeting
September 23, 2021

MOTION by Orr, support by Trafelet, to approve the September 20, 2021 Special Joint Meeting minutes and the September 23, 2021 regular Planning Commission meeting minutes, with the following correction:

- September 20, 2021 Special Joint Meeting, page 1, under Planning Commission Members
Absent: ~~None~~ Orr

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None

ADJOURNMENT

MOTION by Orr, support by Varga, to adjourn the meeting at 9:30 p.m.

MOTION carried unanimously.

Respectfully Submitted,
John Trafelet
Planning Commission Secretary

/cem

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL STUDY SESSION MEETING
COMMUNITY ROOM
JANUARY 10, 2022 – 6:00PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 6:10pm.

Council Members Present: Barnett, Bridges, Bruce, Knol, Massey, and Newlin

Council Members Absent: Boleware

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Gardiner and Randle and City Attorney Joppich

PROPOSED AMENDMENT TO THE DEFINITION OF FAMILY WITHIN THE ZONING ORDINANCE

Ed Gardiner, Planning and Community Development Director, explained that the Planning Commission has started the process of reviewing the definition of “Family” with the zoning ordinance and wanted City Council input prior to them holding their public hearing meeting on this issue. He stated that the amendment was based on recent changes to the Fair Housing Act along with recent court decisions that prompted the City Attorney’s Office to advise an amendment to the zoning ordinance

Attorney Steve Joppich explained the recommended changes as mentioned by Director Gardiner were based on recent court decisions on what constitutes a “family” and the requirement to make reasonable accommodations for such “family” as determined by the court. He reviewed the proposed ordinance amendment changes that include adding definitions for reasonable accommodation, updating the definition of family and adding special accommodation residence and to include standards for same.

Rod Arroyo, Giffels Webster Planning Consultant, further explained the approach to define a reasonable accommodation and special accommodation residence. He confirmed that any home where all residents are disabled could apply for reasonable accommodations whether or not they are a licensed home. It would be up to the City Manager or designee per the ordinance to review the application and make sure all ordinance requirements have been met.

It was suggested that the number of people are limited based on the square footage of the home and only allowing so many people per square foot.

Mr. Arroyo stated that this may already be addressed in the city code for single-family homes but he will review that suggestion.

Other concerns included making sure there was not only proper parking but adequate driveway capacity and access as group homes may also have caregivers and family visiting.

Mr. Arroyo noted that concerns and suggestions raised this evening by Council will be shared with the Planning Commission.

ADJOURNMENT

The study session meeting adjourned at 7:24pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'P. Smith', written over a horizontal line.

Pamela B. Smith, City Clerk

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION PUBLIC HEARING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
MARCH 24, 2022, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:30 p.m.

ROLL CALL

Chair Countegan thanked Commissioner Schwartz, who recently stepped down from the Commission, for his long time service on the Commission, and prior to that, on the Zoning Board of Appeals. Steven Schwartz has been a tremendous public servant to the Farmington Hills community.

Commissioners Present: Brickner, Countegan, Mantey, Stimson, Trafelet, Varga

Commissioners Absent: none
(three vacancies)

Others Present: Staff Planner Perdonik, City Attorney Schultz, Planning Consultants Arroyo and Tangari, Staff Engineer Geelhood

APPROVAL OF AGENDA

MOTION by Trafelet, support by Brickner, to approve the agenda as submitted.

MOTION carried unanimously by voice vote.

PUBLIC HEARING

A. ZONING TEXT AMENDMENT 2, 2021

CHAPTER OF CODE: 34, Zoning Ordinance

PROPOSED AMENDMENT: Amend the definition of “Family” and various sections of Chapter 34, Zoning to provide equal housing opportunities particularly suited to the needs of persons entitled to reasonable accommodation under state or federal law within One Family and Planned Residential zoning districts

ACTION REQUESTED: Recommend to City Council

SECTIONS: 34-2.2, 34-3.1.1 through 34-3.1.9, add new Section 34-4.60

Planning Consultant Arroyo explained that the Planning Commission had been studying this topic for several months. Proposed changes included:

- Definition of “Family” is clarified to reflect issues that have come up over time through court cases and internal review and discussion, as described.
- Two new definitions – *Reasonable Accommodation* and *Special Accommodation* – are intended to provide definitions for specific residential uses where residents qualify as handicapped or

disabled under the Americans with Disability Act, the Fair Housing Act, or the Rehabilitation Act.

- Use standards were also included in the zoning text amendment.
- The full text amendment had been provided in the Planning Commission packets.

In response to questions from the Commission, City Attorney Schultz said that the ordinance substantially reflected current practice. The ordinance amendment was necessary in order to comply with federal law, and also codified what information and physical requirements the Planning Department could ask special accommodation residences to provide when they go through the approval process.

Chair Countegan opened the public hearing on this item. Seeing that no public indicated they wished to speak, Chair Countegan closed the public hearing and brought the matter back to the Commission for discussion and/or a motion.

MOTION by Brickner, support by Trafelet, to recommend approval to City Council of Zoning Text Amendment 2, 2021, which proposes to amend the Zoning Ordinance in numerous separate sections, including Article II, “Definitions,” to revise the definition of “family,” and add definitions of “reasonable accommodation” and “special accommodation residence”; Article III, “Zoning Districts,” to add “special accommodation residence” as a principal permitted use within the RA-1A, RA-1B, RA-2B, RA-1, RA-2, RA-3, and RA-4, One Family Residential districts, and RP-1 and RP-2, Planned Residential districts; and Article IV, “Use Standards,” to add new regulations for special accommodation residences.

MOTION carried unanimously by voice vote.

REGULAR MEETING

PUBLIC COMMENT

None.

ADJOURNMENT

MOTION by Brickner, support by Trafelet, to adjourn the meeting at 8:42 p.m.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem

**CITY OF FARMINGTON HILLS
CITY COUNCIL PUBLIC HEARING NOTICE**
www.fhgov.com

DATE: April 25, 2022
TIME: 7:30 P.M.
PLACE: Farmington Hills City Hall, City Council Chambers
31555 Eleven Mile Road, Farmington Hills, MI 48336
ITEM: Zoning Text Amendment 2, 2021

THE FARMINGTON HILLS CITY COUNCIL WILL GIVE FORMAL CONSIDERATION TO A PROPOSED ZONING TEXT AMENDMENT TO THE FARMINGTON HILLS CODE OF ORDINANCES, BY AMENDING CHAPTER 34, "ZONING", IN NUMEROUS SEPARATE SECTIONS, INCLUDING ARTICLE II, "DEFINITIONS," TO REVISE THE DEFINITION OF "FAMILY," AND ADD DEFINITIONS OF "REASONABLE ACCOMMODATION" AND "SPECIAL ACCOMMODATION RESIDENCE"; ARTICLE III, "ZONING DISTRICTS," TO ADD "SPECIAL ACCOMMODATION RESIDENCE" AS A PRINCIPAL PERMITTED USE WITHIN THE RA-1A, RA-1B, RA-2B, RA-1, RA-2, RA-3, AND RA-4, ONE FAMILY RESIDENTIAL DISTRICTS, AND RP-1 AND RP-2, PLANNED RESIDENTIAL DISTRICTS; AND ARTICLE IV, "USE STANDARDS," TO ADD NEW REGULATIONS FOR SPECIAL ACCOMMODATION RESIDENCES.

Any person interested in this amendment is invited to attend the public hearing or submit written comment to Charmaine Kettler-Schmult, at the above address. The proposed and existing text may be reviewed at the Planning Office at the above address on any business day between 8:30 a.m. and 4:30 p.m.

Charmaine Kettler-Schmult,
Interim Director of Planning and Community Development
Phone: (248) 871-2540
E-mail: ckettler@fhgov.com
Publish: April 7, 2022



INTEROFFICE CORRESPONDENCE

DATE: April 25, 2022
TO: City Council
FROM: Vicki Barnett, Mayor
SUBJECT: Recommendation for appointment

I would like to recommend the following appointments at the April 25, 2022 City Council meeting:

Planning Commission

Danielle Ware	Length of Term: Unexpired term	Term ending: February 1, 2025
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Ms. Ware will fill the vacancy of Robert Turner who resigned in January 2022. Attached, please find Ms. Ware's resume.

Thank you for your consideration of this appointment.

Madison Grisdale

From: Danielle Ware <[REDACTED]>
Sent: Thursday, April 21, 2022 5:19 PM
To: CMO
Subject: Planning Commission Letter of Interest
Attachments: Danielle Ware Board 2021.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor Barnett,

I am writing to respectfully submit my letter of interest for the open seat on the Planning Commission. I understand that there is currently one seat available.

My resume that details my professional work and credentials is attached. I would like to take a moment Mayor Barnett, to share my personal interest in seeking this appointment. I have a MSBA focusing on what it takes to develop businesses and deliver what the consumer is looking for. I recently retired from Ford Motor Company after 23 years developing and delivering vehicles with budgets ranging from \$10M to \$5B. As well as developing smart tech products for the consumer in new areas of industry that automobiles didn't formally occupy. And I am a small business owner here locally in Farmington Hills.

Mayor Barnett, as both a resident and a business owner I see the opportunity to join the Planning Commission as a crucial charge to help develop and flourish an environment where we are supporting sustained growth that allows our community to thrive as a whole. Please accept this letter as my show of interest for the Planning Commission as a board appointment.

Thank you for your time and consideration.

--

Danielle Ware

CORE COMPETENCIES

- Project Management
- Human Resource Management
- Fundraising Events
- Strategic Planning
- Organizational Development
- Board Governance
- Community Engagement
- Organizational Leadership
- Fiscal Oversight

PROFESSIONAL EXPERIENCE

FORD MOTOR COMPANY • Dearborn, MI

1999-Present

Supervisor, Vehicle Program Management (2015-present); Program Management Senior Analyst (2012-2015)
Senior Engineer, Electrical Core and Systems Integration Engineering (2009-2012)
Electrical Engineer (2005-2009)
Research Analyst, Research and Innovation Center (2002-2005)
Supervisor, Manufacturing (1999-2002)

More than 20 years in the automotive industry with progressive levels of responsibility from Manufacturing Assembly Line Supervision, to Electrical Engineering Systems Product Development, to Cost Strategy, to Program Management.

A strategic thinking, results driven leader, with a strong track record of advocating diversity, equity and inclusion and professional development. I have been repeatedly recognized for strong leadership and for influencing employees and managers at all levels within an organization to embrace change. I am an ardent champion of collaborations with corporations, foundations and the community, who uses communication and logical thinking to develop meaningful and measurable results.

COMMUNITY ENGAGEMENT

DANIKA COMMUNITY DEVELOPMENT INC • Farmington Hills, MI

2018-Present

President

Strategically develop and implement programs to help improve/enhance the lives of people in underrepresented groups within our communities through education, financial literacy, wealth management, self-determination and empowerment.

Engage community partnerships, demonstrating an aptitude for effective communication, strategic planning, board development and fundraising.

COMMUNITY EQUITY ORGANIZATION • Farmington Hills, MI

2020-Present

President

Successfully develop the vision, provide leadership and lead the strategic growth of a startup nonprofit organization through developing social solutions, developing collaborative partnerships and cultivating a team of collaborative board members and volunteers.

EDUCATION & ADDITIONAL INFORMATION

MADONNA UNIVERSITY, LIVONIA, MI

Masters of Science Business Administration (2006)

MICHIGAN STATE UNIVERSITY, EAST LANSING, MI

Bachelor of Arts

Other Board Experience

- Past PTA President – Washington Parks Academy, Detroit, MI 2014-2015
- Past Executive Board Member PAC/ DAPCEP, Detroit, MI 2008-2010



Inter-Office Correspondence

DATE: April 25, 2022 (City Council Meeting April 25, 2022)

TO: Mayor and City Council

FROM: Gary Mekjian, City Manager

SUBJECT: *Transmittal of Capital Improvements Plan (CIP) 2022/2023-2027/2028*

I have attached for your consideration the Planning Commission's Capital Improvements Plan for 2022/2023 - 2027/2028. Annually, the CIP is prepared in accordance with State law and City Charter and transmitted to City Council in April in time for budget preparation and well in advance of the November Charter deadline. The six-year plan includes capital projects in Drainage, Sanitary Sewer and Water Main, Public Facilities, Technology, Sidewalks, Transportation, DPW and Fire Equipment, and Parks and Recreation. The Planning Commission approved the Capital Improvements Plan after holding a public hearing at their March 24, 2022 meeting. The document is now being provided for consideration and acceptance by City Council at the April 25, 2022 meeting.

[Electronic attachment: Capital Improvements Plan 2022/2023-2027/2028](#)



Capital Improvements Plan 2022/2023 – 2027/2028

The HAWK



ACKNOWLEDGEMENTS

Background information for formulation of this document has been provided by:

Gary Mekjian, City Manager

Joe Valentine, Assistant City Manager

Jeffery King, Chief of Police

Jon Unruh, Fire Chief

Jason Olszewski, Deputy Fire Chief

Jason Baloga, Fire Marshal

Kelly Monico, Director of Central Services

Pam Smith, City Clerk

Ellen Schnackel, Director of Special Services

Karen Mondora, Director of Public Services

James Cubera, City Engineer

Kevin McCarthy, Public Works Superintendent

Tammy Gushard, Senior Engineer

Thomas Skrobola, Director of Finance/Treasurer

Edward Gardiner, Director of Planning and Community Development

Special Thanks to the CIP document preparation team:

Jeri LaBelle
Barbara Smrtka

CITY OF FARMINGTON HILLS
CAPITAL IMPROVEMENTS PLAN
2022/2023 – 2027/2028

Planning Commission

Steven Stimson, Chair

Dale Countegan, Vice-Chair

John Trafelet, Sectary

Barry Brickner

Joseph Mantey

James Orr

Steven H. Schwartz

Robert Turner

Marisa Varga

City Council

Vicki Barnett, Mayor

Mary Newlin, Mayor Pro Tem

Jackie Boleware

Michael Bridges

Randy Bruce

Valerie Knol

Ken Massey

**Capital Improvements Plan
Schedule**

Planning Commission Study Session January 27, 2022

Planning Commission Public Hearing March 24, 2022

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CAPITAL IMPROVEMENTS PLAN

2022/2023 – 2027/2028

INTRODUCTION/LEGAL AUTHORITY

The Capital Improvements Plan (CIP) is an essential planning tool for the development of the social, physical, and economic wellbeing of the City of Farmington Hills. This plan is the first step in an organized effort to strengthen the quality of public facilities and services. This provides a framework for the realization of community goals and objectives as envisioned in the City's Master Plan for Future Land Use as adopted by the Planning Commission and City Council.

In a practical sense, the CIP process allows the City to identify, prioritize and implement capital projects over multiple years. Public improvements originating from the CIP process have served to improve the quality of life for all Farmington Hills residents. As the community matures, policy makers will look to the CIP for answers in addressing public needs. This year's plan continues in that tradition.

Legal authority for capital improvement planning is found in state law. Specifically, Act 33 of the Public Acts of 2008, the Michigan Planning Enabling Act provides:

“To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of the master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a non-elected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing six-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans and estimates of time and cost of those public structures and improvements.”

Moreover, the City Charter, Sections 3.07 and 6.08, indicates that the City Manager shall have the responsibility of submitting a Capital Improvements Plan to the City Council.

CIP GOAL

To plan for and guide needed capital improvements and expenditures in a fiscally sound manner and to ensure that these improvements are consistent with the goals and policies of the City of Farmington Hills and the expectations of its residents.

DEFINITION: BUDGET VS. PLAN

The Capital Improvements Plan identifies all major capital projects with cost estimates anticipated in both capital and future operating costs over a six-year period. The program is intended to serve existing and

anticipated development in the City. All CIP projects are listed on a priority basis and reflected by fiscal year within the plan. The plan also includes an indication for providing the financial means for implementing the projects.

The representations contained in this plan reflect input from the City's administration as adopted by Planning Commission. The actual budgets, however, for the designated years are determined annually by the City Council in accordance with the City Charter and State law. The Council may add, delete, or otherwise change priorities as they deem necessary within the annual budget review and approval process.

Each year as a capital budget is implemented, the next five-year cycle is reevaluated, and an additional year is added to comprise a six-year plan. Capital improvements beyond the sixth year are occasionally identified in the future column for tracking purposes.

CAPITAL IMPROVEMENTS PLANNING - AN OVERVIEW

Capital improvements' planning involves, to varying degrees, the following steps:

- **Inventory** - an assessment and compilation of existing and future project needs.
- **Financial Analysis** - an analysis of all existing and potential fiscal resources.
- **Determining Priorities** - the task of comparing needs and desired projects against financial resources and other criteria.
- **Establishing Goals and Objectives** - Asking the Questions: What do we want to accomplish? How can we get there? And how do we pay for it?
- **Develop a Schedule** - look at a logical sequence, relating needs with financial resources.
- **Gain Approval** - from appropriate local officials, other funding or cooperating agencies and, most importantly, residents of the community.
- **Implement the Plan** - incorporate the first year of the capital plan into the next operating budget.
- **Review and Update** - each year review and update both the capital budget and six-year plan.

One of the more difficult tasks in developing a capital improvements plan is the establishment of priorities, i.e., selecting one project over another when financial resources are limited. The criteria used in establishing priorities include:

- Protecting life and property
- Maintaining public health and safety
- Maintaining public property
- Replacing obsolete facilities
- Providing public convenience and comfort
- Providing effective and efficient public services
- Reducing operating costs
- Enhancing recreational value
- Enhancing economic value
- Improving social, cultural and aesthetic value
- Making prudent use of limited financial resources

ADVANTAGES OF CAPITAL IMPROVEMENTS PLANNING

The Capital Improvements Plan provides numerous advantages. The following programming advantages are considered the most important:

- Planning calls attention to the unmet needs of the City and stimulates corrective action. Residents are able to provide public input and critical review of the City's long-range plans.
- Planning for future needs ensures that projects will benefit the entire community. Residents can see what they are getting for their tax dollars.
- Planning can help bring about a better balance to project funding among public agencies and departments.
- Planning can eliminate the possibility of duplication of effort involving time and money between various local public agencies and improve project scheduling.
- Planning enables the community to effectively take advantage of anticipated and unanticipated State and Federal grants.
- Planning can provide decision makers with sound justification for needed improvements based on the comprehensiveness of the process.
- Planning future needs allows the community to stabilize tax rates over a period of years by anticipating funding requirements.
- Planning provides the required lead-time for designing and engineering improvements in advance of actual needs.

ONGOING COSTS

Many capital improvements require ongoing operational and/or maintenance costs. The City's 1995 Management Audit identified the need for operational impact statements in the Capital Improvements Plan. Those statements are contained within the CIP tables of capital improvements. While referenced in the CIP, individual departments would assume these costs in their operating budgets.

CIP SCHEDULE

The following schedule serves as a guide for development, review and approval of the Capital Improvements Plan.

- In accordance with Section 6.08 of the City Charter, the City Manager shall submit to the Council a five-year projection in such detail as the Council may require and outline major capital expenditures or projects that are planned for the City.
- In November/December of each year the City Council may provide its input to the City Manager relative to capital needs, priorities, projects, and changes that it would like to see evaluated or reevaluated in preparation for the updating of the City's Capital Improvements Plan.
- Act 33 of the Public Acts of 2008 provides that the City Planning Commission shall annually prepare a six-year plan of public structures and improvements.

- In January and February of each year, the City Manager and Planning Commission shall jointly review the past year's capital budget and six-year projection of capital improvements. At this time preparation of an updated Capital Improvements Plan is initiated for the ensuing six-year period.
- In March of each year, the Planning Commission shall hold a public hearing to review the Capital Improvement Plan and gather public input prior to adoption of the plan.
- By the first meeting in April, the City Manager and Planning Commission shall submit to the City Council a Capital Improvements Plan. This may take the form of a single plan, joint plan, or separate plans, depending on the degree of consensus as to projects, priorities, and methods of financing.
- The City Council will consider the recommended Capital Improvements Plan as transmitted by the Planning Commission and City Manager and approve a capital improvement fund budget along with the general City operating budget no later than its first meeting in June.

CIP CRITERIA

The CIP is a planning tool and not a promise of funding. Significant capital projects are identified with cost estimates and prioritized. Lesser capital expenditures for such things as municipal vehicles and pavement repair are anticipated in the City's general budget.

The following criteria are used to include a capital project or expenditure within the CIP:

- The project must impact the City-at-large or address a major need within the City in some specific way.
- The project represents a public facility.
- The project represents a physical improvement.
- The project requires the expenditure of at least \$25,000. Some CIP projects under \$25,000 may be included if they are part of a larger network or system of improvements.

From year to year, CIP projects are subject to change in response to community needs and available funding. Cost estimates for projects contained herein are based on current dollars, adjusted for inflation in the out years.

FINANCING OVERVIEW

Government, like private industry, must generate adequate revenues to fund operations, capital improvements, and debt retirement. Revenues available to local government are fees, user charges, and state and federal revenue sharing including grants and taxation.

Capital improvements can be financed through internal financing, such as pay as you go or debt financing. The two approaches are explained below.

Internal Financing

Under this approach, capital projects are financed from monies dedicated specifically for capital improvements. Annual tax levies and fund balances can be used to implement capital projects. Funding may be derived from:

- Approved City Budget.

- Dedicated millage above the Charter limit approved by the voters.
- Existing capital improvement funds.
- Energy and Environmental Sustainability Fund
 - This revolving fund has been created to provide a source of funding specifically targeted towards energy and environmental projects that fall outside of normal capital replacement, maintenance or other related programs. This fund was originally capitalized through grant funding and utility rebates and is sustained through collecting a portion of the energy savings realized through the City's energy efficiency efforts.

Tax Increment Financing (TIF)

For projects located in the Grand River Corridor Improvement Authority (CIA), tax increment revenues can be used to fund projects outlined in the City Council approved CIA Development Plan or to support related debt financing.

Debt Financing

The following debt financing instruments are available:

Limited Tax General Obligation (LTGO) Bonds. The City, without voter approval, may pledge revenues from its remaining charter millage plus existing fund balance to provide for principal and interest payments on bonds issued. If, in the future, the unused charter millage and fund balance prove insufficient to meet debt service requirements, then the City's operating budget would be required to meet the debt service payments.

Unlimited Tax General Obligation (UTGO) Bonds.

With voter approval, the City can issue bonds, which pledge the City's unlimited taxing power to meet any debt service requirements of the bond issue.

Special Assessment Bonds. Bonds issued in anticipation of the payment of special assessments may be an obligation of a special assessment district, or districts, or may be both an obligation of a special assessment district, or districts, and a general obligation of the City.

Voter Approved Earmarked Millage. Voter approved millage can be utilized partially for projects on a pay-as-you-go basis. The remaining dedicated millage can be pledged to meet debt service payments on projects funded through debt issues.

Lease Purchase Agreements. This method involves a contractual agreement with a private developer/investor who finances the project and leases it back to the local unit of government until the debt is fully retired, at which time ownership reverts to the City.

Capital Lease/Installment Loans. Most commonly used for vehicles and equipment, like a lease purchase agreement, per Act 99, this method allows for a three-party agreement between the City, the vendor/contractor and financial/lending institution.

IMPACT OF LEGISLATION ON TAXING AUTHORITY

Property tax revenue is derived from tax rate and State Equalized Value (SEV) of all taxable properties in the City. An increase in combined SEV can be due to either actual new construction or inflation on existing real estate. During periods of inflation on real estate, communities were able to generate increased tax revenues while keeping tax rates stable. "Automatic" increases in revenues generated from taxes precipitated a constitutional amendment in 1978.

The Headlee Amendment was approved by the State's electorate in 1978 as a constitutional amendment to limit the automatic increase in tax revenue caused by ever-increasing property values. This limitation allows tax revenue to increase only as high as the Consumer Price Index (CPI) plus the value of new construction. This limitation applies to the current Farmington Hills authorized charter millage limit of 10 mills. Otherwise stated, if property values increase more than the CPI, the tax rate must be rolled back so the resulting revenue does not exceed the increase in CPI. Debt existing prior to the passage of this constitutional amendment and voter approved debt issued since the legislation is exempt from this limitation.

In 1994, the State electorate approved a state constitutional amendment commonly known as "Proposal A." This amendment limited increases in the taxable value of existing real property on a per parcel basis to the lesser of 5% or the CPI. Once existing property was transferred or sold, property values for tax purposes could be raised to 50% of fair market value. This effectively limited increases in tax revenue for municipalities to the CPI, if it was less than 5%, and new construction values.

ACCOMPLISHMENTS

The following list identifies projects either completed or initiated this past year.

Public Facilities

- Each year the database created from the City-wide facilities condition assessment is used to evaluate assets at each of the City owned buildings. An analysis is performed by City staff to prioritize facility needs based upon asset usage, age, condition, predicted useful life and estimated replacement value. Projects completed as a part of this evaluation process included:
 - Pedestrian Concrete Sidewalk Replacement at Varied Locations
 - City Facilities
 - Security System CCTV Camera Replacement and New Installation at Multiple City Facilities
 - Interior Lighting Replacement/Upgrades at City Hall, Fire Station #5, and Police Station
- DPW Interior Garage Area Painting
- The DPW completed an upgrade of the fuel tank monitoring panels at the City's three fuel sites. These panel's report and monitor the quantity of fuel in each of the underground fuel tanks as well as verify deliveries. New technology is included with the upgrades.
- Reconstruction/rehabilitation of the parking lot between City Hall and the Police Station, as well as the sections immediately north of these buildings.
- Reconstruction/rehabilitation of the south parking lot between City Hall and the Fire Station.
- The Police Department's property contains emergency infrastructure and equipment critical to providing continuous emergency services. Open access to this area exposes this equipment and infrastructure to sabotage or vandalism, which would render these items and our department ineffective. In addition, the critical areas are currently prohibited for public access by signage only, for security and safety purposes. Access control improvements would be designed to decrease accessibility to these sensitive areas and improve employee safety and infrastructure security. The department is currently participating in a feasibility study to determine how best to design and implement this project.

- The Police Departments Live Scan finger printing machines, both in the Booking Room and in the Records Section had reached end of life. CLEMIS had advised that these machines are outdated and were required to be replaced by December 31, 2021, to be compatible with the County wide network. The department successfully completed this project with the purchase and installation of these new machines.
- During the 20/21 budget year, 78 of the 106-Police Department issued ballistic protective vests and their exterior carriers will reach their end of service life and their warranties will expire. The department established a committee of Officers and Command Officers to research and select the replacement ballistic vests, based on carrier appearance, vest comfort, and protection level. During the 2021/22 budget year the department successfully completed this project.
- The Police Departments recruitment efforts to diversify our current workforce have continued to show an increase in the number of women applicants interested in a career in law enforcement. The women's locker room had not increased in size since the original building construction in the 1980's, although the storage lockers which police officers secure their equipment has doubled in size. With recent hiring's, there were no vacant lockers remaining to assign to female officers. During the 2021/22 budget year the department worked with a vendor to determine the best and most cost-effective method of utilizing the existing locker rooms footprint yet provide additional lockers for staff. The department successfully completed this project by doubling the number of existing lockers without having to conduct major structural changes to the building. Any future expansion of the locker room will require extensive structural changes to the basement of the building.
- Fire Department is in process of having Station 2's insulation reconfigured as a solution to ice buildup.
- Fire Department is in process of having Station 2's exterior brick repaired.
- Current end of life fitness equipment continued replacement.
- ADA Funds were used increase accessibility to the Pickleball Courts at The Hawk.
- The multi-year Unified Communications & Networking project continued with projects as listed below:
 - The City replaced all analog CCTV recorders throughout City facilities and a portion of the analog cameras with new IP cameras. In addition
 - New IP cameras were installed in several locations to increase security for employees & residents.
 - The City completed an IT Disaster Recovery review and formulated a plan to ensure continuity of communications infrastructure, applications and processes.
 - The City replaced network storage & computing hardware and software that was at its "end of life."
 - The City completed implemented LTE backup for internet connectivity.
- Updates were made to the audio, video & streaming infrastructure in City Council Chambers & other Conference Rooms.
- The City updated the website & intranet site to improve communication to the residents.
- The multi-year Virtual Desktop implementation project continued with upgrades to City infrastructure and replacement of PC's with VDI hardware & software. This remote work capability has been identified by administration to be critical in delivering services while navigating around COVID related staffing challenges.

Parks and Recreation

- Baseball and soccer field improvements including infield materials, fence repairs, grading, soil and seeding at various baseball and soccer fields.
- Purchased ¾ ton 4 x 4 pickup truck with snowplow.
- Replaced River Bridge at Heritage Park
- Purchased 60” zero turn mower
- Purchased 48” walk behind mower
- Purchased FHGC Driving Range Mats
- Purchased FHGC Bunker Rake
- Purchased FHGC Fairway Aerifier
- Purchased new Zamboni for Ice Arena
- Resurfaced Trail near Nature Center at Heritage Park
- Increased accessibility to The Hawk’s Pickleball Courts
- Ice Arena: Replaced fire alarm panel, all wiring, pull station and strobe lights
- Purchased Kubota Utility Cart.
- Added/replaced signage at parks and facilities.

Equipment, Fire

- Fire Department awaits delivery of an Aerial Apparatus to replace Ladder 2
- Fire Department took delivery of an Engine for Ladder 4.
- Fire Department took delivery of Self-Contained Breathing Apparatus (SCBA).
- Fire Department awaits delivery of two (2) Stryker Stretcher systems.

Equipment, DPW

- Replace two tandem axle live bottom dump trucks.
- Replaced a 3-cubic yard dump truck.

Fleet & Motor Pool Vehicles

- Replaced one DPW and one Engineering heavy duty pick-up trucks with snowplows.
- Replaced one DPW Suburban.
- Replaced three fleet vehicles.

Drainage

- Construction of a 17'-foot by 10'-foot single span box culvert for the Minnow Pond Drain crossing of Quaker Valley Road west of Braebury Ridge.
- Construction of a 12' by 6' single span box culvert for a tributary of the Minnow Pond Drain on Quaker Valley Road east of Hunters Ridge.
- Constructed lateral storm sewer on Parkhill Road.
- Constructed lateral storm sewer in Heritage Hills Subdivision (construction Phase 1).
- Constructed lateral storm sewer in Stone Creek/Westlake Subdivisions (construction Phase 2).
- Preliminary assessment of the Upper Rouge River crossing Biddestone Lane.
- Construction of lateral Storm Sewer along Rockridge Street.

Sanitary Sewer

- Installed sanitary sewer on Salvador between Whitlock and Hugo.
- Phase 2 projects of the Evergreen-Farmington Sanitary Drainage District (EFSD) Corrective Action Plan (CAP) as required by the Administrative Consent Order issued by EGLE. The projects are being completed to manage sanitary sewer flows and include increased outflow capacity to the GLWA system as well as upgrades to 8 Mile SSO chamber, Lathrup Village Sanitary Retention Tank and Walnut Lake Pump Station No.1.

Water main

- Construction of new water main in Quaker Valley Subdivision.
- Construction of new water main in portions of Normandy Hills Subdivision.
- Construction of new water main on Salvador between Whitlock and Hugo.
- Installation of two (2) new pressure reducing valves (PRVs) to provide for automatic flow from the Northwest pressure district to the Central West and the Central East pressure district to the Southwest. These PRVs allow the City to supply water from meter FT-10 (14 Mile and Halsted) to all the other pressure districts throughout the City and also provide redundancy and reliability in the event of interruptions of service.
- Construction of water main replacement along Orchard Lake Road from Ludden to Hunter's Circle.

- Construction of three (3) fire hydrant extensions in the Pasadena Park Subdivision.

Sidewalks

- Installation of paved bike lane shoulders on portions of Eleven Mile Road from Middlebelt Road to Inkster Road.
- Installed sidewalk on the south side of Eleven Mile Road from Street to Inkster Road.
- Installed sidewalk on the south side of Fourteen Mile Road, from Pear Ridge to Club House Lane.

Transportation

- Reconstructed Fourteen Mile Road from Farmington Road to Orchard Lake Road.
- Reconstructed Orchard Lake Road from Fourteen Mile Road to Thirteen Mile Road.
- Installed Roundabout on Orchard Lake Road just south of Fourteen Mile Road.
- Reconstructed Shiawassee Road from Hawthorne to Nine Mile Road.
- Reconstructed Interchange Dr. and Interchange Ct.
- Design of reconstruction of Fourteen Mile from Drake Road to Farmington Road.
- Design of reconstruction of Farmington Road from Thirteen Mile Road to Twelve Mile Road.
- Design and reconstruction of Commerce Dr. (Farmington Freeway Industrial Park – Phase 1 of 3)
- Design of reconstruction of Farmington Freeway Industrial Park Road system (Phase 2 of 3)
- 2021-Local Road Reconstruction Projects.
 - Stone Creek and Westlake Estates (Phase 2)
 - Heritage Hills and Wedgewood Commons (Phase 1 of 4)
- 2021 Local Road Capital Preventative Maintenance Projects (Mill and Overlay Program)
 - Karen Court
 - Ruth Avenue
 - Indianbrook Subdivision
- 2021 Local Road Gravel to Pave Conversion.
 - Parkhill Street
- Designed 2022 Local Road Reconstruction Projects.
- Designed 2022 Local Road Gravel Conversion to Hard Surface Pavement project.

CIP SUMMARY TABLE

The below table summarizes the proposed capital improvement project expenditures by expenditure type as put forward by the various reporting City Departments. The projects included in each expenditure type are itemized by individual project(s), including project costs, in the corresponding charts contained within this document.

CIP SUMMARY TABLE, 2022/2023- 2027/2028

EXPENDITURE TYPE	TOTAL COST	CITY COST	MAINTENANCE COSTS	City cost figures shown are in thousands of dollars.						# OF PROJECTS	
				2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	FUTURE	Projects
Public Facilities	8,494,000	8,494,000	NC	1,767	2,477	1,075	1,075	1,075	1,025	0	8
Police	500,000	500,000	NC	500	0	0	0	0	0	0	7
Tech & Comm	9,750,000	9,750,000	275,000	2,550	1,250	1,250	1,250	1,250	950	1,250	4
Parks & Recreation	39,949,000	39,949,000	470,000	4,720	4,368	4,453	4,288	4,712	4,508	12,900	9
Fire Equipment	5,537,000	5,537,000	NC	1,215	1,230	1,086	986	1,020	0	0	5
DPW Equipment	6,018,000	6,018,000	NC	930	935	973	1,085	1,022	1,023	50	6
Fleet Motor Pool Vehicles	1,554,300	1,554,300	NC	234	244	253	264	274	285	0	6
Drainage	23,395,000	22,764,000	5,000	6,694	1,320	3,449	1,093	3,130	400	6,678	21
Sanitary Sewers	23,154,000	23,154,000	NC	2,000	3,216	5,310	4,852	5,276	2,500	0	6
Watermains	54,195,000	54,195,000	NC	11,478	5,653	8,875	12,133	7,170	5,510	3,376	21
Sidewalks	12,301,000	10,326,500	NC	443	1,086	427	231	362	443	7,384	30
Transportation	236,325,000	163,355,000	NC	20,775	17,990	18,315	18,415	18,765	12,745	55,350	28
Local Roads	139,365,000	139,365,000	NC	10,600	17,885	7,500	8,500	8,500	9,538	76,842	34
Industrial Commercial Roads	16,925,000	16,925,000	NC	4,600	5,200	2,100	1,675	950	800	1,600	7
Major Road Capital Preventative Maintenance	10,980,000	10,980,000	NC	0	1,675	600	825	1,500	830	5,550	10
TOTALS:	\$588,442,300	\$512,866,800	\$750,000	\$68,506	\$64,529	\$55,666	\$56,672	\$55,006	\$40,557	\$170,980	202

PUBLIC FACILITIES

Adequate building space is required to both maintain the City's existing services and to provide for critical new services. This portion of the CIP addresses the need for buildings and improvements in the following areas: Fire, Police, DPW, Special Services and City Hall. All involve improvements to existing facilities, the construction of new facilities and the purchase and maintenance of equipment, in an attempt to maintain and improve the current level of service.

PROPOSED PUBLIC FACILITY PROJECTS

1. City-Wide Facilities Improvements

In order to better plan for capital expenditures, a comprehensive facility's condition assessment was completed at 32 City buildings. Accruent was hired to objectively evaluate each building's assets based upon usage, age, condition, predicted useful life and estimated replacement value. This information was entered into a database which was used to analyze and report any major repairs, upgrades and replacements which are anticipated to occur within the next 5 years. A committee made of up of City staff members from multiple departments reviewed the detailed report and helped create a list of specific requirements used to prioritize the list of projects. The prioritization was based up on several factors such as Facility Condition Index (FCI), type of system, reason for repair/replacement, impact on occupants, and contributions to water and energy savings. Based upon the prioritization, the following projects are proposed for FY 2022/2023:

- Pedestrian Concrete Sidewalk Replacement at Varied Locations
- Security System CCTV Camera Replacement and New Installation at Varied Locations
- Interior Lighting Fixture Replacement at Varied Locations
- Fire Alarm System Replacement at Varied Locations

2. Barrier Free (ADA) Improvements

The City conducted a survey of architectural barriers in its buildings, facilities, and parks in the spring and summer of 2008. The survey identified physical barriers in City buildings, facilities, and parks built prior to 1992 based on Michigan Barrier Free Design standards. Recognizing that the City has limited funds and cannot immediately make all buildings, facilities, and parks fully accessible, the City has prioritized barriers based on the level of impact on a person's ability to access City facilities and/or programs.

3. Fire Station Improvements

The Fire Department is currently working on plans for the Training space at the Hawk Community Center. Currently there are no immediate needs for Fire Station Improvements.

4. **City Hall / Police Department Underground Fuel Tank Replacement**

The current 2-10,000 gallon, double-walled, steel underground fuel storage tanks located west of the Police Department were installed in 1993. These have had contained leaks in the past. In 2012, these tanks were both opened, cleaned, repaired and their interiors recoated. Due to their age, ground conditions and their history; their replacement is necessary. The current estimated cost is \$331,000.

5. **West Parking Lot of City Hall Campus**

Reconstruction/rehabilitation of the far west parking lot of the City Hall campus, located west of the Police Department's parking lot.

6. **Courthouse Parking Lot**

Reconstruction/rehabilitation of the courthouse parking lots.

7. **Electric Vehicle (EV) Charging Stations**

Installation of electric vehicle (EV) charging stations at multiple City facilities.

8. **Citygate Signage on Orchard Lake Road Bridge Over I-696**

Installation of a Citygate sign on the Orchard Lake Road overpass over the I-696 expressway.

PUBLIC FACILITIES

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.						
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	FUTURE
1	City Wide Facilities Improvements	6,000,000	6,000,000	NC	100% City	1,000 CF	1,000 CF	1,000 CF	1,000 CF	1,000 CF	1,000 CF	
2	Barrier Free (ADA) Improvements	150,000	150,000	NC	100% City	25 CF	25 CF	25 CF	25 CF	25 CF	25 CF	
3	Fire Station Improvements	250,000	250,000	NC	100% City	50 CF	50 CF	50 CF	50 CF	50 CF		
4	City Hall/Police Department Underground Fuel Tank Replacement	331,000	331,000	NC	100% City	331 CF						
5	West Parking Lot of City Hall Campus	361,000	361,000	NC	100% City	361 CF						
6	Courthouse Parking Lot	366,000	366,000	NC	100% City		366 CF					
7	Electric Vehicle (EV) Charging Stations	36,000	36,000	NC	100% City		36 CF					
8	Citygate Signage on Orchard Lake Road Bridge Over I-696	1,000,000	1,000,000	NC	100% City		1,000 CF					
TOTAL:		\$8,494,000	\$8,494,000	NC		1,767	2,477	1,075	1,075	1,075	1,025	0

CF: Capital Fund
 NC: No Change

* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 1-27-2022

POLICE

PROPOSED POLICE PROGRAMS AND EQUIPMENT

1. **Replacement Body Armor**

In budget year 2021/22 the police department replaced the body armor for 70 of the 106 sworn members. This body armor had reached the end of the manufacturer warranties and required replacement. It is expected that with the hiring of new officers and the warranty expiration of current officer's body armor that the department will need to purchase and additional 30 pieces of body armor. The estimated cost for this project is \$30,000

2. **Fitness Equipment**

The police departments fitness center is currently equipped with five pieces of exercise equipment which are used for cardiovascular fitness. These pieces of equipment are commercial grade quality and have been in use for several years. These pieces of equipment are currently out of warranty and are malfunctioning due to wear. The department benefits from its members using these pieces of equipment by helping maintain a healthy and strong work force. The department seeks to replace these five pieces of equipment with four new pieces of equipment, specifically three new treadmills and a Stairmaster machine. The estimated cost of this project is \$35,000.

3. **Mobile Command Post**

The Police Department's current Mobile Command Post Vehicle has been in service for 22-years and will need replacement in the near future. Mechanical and operational system failures are becoming more frequent. The Mobile Command Post Vehicle's technology has become outdated and current implementation of the Incident Command System requires more space for personnel than the existing vehicle can provide. A new Mobile Command Post Vehicle would offer mechanical reliability, updated technologies, and more space for personnel when Incident Command is utilized, increasing the effectiveness and versatility of the Mobile Command Post Vehicle. The estimated total for this project is \$300,000.00.

4. **Forensic Investigation of Mobile Devices Program and Equipment**

The prevalence of cell phones being used in the commission of crimes has revealed a need for the police department to be able to acquire, examine and analyze forensic data from these devices. This data can be used to establish motives, develop leads, identify suspects, identify evidence or exonerate subjects of an investigation. This data is critical to modern criminal investigations and the department must be prepared to pursue this investigative option fully. The department is seeking to train investigative staff and obtain computers, hardware and software which will allow for the retrieval of this important information. The estimated cost for this project is \$55,000.

5. Patrol Motorcycle

The police department currently has two BMW patrol motorcycles. These motorcycles were purchased in 2012. The vehicles are currently out of warranty and maintenance costs associated with their regular use are increasing. It is recommended that these motorcycles be replaced with two BMW patrol motorcycles and the existing motorcycles be either sold or used as a trade in at the time of purchase. The estimated cost of this project is \$50,000.

6. Vantage Robot

The police department is seeking to add this tactical robotic to enhance its ability to respond to emergency situations. This robot is remote controlled and equipped with three cameras which provide high-definition real time video to the users. The robot also is equipped with a FLIR camera which will allow for visibility in low light and identifying heat sources. The robot has two types of communication capabilities which would allow the operator to speak directly with individuals who may pose a danger to the public without exposing the officer. This robot is capable of climbing stairs and maneuver around or over obstacles. This piece of equipment would be extremely valuable in clearing building or confronting armed and barricaded individuals while providing a degree of safety to officers. The estimated cost of this project is \$30,000.

POLICE PROGRAMS AND EQUIPMENT

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.						
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	FUTURE
1	Replacement Body Armor	30,000	30,000	NC	100% City	30 CF						
2	Fitness Equipment	35,000	35,000	NC	100% City	35 CF						
3	Mobile Command Post Vehicle	300,000	300,000	NC	100% City	300 CF						
4	Forensic Investigation of Mobile Devices Program and Equipments	55,000	55,000	NC	100% City	55 CF						
6	Patrol Motorcycle	50,000	50,000	NC	100% City	50 CF						
7	Vantage Robot	30,000	30,000	NC	100% City	30 CF						
TOTAL:		\$500,000	\$500,000	NC		500	0	0	0	0	0	0

CF: Capital Fund
 NC: No Change

* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 1-27-2022

TECHNOLOGY

Adequate building space is required to both maintain the City's existing services and to provide for critical new services. This portion of the CIP addresses the need for buildings and improvements in the following areas: Fire, Police, and City Hall. All involve improvements to existing facilities, the construction of new facilities and the purchase and maintenance of equipment, in an attempt to maintain and improve the current level of service.

PROPOSED TECHNOLOGY PROJECTS

1. City-Wide Technology

Information Technology provides technical support and maintenance of information systems, telecommunications systems, and Geographic Information Systems (GIS). Various enterprise-wide software applications have been installed including land file, geographical information systems, recreation registration, financial management, document imaging and the creation of a city website and employee intranet.

During Fiscal Year 2022/2023 the following projects are proposed

- PC & Notebook replacements for various departments.
- Continued Implementation of Virtual Desktop & VPN functionality for various departments.
- Infrastructure and software enhancements to support various departmental initiatives.
- Continued upgrades to the network security infrastructure.
- Implement Cloud based IT Disaster recovery solution.
- Implement Windows 11 upgrade.
- Replace the City's outdated Enterprise Resource and Planning software (General Ledger, Accounts Payable, Payroll, Human Resources, Purchasing, etc.) with a new software package that also includes enhanced functionality to replace current outmoded and manual processes, including:
 - Budgeting and Fiscal Planning
 - Financial Reporting
 - Business Intelligence/Analytics
 - Performance Management
 - Project Management
 - Human Resource Information System functionality to cover the "life cycle" of each employee of the City:
 - Recruitment
 - Applicant tracking
 - Selection
 - On-boarding
 - Training and development
 - Performance reviews
 - Employee profile management

All of the recommended upgrades in functionality are currently managed using outdated and manually intensive spreadsheets, Word documents, and paper.

2. **Unified Communications & Smart Cites Projects**

Unified communications (UC) are a framework for integrating various asynchronous and real-time communication tools, with the goal of enhancing business communication, collaboration and productivity. Unified communications do not represent a singular technology; rather, it describes an interconnected system of enterprise communication devices and applications that can be used in concert. In order to better address all of the City’s needs appropriate systems will be planned & implemented as part of an integrated program.

A Smart City is a technologically modern area that uses different types of electronic methods, voice activation methods and sensors to collect specific data. Information gained from that data are used to manage assets, resources, and services efficiently; in return, that data is used to improve the operations across the City. The smart city concept integrates information and communication technology (ICT), and various physical devices connected to the IoT (Internet of things) network to optimize the efficiency of City operations and services and connect to citizens.

During Fiscal Year 2021/2022 the following projects are proposed

- **Video Surveillance Equipment**

The City of Farmington Hills faces the challenge of reassuring residents, visitors and employees that safety on City property is a priority. This is accomplished by preventing and minimizing potential threats. These include vandalism, burglary and all other forms of crime. Security in common areas like parks and City buildings has become of vital importance and video surveillance is a critical tool needed to secure City sites. When complete, will be designed to work in conjunction with other systems on a unified platform. In order to successfully implement this program capital investment of \$250,000 is requested for fiscal year 2022/23 and \$250,000 per year is requested for, 2024/25, 2025/26, 2026/27 & 2027/28.

- **Smart Cities Projects**

Potential projects are in the very early planning stage. Projects will include collecting data from devices, buildings and assets that will then be processed and analyzed to monitor and manage traffic and transportation systems, utilities, water supply networks, waste, crime detection, information systems and other community service. In order to successfully implement this program capital investment \$350,000 is requested for fiscal year 2022/23 and \$350,000 per year is requested for 2024/25, & 2025/26, 2026/27 & 2027/28.

3. **Police and Fire Departments Complete Radio System Replacement**

The police and fire radio system are reaching end-of-life and will be replaced by Oakland County. The County intends to develop financial plans to ensure funding availability; however, it is unclear if funding assistance will occur. Therefore, it is the responsibility of each Public Safety Answering Point (PSAP) to plan for funding responsibilities for the project. It is unclear at this time when actual replacement will occur. PSAPs are encouraged to plan for the project to begin 2021/2022.

4. **ERP/Financial Software**

- A new Core ERP system (GL, Budgeting, PR, AP, HR, Purchasing, Capital Assets; \$700k up front, \$100k annual maintenance)
- A new Financial Reporting, Performance Management, and Transparency software like OpenGov, Questica, Socrata... (\$100k annual lease)
- A new Time and Labor Management software for timekeeping (\$100k annual lease)
- A new Applicant Tracking software for recruiting, hiring, etc. (\$100k annual lease)

TECHNOLOGY

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.						
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/2028	FUTURE
1	City-Wide Technology	2,500,000	2,500,000	60,000 AC	100% City	400 CF	350 CF	350 CF	350 CF	350 CF	350 CF	350 CF
2	Unified Communications & Smart Cities Projects	4,200,000	4,200,000	40,000 AC	100% City	600 CF	600 CF	600 CF	600 CF	600 CF	600 CF	600 CF
3	Police and Fire Departments Complete Radio System Replacement, beginning 2021/2022	250,000	250,000	NC	100% City	250 CF						
4	ERP/Financial Software	2,800,000	2,800,000	175,000 AC	100% City	1,300 CF	300 CF	300 CF	300 CF	300 CF		300 CF
	TOTAL:	\$9,750,000	\$9,750,000	\$275,000		2,550	1,250	1,250	1,250	1,250	950	1,250

CF: Capital Fund
AC: Annual Cost
NC: No Change

* This chart shows the identified public structures and improvements in the general order of their priority.

Revised; 1/27/2022

PARKS & RECREATION

The Parks and Recreation section of the CIP has been developed by extracting the action plan from the City's 2014 & 2019 Parks and Recreation Master Plans as well as adding the funding available in the Parks Millage approved by the voters in August 2018.

The Parks and Recreation Master Plan is required to be prepared in accordance with the Michigan Department of Natural Resources' guidelines. This plan includes a comprehensive review of existing recreation services and facilities, an assessment of city-wide recreation opportunities and deficiencies, and identification of long-term recreation goals.

PROPOSED PARKS AND RECREATION PROJECTS

1. The HAWK Updates - \$16,000,000 (over 5 years)

The Accruent Study performed for this facility indicated over \$16,000,000 in repairs/replacements over the next five (5) years with almost \$7,000,000 of those requirements on the 3rd floor. FHSS Staff have identified just under \$7,000,000 in priority improvements. Renovation of the athletics facilities and third floor for recreational use, community partnerships, general programs and special event use. Plan includes 145,000 square ft. third floor amenities with revenue return from partnerships. Also includes upgrades to remaining HVAC and renovation of the artificial turf fields and outbuildings which require updates to utilize without hazard.

- Additional HAWK items not in Accruent Study
 - Shade System for windows (\$20,000)
 - Sound System for Harrison Hall (\$30,000)
 - Sound Baffling for Harrison Hall (\$30,000)
 - Sound System for Blackbox Theater (\$30,000)
 - Gym divider Curtains (\$50,000)

2. 2022/2023 Vehicles, Equipment and Infrastructure (\$620,000)

Vehicles and Equipment

- Parks
 - Truck, ¾ Ton 4WD Pickup w/Plow (\$39,000).
 - Mower, Utility 60" ZTR (\$14,000).
 - Tractor, Utility 35-60 HP (\$35,000).
- Golf
 - Mower, Utility Rough (\$70,000)
 - Triplexes (2) (\$60,00)
 - Cart, Utility (2) (\$22,000)
 - Sprayer (\$60,000)

Infrastructure

- Trail and Wayfinding Signs (\$40,000)
- Longacre Wall Repair (\$100,000)
- Playground Equipment (\$25,000)
- Site Security and Life Safety in Parks- (\$40,000)
- Roof Replacements -Pioneer, Founders, Heritage (\$50,0000)
- Concrete replacement around shelters, concession stands (\$30,000)
- Master Plan per Department of Natural Resources (\$35,000)

3. 2023/2024 Vehicles, Equipment and Infrastructure (\$268,000)

Vehicles and Equipment

- Parks
 - Truck, Canyon (\$30,000)
 - Truck, ¾ Ton 4WD Pickup w/Plow (\$39,000).
 - Mower, Utility 60” ZTR (\$14,000).
 - Mower, Wide Area Jac 5111 (\$70,000).
- Golf
 - Mower, Utility Reel JD 2653 (\$50,000).

Infrastructure

- Parks
 - Trail and Wayfinding Signs (\$40,000).
 - Playground Equipment (\$25,000).

4. 2024/25 Vehicles, Equipment and Infrastructure (\$353,000)

Vehicles and Equipment

- Parks
 - Truck, ¾ Ton 4WD Pickup w/Plow (\$39,000).
 - Mower, Utility 60” ZTR (\$14,000).
 - Mower, Wide Area Jac 5111 (\$70,000).
- Golf
 - Carts for Turf Maintenance (\$20,000).
 - Golf Cart Fleet (\$210,000).

5. 2025/2026 Vehicles, Equipment and Infrastructure (\$188,000)

Vehicles and Equipment

- Parks
 - Truck, ¾ Ton 4WD Pickup w/Plow (\$39,000).
 - Mower, Utility 60” ZTR (\$14,000).
 - Sewer Repairs, P&G (\$30,000).
- Golf
 - Mower, Sidewinder Rotary (\$45,000).
 - Mower, Wide Area (\$60,000).

6. 2026/2027 Vehicles, Equipment and Infrastructure (\$612,000)

Vehicles and Equipment

- Parks
 - Truck, Canyon (2) (\$80,000)
 - Walk Behind 48" (\$7,000)
 - Cart, Utility (\$25,000)
 - Tractor, Utility 35-60 HP (\$35,000)
- Ice Arena
 - Rubber Flooring (\$100,000)
 - Refurbish lobby restrooms (\$50,000)

Infrastructure

- Trail updates at Heritage Park (\$50,000)
- Trail updates at Woodland Hills (\$10,000)
- Spicer House Renovations (\$125,000)
- Disc Golf Course tee pads (\$10,000)
- Riley Skate Park concrete repairs (\$20,000)
- Founders Sports Baseball Dugouts (\$100,000)

7. 2027/2028 Vehicles, Equipment and Infrastructure (\$408,000)

Vehicles and Equipment

- Parks
 - Truck, Canyon (\$30,000)
 - Truck, ¾ Ton 4WD Pickup w/Plow (\$39,000).
 - Mower (\$14,000).
 - Mower (\$70,000).
- Golf
 - Mower (\$50,000).

Infrastructure

- Parks
 - Site Security and Life Safety in Parks- (\$40,000)
 - Trails and Wayfinding (\$40,000).
 - Playground Equipment (\$125,000).

7. Acquisition of Park Land \$1,500,000

Various parcels of land could be purchased for parks and/or recreation opportunities, particularly in the northwest and southeast quadrants of the City.

8. Costick Center/Senior Center \$20,000,000

Future renovation of Costick Center to create Adults 50 & Better focused facility. The Accruent Study performed for this facility indicated over \$20,000,000 in repairs/replacements over the next five (5) years. FHSS Staff have identified just under \$9,000,000 in priority improvements.

PARKS & RECREATION

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.						
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/2028	FUTURE
1	The Hawk	16,000,000	16,000,000	315,000 AC	100% City	2,600 CF	2,600 CF	2,600 CF	2,600 CF	2,600 CF	2,600 CF	400 CF
2	2022/2023 Vehicles, Equipment and Infrastructure	620,000	620,000	NC	100% City	620 CF						
3	2023/2024 Vehicles, Equipment and Infrastructure	268,000	268,000	NC	100% City		268 CF					
4	2024/2025 Vehicles, Equipment and Infrastructure	353,000	353,000	NC	100% City			353 CF				
5	2025/2026 Vehicles, Equipment and Infrastructure	188,000	188,000	NC	100% City				188 CF			
6	2026/2027 Vehicles, Equipment and Infrastructure	612,000	612,000	NC	100% City					612 CF		
7	2027/2028 Vehicles, Equipment and Infrastructure	408,000	408,000	NC	100% City						408 CF	
8	Acquisition of Park Land	1,500,000	1,500,000	NC	100% City							1,500 CF
9	Costick Center	20,000,000	20,000,000	155,000 AC	100% City	1,500 CF	1,500 CF	1,500 CF	1,500 CF	1,500 CF	1,500 CF	11,000 CF
TOTAL:		\$39,949,000	\$39,949,000	\$470,000		4,720	4,368	4,453	4,288	4,712	4,508	12,900

NC: No Change
 CF: Capital Fund
 AC: Annual Cost

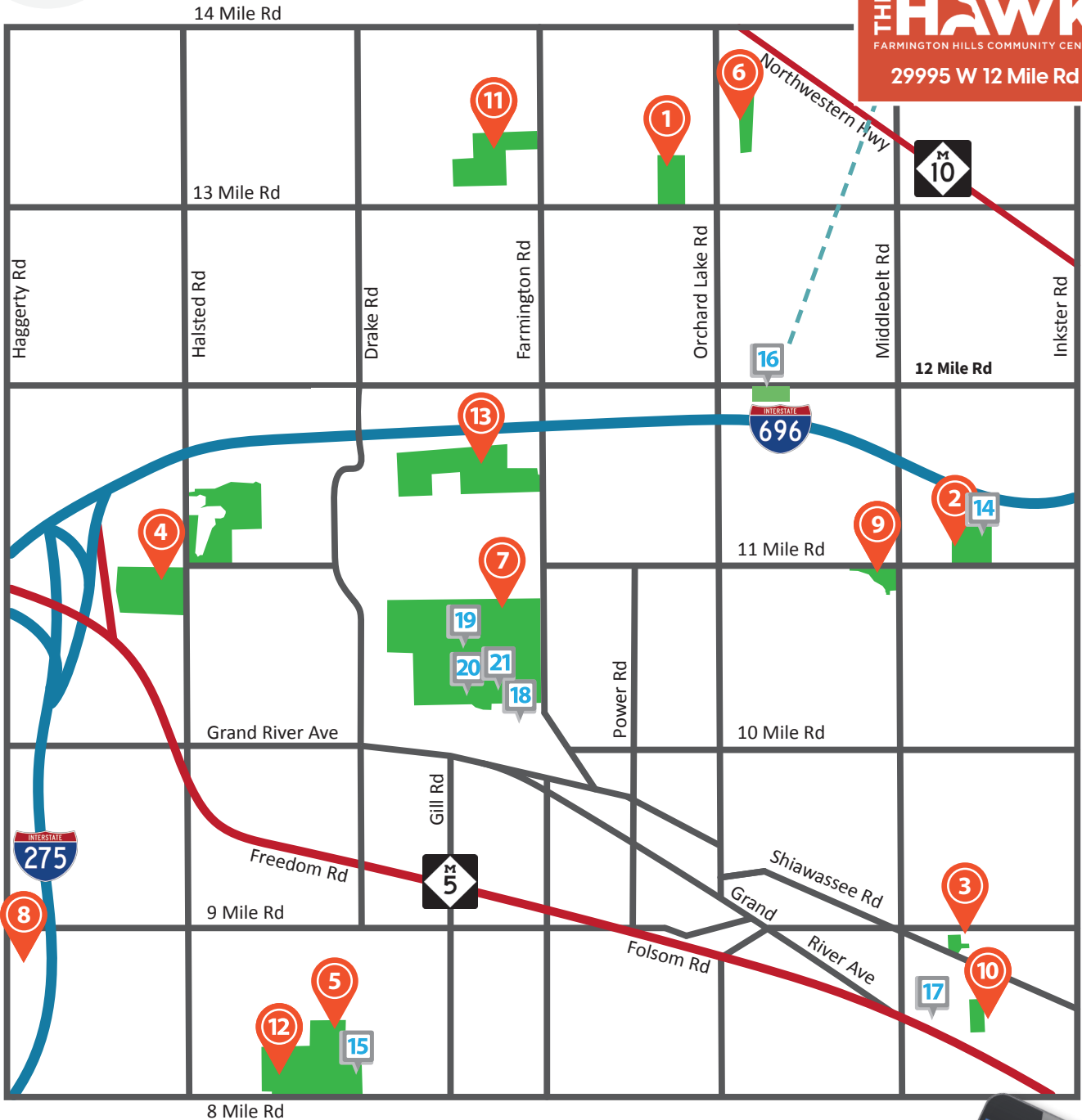
* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 1-27-2022



PARKS & FACILITIES

THE HAWK
FARMINGTON HILLS COMMUNITY CENTER
29995 W 12 Mile Rd



Scan me

Take the virtual tour. Your adventure awaits!

fhgov.com/fhparks



PARKS

- 1 Bond Field**
31500 13 Mile Rd
1.7 acre park with two youth baseball fields
- 2 Costick Fields**
28600 W 11 Mile Rd
Large green space in front of Costick Activities Center with three soccer fields and a 0.5 mile walking path.
- 3 William Grace Dog Park**
29040 Shiawassee Rd
4-acre dog park divided into two areas - one for large dogs and one for smaller dogs up to 22 lbs. The dog park is open year-round, has benches and water for your dogs.
- 4 Farmington Hills Golf Club**
37777 11 Mile Court
175-acre, 18-hole golf course, open April through November, weather permitting. The driving range has 32 stations, tees and two practice greens. A full service pro shop and restaurant are open to the public.
- 5 Founders Sports Park**
35500 8 Mile Rd
101-acre park with six soccer fields, a nine hole disc golf course, eight baseball/softball fields, four sand volleyball courts, two half-court basketball courts, one bocce ball court, and a fishing pier. Also home to Farmington Hills Ice Arena and Riley Skate Park.
- 6 Harmon Oaks Park**
28000 Greening Rd
Small nature preserve with mature hardwoods and wildflowers.
- 7 Heritage Park**
24915 Farmington Rd
211-acre park with 4.5 miles of hiking trails. Amenities include picnic shelters, playground, sand volleyball courts, horseshoe pits, and grills. Also home to the Spicer House, Nature Center, Stables Art Studio, Amphitheater, History Center, Splash Pad, and Riley Archery Range. Shelters are available on a first-come basis, but may be reserved in advance.

- 8 Hills 275 Trailhead**
22100 Haggerty Rd
Bordering the I-275 Metro Trail, this is the first official trailhead off a Federal Highway in the State of Michigan. Hills 275 Trailhead provides dedicated parking that allows residents and guests to enjoy a safe, accessible entry point to the I-275 Metro Trail to bike and hike. The trailhead features green space, an informational kiosk, bike repair station, water bottle filler station, and work from local artists.
- 9 Memorial Park**
Located at 11 Mile & Middlebelt Rds
Memorial Park provides residents with a place to peacefully reflect and recognize friends and family members who have passed away.
- 10 Olde Town Park**
Corner of Independence & Waldron
3.7-acre neighborhood park featuring a shelter, in-line skating/ice hockey rink, two tennis courts, picnic tables, grills, and a playground.
- 11 Pioneer Park**
29885 Farmington Rd
Four athletic fields: In summer, two baseball and two soccer fields. In fall, four soccer fields. Comfort station and refreshment stand also available.
- 12 Riley Skate Park**
35500 W. 8 Mile Rd
Located in Founders Sports Park. This 29,000 square foot all-concrete park is the area's FREE premiere hotspot for skateboarders and in-line skaters.
- 13 Woodland Hills**
26655 Farmington Rd
74-acre nature park with 1.7 miles of hiking trails. Meadows, a hardwood forest, a pond, a river, and creek are all part of its natural wonders.

FACILITIES

- 14 Costick Activities Center**
28600 W 11 Mile Rd
67,000 square foot multipurpose facility on 28 acres. Home of the Center for Active Adults. Amenities include: swimming pool, gymnasium, stage, meeting and banquet rooms.

- 15 Farmington Hills Ice Arena**
35500 W. 8 Mile Rd
Located inside Founders Sports Park, the 70,000 square foot Ice Arena has two ice surfaces and a total seating capacity of 1,200 people. The facility hosts youth and adult hockey, public skating, Learn-to-Skate programs, and figure skating.
- 16 The Hawk - Farmington Hills Community Center**
29995 W 12 Mile Rd
Formerly Harrison High School, the new 245,000 square foot multipurpose community center and 42-acre park will provide a hub for residents and guests of all ages, interests and abilities to enjoy drama, music, visual and performing arts, aquatics, athletics, fitness and wellness, along with many other programs, classes, camps and events.
- 17 Jon Grant Community Center**
29260 Grand River Ave
Attached to Farmington Hills Fire Station #3. Facility hosts classes, programs, and rental space for parties and events.
- 18 Longacre House**
24705 Farmington Rd
www.longacrehouse.org
Historic event space for weddings, themed parties, receptions, business meetings, banquets and social gatherings. Also used by many Special Services programs.
- 19 Nature Center**
24915 Farmington Rd
Located in Heritage Park, this 2,325 square foot nature facility offers interpretive exhibits, including a life-sized tree and animal home exhibit, a bird viewing area, native fish aquariums, a library and a hands-on learning station for kids.
- 20 Riley Archery Range**
24915 Farmington Rd
This unique open air (indoor/outdoor) archery range offers eight shooting lanes with shooting distances of 10-30 yards, providing programs for people of all ages and abilities.
- 21 Stables Art Studio**
24915 Farmington Rd
Spacious art studio in historic setting hosts classes, camps & workshops.

EQUIPMENT

FIRE APPARATUS PURCHASES

The Fire Department utilizes a combination of full-time and call-back personnel to provide Advanced Life Support (ALS), rescue and fire suppression services out of five fire stations located strategically throughout the City.

The DPW maintenance staff continues to provide vital input on the replacement of our fleet vehicles based on their experience and maintenance records. This advice is reflected in the schedule given below for the replacement of those vehicles listed by year.

The fire department rotates its vehicles based on use. -Acquisition of new apparatus is assigned to a station based on usage and consultation with DPW. The older vehicle is rotated to one of the other stations. This has proven very beneficial to extend vehicle life.

PROPOSED FIRE APPARATUS PURCHASES

1. 2022/2023 Fire Equipment and Apparatus

- Purchase replacement for Squad #5 (\$275,000).
- Purchase replacement for Medic #3 (\$275,000).
- Purchase turnout gear for end of service life personal protective equipment (\$440,000).
- Purchase three (3) power stretchers with power load units (\$175,000)
- Purchase one (1) utility vehicle to replace fleet vehicle (\$50,000).

2. 2023/2024 Fire Equipment and Apparatus

- Purchase replacement Squad (\$294,000).
- Purchase replacement Engine (\$700,000).
- Purchase one (1) utility vehicle to replace fleet vehicle (\$51,000).
- Purchase three (3) power Stretchers with power load units (\$185,000)

3. 2024/2025 Fire Equipment and Apparatus

- Purchase Air Compressor (\$50,000).
- Purchase replacement Squad (\$285,000).
- Purchase replacement Engine (\$700,000).
- Purchase one (1) utility vehicle to replace fleet vehicle (\$51,000).

4. **2025/2026 Fire Equipment and Apparatus**

- Purchase replacement Squad (\$285,000).
- Purchase replacement Squad (\$285,000).
- Purchase replacement Squad (\$285,000).
- Purchase one (1) utility vehicle to replace fleet vehicle (\$51,000)
- Replacement Battalion Chief Vehicle (\$80,000).

5. **2026/2027 Fire Equipment and Apparatus**

- Purchase replacement Squad (\$285,000).
- Purchase replacement Engine (\$735,000).

FIRE EQUIPMENT

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.						
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	FUTURE
1	2022/2023 Fire Equipment and Apparatus	1,215,000	1,215,000	NC	100% City	1,215 CF						
2	2023/2024 Fire Equipment and Apparatus	1,230,000	1,230,000	NC	100% City		1,230 CF					
3	2024/2025 Fire Equipment and Apparatus	1,086,000	1,086,000	NC	100% City			1,086 CF				
4	2025/2026 Fire Equipment and Apparatus	986,000	986,000	NC	100% City				986 CF			
5	2026/2027 Fire Equipment and Apparatus	1,020,000	1,020,000	NC	100% City					1,020 CF		
	TOTAL:	\$5,537,000	\$5,537,000	NC		1,215	1,230	1,086	986	1,020	0	0

NC: No Change
CF: Capital Fund

* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 1-27-2022

DIVISION OF PUBLIC WORKS (DPW)

EQUIPMENT PURCHASES

At the end of the service life of heavy equipment there is a specific salvage value and a cost of replacement for that piece of equipment. Because of the expense of major equipment purchases for the DPW, a continuous provision must be made from year to year to replace worn out and unserviceable equipment. The items contained in this plan have an individual value of a minimum of \$25,000. This does not include any equipment purchases that are part of the normal operating budget.

PROPOSED DPW EQUIPMENT PURCHASES

1. 2022/2023 Equipment

- Forestry Truck – Replacement (\$270,000)
- Refurbish Existing Equipment (\$50,000)
- Rubber Tire Front Loader – Replacement (\$255,000)
- Two Forestry Chipper – Replacements (\$95,000 each, Total \$190,000)
- Two Riding Landscape Mowers – Replacements (\$20,000 each, Total \$40,000)
- Tool-Cat Utility Vehicle – Replacement (\$100,000)
- Enclosed Trailer for Mowers – Replacement (\$25,000)

2. 2023/2024 Equipment

- Two 5-Yard Swap Loader Dump Trucks (Chassis only)– Replacements (\$270,000 each, Total \$540,000)
- Refurbish Existing Equipment (\$50,000)
- Vacuum Street Sweeper-Replacement (\$345,000)

3. 2024/2025 Equipment

- 10-Yard Dump Truck – Replacement (\$340,000)
- Refurbish Existing Equipment (\$50,000)
- Rubber Tire Excavator – Replacement (\$583,000)

4. 2025/2026 Equipment

- 5-Yard Dump Truck – Replacement (\$325,000)
- 10-Yard Dump Truck – Replacement (\$355,000)
- Refurbish Existing Equipment (\$50,000)
- Roadside Mowing Tractor – Replacement (190,000)

5. 2026/2027 Equipment

- Refurbish Existing Equipment (\$50,000)
- Sign Installation Truck – Replacement (235,000)
- Rubber Tire Backhoe – Replacement (352,000)
- Road Grader – Replacement (390,000)

6. **2027/2028 Equipment**

- Mechanical Street Sweeper – Replacement (423,000)
- Refurbish Existing Equipment – (50,000)
- Sewer Vacuum Truck – Replacement (550,000)

DPW EQUIPMENT

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.						
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	FUTURE
1	2022/2023 DPW Equipment	930,000	930,000	NC	100% City	930 CF						
2	2023/2024 DPW Equipment	935,000	935,000	NC	100% City		935 CF					
3	2024/2025 DPW Equipment	973,000	973,000	NC	100% City			973 CF				
4	2025/2026 DPW Equipment	1,085,000	1,085,000	NC	100% City				1,085 CF			
5	2026/2027 DPW Equipment	1,022,000	1,022,000	NC	100% City					1,022 CF		
6	2027/2028 DPW Equipment	1,023,000	1,023,000	NC	100% City						1,023 CF	
TOTAL:		\$5,968,000	\$5,968,000	NC		930	935	973	1,085	1,022	1,023	0

CF: Capital Fund
 NC: No Change

* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 1-27-2022

FLEET & MOTOR POOL VEHICLES

The City maintains a vehicle fleet of over seventy-five (75) vehicles for use for cleanup snow plowing, construction and building inspections, everyday travels around the City and for travel to training, and meetings outside of the City. These vehicles are critical to the daily operations of the City. Some of these are assigned directly to departments and personnel, identified as Fleet Vehicles, and others from the Motor Pool for use by all staff not having an assigned fleet vehicle. This section of the CIP addresses the replacement of those vehicles based on the maintenance records and down time. The vehicles represented in this category do not include Fire Department, Police Department, and the Parks Division vehicles nor the heavy equipment and dump trucks in the Division of Public Works.

PROPOSED FLEET & MOTOR POOL VEHICLE PURCHASES

1. **2022/2023 Vehicles**
 - 3-Fleet and Pool Vehicles – Replacement (\$92,000)
 - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance. & Engineering.
(3 at \$47,400, Total \$142,200)
2. **2023/2024 Vehicles**
 - 3-Fleet and Pool Vehicles – Replacement (\$95,700)
 - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance. & Engineering.
(3 at \$49,300, Total \$147,900)
3. **2024/2025 Vehicles**
 - 3-Fleet and Pool Vehicles – Replacement (\$99,500)
 - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance & Engineering.
(3 at \$51,300, Total \$153,900)
4. **2025/2026 Vehicles**
 - 3-Fleet and Pool Vehicles – Replacement (\$103,500)
 - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance & Engineering.
(3 at \$53,400, Total \$160,200)
5. **2026/2027 Vehicles**
 - 3-Fleet and Pool Vehicles – Replacement (\$107,600)
 - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance. & Engineering.
(3 at \$55,500, Total \$166,500)
6. **2027/2028 Vehicles**
 - 3-Fleet and Pool Vehicles – Replacement (\$111,900)
 - 3 Pickup Trucks and Plows – Pub Services, Road Maintenance. & Engineering
(3 at \$57,800, Total \$173,400)

FLEET & MOTOR POOL VEHICLES

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING &	City Cost figures shown are in thousands of dollars.							
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	FUTURE	
1	2022/2023 Vehicles	234,200	234,200	NC	100% City	234 CF							
2	2023/2024 Vehicles	243,600	243,600	NC	100% City		244 CF						
3	2024/2025 Vehicles	253,400	253,400	NC	100% City			253 CF					
4	2025/2026 Vehicles	263,700	263,700	NC	100% City				264 CF				
5	2026/2027 Vehicles	274,100	274,100	NC	100% City					274 CF			
6	2027/2028 Vehicles	285,300	285,300	NC	100% City						285 CF		
TOTAL:		\$1,554,300	\$1,554,300	NC		234	244	253	264	274	285	0	

CF: Capital Fund
 NC: No Change

Revised: 1-27-2022

DRAINAGE

In June of 1980, the City Council, commissioned the preparation of a Master Storm Drainage Plan. The plan treated the storm water as a resource rather than a liability. Utilization of existing open drainage systems and use of detention basins along major streams were considered. The plan suggested the design and use of pipes and streams that were much smaller and less expensive than those designed to just "pass through" as much storm water as was generated. The plan proposed to manage existing flows from streams thereby ensuring that the City's development would not cause flooding in downstream communities.

In October of 1981, a significant storm caused flooding throughout the City. Many inadequacies of the City's storm drainage system were revealed. The storm reinforced the importance of City Council's decision to develop a Master Storm Drainage Plan.

The City Council formally approved the Master Storm Drainage Plan in December of 1986. Many of the projects contained herein are consistent with that plan. Since the plan depends on detention basins for a number of the proposed improvements, acquiring the land as soon as possible is imperative. Without these detention sites many of the proposed improvements would be impossible and would require selection of next best, and more expensive options.

The projects contained herein reflect improvements to major and minor drainage courses outlined in the Master Storm Drainage Plan and are supplemented by storm water quality considerations required under the City's National Pollutant Discharge Elimination System (NPDES) storm water permit. As the City's rapid growth nears its end, emphasis is redirected from responding to new development to maintaining or improving the aging systems that are now in place. This involves actively participating in repairs and improvements of minor drainage courses that traverse both public and private property. In this way, a functional drainage system is ensured for all areas of the City. Priority criteria are:

- Integrating water quantity issues with water quality issues.
- Immediate flood peak reduction to solve the most significant flooding concerns.
- Integration with other improvements including water main, sanitary sewer, paving, and building construction.
- Ensuring the continued development and redevelopment of the City.
- Encouragement of riparian stewardship and maintenance.

Development of a Drainage Program

Prioritization of drainage improvements tends to be cyclical when viewed with other capital needs. This is due to the fact that most systems in the City function well during periods of normal rainfall. Usually, years pass between significant rain events. The result is to minimize required improvements during normal weather, especially in light of the high cost associated with many of the individual drainage projects. However, when a major rain event occurs the community demands accelerated improvements and the cycle begins again. The major rainstorms of 1981, 1989, 1993, 1997, 1998 and 2014 are evidence of this fact.

In order to safeguard against these significant rain events, a consistent, uniform, and aggressive program is necessary. This allows much of the major capital expense and effort to be distributed over the years. This ensures continued improvement, thereby saving millions of dollars in flood damage in the future and promoting an improved quality of life.

Maintenance

Calls for maintenance have increased over the years. Many of the City's subdivisions have open spaces and retention systems that need repair or improvement. Without ongoing inspection and maintenance, failures will occur. Once initiated, these maintenance programs will generate a number of projects for which capital funding will be required. The City will also consider, when appropriate, the possible mitigation of wetlands within the overall drainage system.

Asset Management

With the passage of the local road millage in 2018 and the accompanying changes to the Special Assessment District (SAD) policy, there has been an increase in the amount of drain related capital improvements. Each road project is evaluated during the design phase to determine if the existing underground storm drain infrastructure is sufficient or in need of repair and/or replacement. This integrated approach to asset management ensures that infrastructure is addressed in a cohesive manner at the most cost-effective time in the project lifecycle.

Federal Requirements

The City is required to install various improvements in accordance with the U. S. Clean Water Act. This Act requires the issuance of a National Pollutant Discharge Elimination System (NPDES) permit commonly called an MS4 Permit, for all communities over 10,000 in population. Farmington Hills has the required permit issued by the Michigan Department of Environment, Great Lakes, and Energy – EGLE (formerly MDEQ). The City continues to explore approaches that would establish the best management practices. This includes community outreach and education about Federal storm water requirements, and an illicit discharge detection and elimination program. The City is working with EGLE, Oakland County, Wayne County, and the Alliance of Rouge Communities to implement a program that is most beneficial to Farmington Hills and other communities in the Rouge River Watershed. Part of the program is a document called a Storm Water Management Plan (SWMP). This document is required under the City's NPDES permit and outlines specific improvements that must be done to meet Federal requirements.

In addition, Farmington Hills has an obligation to conduct an IDEP (Illicit Discharge and Elimination Program), which is an ongoing effort to prevent and eliminate illegal outlets into the City's drainage systems.

The City is also obligated to employ best management practices for good housekeeping techniques for public infrastructure. These practices include catch basin cleaning, street sweeping, detention pond basin maintenance, etc. Key to cooperation and watershed planning is the City's participation in the Alliance of Rouge Communities, a cooperative venture ensuring that all 40 communities and three counties contained in the Rouge River watershed continue to work together. All projects contained herein are consistent with the City's Federal permit.

PROPOSED DRAINAGE PROJECTS

1. Storm Water NPDES Permit Program

An NPDES permit was obtained from the EGLE. As a requirement of the permit, a watershed management plan is needed. A major component of this plan is the Storm Water Management Plan. The SWMP requires that certain projects and procedures be adopted that will ultimately lead to a cleaner Rouge River in accordance with the Federal Clean Water Act. Projects may include erosion controls in the open watercourses in Farmington Hills and siltation basins to remove suspended sediment from storm water.

Under the current NPDES storm water permit, the City has a continuous requirement to identify and remove illegal discharges into City owned drainage systems. This includes sanitary system corrections, drainage system sampling and monitoring, education programs, pollution investigative efforts, etc., that are related to the City owned drainage system.

2. Miscellaneous Storm Sewer Repair, Maintenance and Improvement Program

This involves:

- Construction and improvements of storage facilities, pipe and culvert enclosures and channel improvements throughout most of the drainage districts in the City. It also includes projects that are necessitated from inspection programs.
- Ninety percent of the City's drainage system is in open channels. Most of these major drainage courses have not been cleaned since their original construction. This program represents a continuous program for maintenance of these drainage courses.
- Emergency replacement and repair of major culverts in the public right-of-way.
- Throughout this City many subdivisions are being considered for local road reconstruction. In addition, several of the areas where the roads are not candidates for local reconstruction have storm sewers in need of rehabilitation. The storm sewer system in these areas as determined by the DPS will be televised and inspected. If deemed necessary an appropriate cleaning, repair, replacement, lining and rehabilitation program will be implemented at the time of, or prior to the road reconstruction.
- The Oakland County Water Resources Commission (WRC) has jurisdiction of a number of drains in the City that have been legally established under the Michigan Drain Code. The Drain Code provides a means of apportionment and assessment based on tributary area and runoff from these districts. Periodically, WRC will advise of maintenance needs and corresponding assessments, which the City is responsible for.

3. City Owned Storm Water Basin Maintenance

The City owns nine storm water detention and retention basins. These basins are required to be maintained in accordance with the Federal Clean Water Act to control urban pollutants and peak flow. This project provides improvement for all nine City owned basins. The improvements include select vegetation removal, sedimentation removal, and inlet/outlet pipe maintenance. In conjunction with the Capital Improvement Plan, the project is intended to provide annual maintenance and upkeep.

4. Quaker Valley Road Culvert Replacement – Phase II

This project includes the improvement of the two areas along Quaker Valley Road where the Minnow Pond Drain crosses. The existing 48" concrete culvert to the east of Quaker Valley Lane and the 14' by 7' metal arch culvert to the east of Hunter's Row. Both are reaching the end of their useful life due to joint separations and pipe deterioration.

5. Heritage Hills and Wedgewood Commons Storm Sewer

This project involves providing improved drainage by installing additional storm sewers laterals in Heritage Hills and Wedgewood Commons (construction of Phases 2 through 4) and connecting to the existing storm sewer system.

6.. Whitlock Street Storm Sewer

This project involves installing a storm sewer from the existing system along Eight Mile Road north 600 ft through the industrial section of Whitlock Street.

7. Woodcreek Hills Subdivision Drainage

The existing road culverts in the Woodcreek Hills Subdivision are reaching their design life and appear to be undersized. This project includes the replacement of five culverts along with the extension of their lengths in order to allow for an improved road crossing and the elimination of existing guardrail.

8. Farmington Freeway Industrial Park Storm Sewer

This project involves providing improved drainage by installing additional storm sewers in the Farmington Freeway Industrial Park 1-3 and connecting to the existing storm sewer system.

9. Commerce Drive Storm Sewer

This project involves providing improved drainage along Commerce Drive by installing additional storm sewers and connecting to the existing storm sewer system in the area.

10. Harwich Dr. Drainage Improvement

Currently storm water runoff from Harwich Drive travels across a residential side yard. The project would include the installation of a storm sewer from the right-of-way down to the Pebble Creek in order to minimize erosion.

11. Caddell Drain, Nine Mile at Drake

Replacement of the 4 elliptical culverts that cross underneath the intersection of Nine Mile Road south of Drake Road. These culverts are nearing the end of their useful life. This project will be coordinated by the Oakland County Water Resources Commission through the Michigan Drain Code.

12. Caddell Drain Improvements - Phase II

Phase II of the Caddell Drain Improvements includes improvements to the southern portions of the water course. This project will be coordinated by the Oakland County Water Resources Commission through the Michigan Drain Code.

13. Hearthstone Road Culvert Rehabilitation/Replacement

The Hearthstone culvert is under Hearthstone Road in the Kendallwood Subdivision west of Bonnet Hill Road. It is a 68" by 85" elliptical corrugated metal pipe culvert and is in the Minnow Pond drainage district. It needs to be rehabilitated and possibly replaced.

14. Biddestone Lane Culvert

The existing box culvert under Biddestone Lane needs to be upgraded and/or extended to accommodate a wider road width and address possible flow issues. This project involves a rehabilitation/replacement of the existing 69" high by 118" wide concrete box culvert underneath Biddestone Lane.

15. Robinson and Parker Culvert Rehabilitation south of Colfax

Replace and upgrade 34" x 53" culvert under Robinson Street and the 34" x 53" culvert under Parker Street.

16. Folsom Road Box Culvert Rehabilitation East of Randall

Rehabilitate the twin 10' x 4.3' box culvert and twin 10' x 8' box culverts of the Upper Rouge River under Folsom Road east of Randall.

17. Raleigh Roadside Yard Drainage

Twin 60" storm sewers run between the side yards of 29360 and 29336 Raleigh Road. These storm sewers have been shown to be deteriorating and resulting in sinkholes. These storm sewers will need to be rehabilitated and/or replaced.

18. Minnow Pond Drain, Mirlon north of Thirteen Mile Road

This project is for replacement of the culvert under Mirlon St. The existing culvert is experiencing erosion and is undersized. This project will be coordinated through the Oakland County Water Resources Commission.

19. Windwood Pointe Subdivision Drainage

The subdivision's storm sewer system is routed through three side yard properties and discharges to the Upper Rouge River. The existing pipe and structures between the roadway and the outlet are showing signs of deterioration and ultimately may need replacement.

20. Vacri Lane Rear Yard Drainage Improvements

Currently the rear yard of lots 24, 25, and 26 of Green Hill Woods experience large amounts of water during large rain event. The issue is enhanced by this location receiving off site

storm water runoff from the large adjacent property. The project proposes to provide improved grading of the existing lots and additional inlets to capture the large volume of runoff from heavy storms.

21. Tuck Road Bridge Rehab south of Folsom

Rehabilitate 24-foot-wide by 7.5-foot-high bridge crossing of the Upper Rouge River.

DRAINAGE

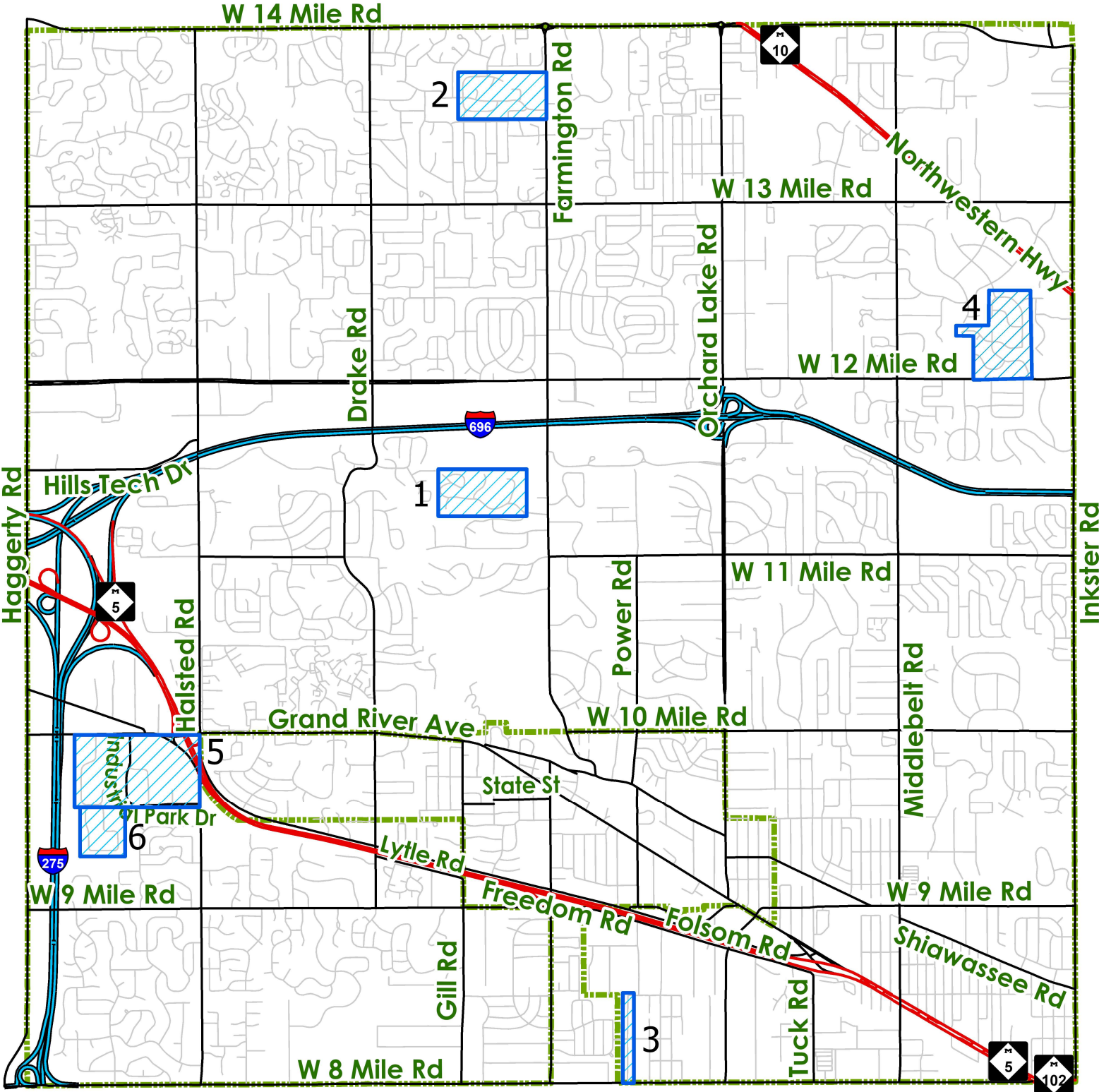
Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.						
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	FUTURE
1	Storm Water NPDES Permit Program	630,000	630,000	NC	100% City	105 CF	105 CF	105 CF	105 CF	105 CF	105 CF	
2	Miscellaneous Storm Sewer Repair, Maintenance and Improvement Program	1,620,000	1,620,000	NC	100% City	270 CF	270 CF	270 CF	270 CF	270 CF	270 CF	
3	City Owned Storm Water Basin Maintenance	150,000	150,000	NC	100% City	25 CF	25 CF	25 CF	25 CF	25 CF	25 CF	
4	Quaker Valley Road Culvert Replacement - Phase II	1,000,000	1,000,000	NC	100% City	1,000 CF						
5	Heritage Hills and Wedgewood Commons Storm Sewer	2,013,000	2,013,000	NC	100% City	671 CF	671 CF	671 CF				
6	Whitlock Street Storm Sewer	383,000	383,000	NC	100% City	383 CF						
7	Woodcreek Hills Subdivision Drainage	3,748,000	3,748,000	NC	100% City	3,748 CF						
8	Farmington Freeway Industrial Park Storm Sewer	393,000	393,000	NC	100% City	131 CF	131 CF	131 CF				
9	Commerce Drive Storm Sewer	361,000	361,000	NC	100% City	361 CF						
10	Harwich Dr. Drainage Improvement	118,000	118,000	NC	100% City		118 CF					
11	Caddell Drain, Nine Mile at Drake	2,247,000	2,247,000	NC	60% City 40% O		2,247 CF					
12	Caddell Drain Improvements - Phase II	1,155,000	693,000	NC	60% City 40% O			693 CF				
13	Hearthstone Road Culvert Rehab/Replacement	1,092,000	1,092,000	NC	100% City				1,092 CF			
14	Biddestone Lane Culvert	1,638,000	1,638,000	NC	100% City				1,638 CF			
15	Robinson and Parker Culvert Rehab south of Colfax	767,000	767,000	NC	100% City						767 CF	
16	Folsom Road Box Culvert Rehab East of Randall	2,168,000	2,168,000	NC	100% City							2,168 CF
17	Raleigh Road Side Yard Drainage	546,000	546,000	NC	100% City							546 CF
18	Minnow Pond Drain, Mirion north of Thirteen Mile Road	287,000	276,000	NC	96% City 4% O							276 CF
19	Windwood Pointe Subdivision Drainage	317,000	159,000	NC	50% City 50% O							159 CF
20	Vacri Lane Rear Yard Drainage Improvements	87,000	87,000	5,000 AC	100% City							87 CF
21	Tuck Road Bridge Rehab south of Folsom	2,675,000	2,675,000	NC	100% City							2,675 CF
SUB-TOTAL:		\$23,395,000	\$22,764,000	\$5,000		6,694	1,320	3,449	1,093	3,130	400	6,678

NC: No Change
O: Other
CF: Capital Fund
AC: Annual Cost

*This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 1-27-2022

2022/2023 Drainage Projects



1. Quaker Valley Rd. Culvert Replacement - Phase II
2. Heritage Hills and Wedgewood Commons Storm Sewer - Phase II
3. Whitlock Street Storm Sewer
4. Woodcreek Hills Subdivision Drainage
5. Farmington Freeway Industrial Park Storm Sewer
6. Commerce Drive Storm Sewer

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

SANITARY SEWERS

The major goal of the capital expenditures in this area is to provide adequate trunkline capability to serve both existing and future development. All trunk lines have been installed with the completion of the Ten Mile Rouge sewer in 1980, however, some areas of the City still do not have connecting sewer segments which are needed to provide access to public sanitary sewer. These segments are usually funded by a development or the City at large. The construction of the localized laterals is generally provided by the Charter provision requiring local benefiting properties to pay the associated cost (special assessment process). This results in the establishment of a special assessment district. In the future, Federal watershed requirements may mandate accelerated programs for local sanitary sewer construction. A portion of these anticipated costs may be financed by various sanitary sewer funds.

An exception to the special assessment financing is a payback that may be necessitated as a result of a paving, resurfacing or widening project where integrated asset management policy would recommend that the sanitary sewer lateral should be installed first. In these instances, a payback would be established in accordance with City ordinance to recover the cost at a future date when connections are made.

Any remaining work that would be done on sanitary sewers involves the rehabilitation of existing sewers with City sewer funds. Since this does not provide new service, there would be no application of the Charter provision. This type of work was begun in 1990 with the Evergreen Farmington Sewage Disposal System improvements where sewers were replaced and relief lines constructed.

In 2017, the City was awarded a Stormwater, Asset Management, and Wastewater (SAW) grant through the Michigan Department of Environment, Great Lakes, and Energy –EGLE (formerly the MDEQ) for the purposes of evaluating and inspecting sanitary sewer infrastructure, developing an asset management plan, assessing asset criticality and risk assessment; and providing life cycle cost analysis. The results of the SAW grant project will also provide a long-term capital improvement plan for the City's sanitary sewer system infrastructure.

In addition, the City is currently under an Administrative Consent Order (ACO), from the EGLE that may require additional improvements to be made in the future restricting the amount of outflow from the City of Farmington Hills into the sewer system.

The EGLE has also issued an Administrative Consent Order (ACO) for the entire Evergreen Farmington Sewage Disposal System (EFSDS). The EFSDS is a major sewer interceptor system that transports sewage from 15 Oakland County communities to the Great Lakes Water Authority for treatment. The ACO requires a series of Corrective Action Plan (CAP) improvements for the EFSDS. These improvements are intended to address system capacity shortfalls and compliance with the EGLE's sanitary sewer overflow policy. The CAP has been under review and negotiation by Oakland County and EGLE for several years. During this time, the City's CIP continues to be revised to reflect current ACO requirements. The City will be assessed a share of these project costs.

PROPOSED SANITARY SEWER PROJECTS

1. **Annual Renewal Program**

The City completed a wastewater asset management plan (AMP) in 2020 to identify investment needs and develop a long-range capital improvement program for the City's wastewater system. By starting an annual renewal program, the City will be able to systematically address sanitary sewer assets by performing proactive maintenance and completing rehabilitation/replacement of the assets on an annual basis using best practices.

2. **Biddestone Lane Sanitary Sewer (Southeast area)**

Provide public sanitary sewer on Biddestone Lane in the southeast portion of this subdivision where public sanitary sewer is not yet available.

3. **Rockshire Avenue and Edgemoor Street Sanitary Sewer**

Provide public sanitary sewer on Rockshire Avenue and Edgemoor Street

4. **Eleven Mile Road Sanitary Sewer, west of City Hall Campus to Pillsbury Street**

Provide public sanitary sewer on Eleven Mile Road from west of the City Hall Campus to Pillsbury Street.

5. **Goldsmith Street Area Sanitary Sewer**

Provide public sanitary sewer for Goldsmith north of Teal Court including neighboring stub streets.

6. **Muer Cove Subdivision Sanitary Sewer**

Provide public sanitary sewer to the portion of the Muer Cove Subdivision located north of the Minnow Pond Drain.

SANITARY SEWERS

Reference No.	SANITARY SEWER PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures are shown in thousands of dollars.						
						2022/23	2023/24	24/25	2025/26	2026/27	2027/28	FUTURE
1	Annual Renewal Program	14,500,000	14,500,000	NC	100% SF	2,000 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF	2,500 SF	
2	Biddestone Lane Sanitary Sewer (Southeast area)	716,100	716,100	NC	100% PB		716 PB					
3	Rockshire Avenue and Edgemoor Street Sanitary Sewer	359,000	359,000	NC	100% PB			359 PB				
4	Eleven Mile Road Sanitary Sewer, west of City Hall Campus to Pillsbury Street	2,451,000	2,451,000	NC	100% PB			2,451 PB				
5	Goldsmith Street Area Sanitary Sewer	2,352,000	2,352,000	NC	100% PB				2,352 PB			
6	Muer Cove Subdivision Sanitary Sewer	2,776,000	2,776,000	NC	100% PB					2,776 PB		
	TOTAL:	\$23,154,100	\$23,154,100	NC		2,000	3,216	5,310	4,852	5,276	2,500	0

SF: Sanitary Sewer System Fund

O: Other

NC: No Change

PB: Payback District

* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 1-27-2022

WATERMAINS

With the completion of the Northwest Water Pressure District transmission lines in 1976, potable water supply capability has been provided throughout the City. Although some minor transmission lines are still required in some areas, they now have the option of installing local services through the establishment of payback agreements and special assessment districts.

A significant portion of the City's water main infrastructure was built in the 1960s and is nearing the end of its useful life. A challenge exists in these older areas of the City due to the water mains requiring frequent and expensive maintenance due to main breaks. Repairs require digging up and replacing worn out facilities. The City has in place a replacement program for just this challenge. Projects are evaluated using an integrated asset management approach and includes a review of break history, risk, and criticality. As with other maintenance activities, this work does not require financing through a special assessment district. Funding is provided through the City's water fund.

The City worked with the Oakland County Water Resources Commissioner's Office (WRC) and determined that a storage facility is appropriate for the City of Farmington Hills. Construction is complete and the tank has been operational since June 2014. The master water main model has been systematically updated to include this facility and the plan has been revised to include necessary projects on a prioritized basis.

PROPOSED WATER MAIN PROJECTS

1. Fire Protection lines in subdivisions without Water Main

This project will provide fire protection in subdivisions without an existing water main system, such as Supervisor's Plat of West Franklin Estates.

2. Kimberley Subdivision, replace existing 6" and 8" with 8" & 12"

This is in the residential neighborhood west of Middlebelt Road and north of Eleven Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. Existing 6" and 8" water main on Middlebelt will be replaced with a 12" water main, connecting the existing 30" on Eleven Mile with an existing 12" on Middlebelt. The existing 6" and 8" water main would be replaced with 8" water main to improve system reliability and meet current design standards. This is a large project and may be constructed over several years.

3. Kendallwood/Kendallwood Subdivision No. 1, replace existing 6" & 8" with 8" & 12"

This is in the residential neighborhood located to the west of Farmington Road and north of Twelve Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6", 8", and 12" water main would be replaced with 8" and 12" water main to improve system reliability and meet current design standards.

4. **Booster Station at Farmington Hills DPW**

The installation of a booster station at the City's DPW site would allow for the City to fill the elevated storage tank as well as pump enough water to supply the average day demands of the northern pressure districts. The booster station will provide redundancy and reliability in the system in the event of major interruptions of GLWA service.

5. **Westbrooke Plaza, Replace/relocate existing 6" with 8"**

This commercial area is located on the south side of 13 Mile Road, between Orchard Lake Road and Lorikay Street. It is an area of older pipe built in the 1950's and when a break occurs, it affects multiple commercial properties. The existing 6" would be replaced, and possibly relocated, with an 8" (8" is the smallest size that can be installed under current standards) to improve system reliability and meet current design standards

6. **Westbrooke Manor Subdivision, Replace existing 6" & 8" with 8" & 12"**

This is in the residential neighborhood west of Orchard Lake Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6", 8" and 12" water main would be replaced with 8" and 12" water main to improve system reliability and meet current design standards.

7. **Kendallwood Subdivision No. 2, Replace existing 6" & 8" with 8" & 12"**

This is in the residential neighborhood east of Farmington Road and north of Twelve Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6", 8", and 12" water main would be replaced with 8" water main to improve system reliability-and meet current design standards.

8. **Westbrooke Manor Subdivision No. 1, Replace existing 4", 6" & 8" with 8" & 12"**

This is in the residential neighborhood west of Orchard Lake Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6", 8" and 12" water main would be replaced with 8" and 12" water main to improve system reliability and meet current design standards.

9. **Biddestone Lane, 8" loop/extension**

Install an 8" water main on Biddestone Lane from the existing Biddestone Lane water main around the Biddestone Lane loop and out to Farmington Road with a stub to the east for future looping.

10. **Kendallwood Subdivision No. 3, Replace existing 6" & 8" with 8" & 12"**

This is in the residential neighborhood east of Farmington Road and north of Twelve Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6" and 8" water main would be replaced with 8" water main and existing 12" water main would be replaced with 12" water main to improve system reliability and meet current design standards.

11. **Westbrooke Manor Subdivision No. 2, Replace existing 6" & 8" with 8" & 12"**

This is in the residential neighborhood east of Farmington Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6" and 8"

water main would be replaced with 8" water main and the existing 12" water main would be replaced with 12" water main to improve system reliability and meet current design standards.

12. Farmington Road, 30465 Farmington Road south to stub (8" loop)

This project would include the installation of water main from 30465 Farmington Road south to the existing stub. This extension would complete the looping of water main along Farmington Road.

13. Westbrooke Manor Subdivision No. 3, Replace existing 6" & 8"

This is in the residential neighborhood east of Farmington Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6" and 8" water main would be replaced with 8" water main to improve system reliability and meet current design standards.

14. Westbrooke Manor Subdivision No. 4, Replace existing 6" & 8"

This is in the residential neighborhood east of Farmington Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6" and 8" water main would be replaced with 8" water main to improve system reliability and meet current design standards.

15. Kendallwood Subdivision No. 4, Replace existing 6" & 8" with 8" & 12"

This is in the residential neighborhood east of Farmington Road and south of Thirteen Mile Road. It is an area of older pipe built in the 1950s with frequent water main breaks. The existing 6" and 8" water main would be replaced with 8" water main and the existing 12" water main would be replaced with 12" water main to improve system reliability and meet current design standards.

16. Muer Cove Subdivision, 8" and 12" Water Main Extension

Install 8" and 12" water main in the portion of the Muer Cove Subdivision that is located north of the Minnow Pond Drain. There is no public water main in this area.

17. Old Homestead Subdivision, replace existing 6" & 8" with 8" & 12"

This is in the residential neighborhood west of Drake Road and north of Eleven Mile Road. It is an area of older pipe built in the 1960s with frequent water main breaks. The existing 6", 8" and 12" water main would be replaced with 8" and 12" water main to improve system reliability and meet current design standards.

18. Rockshire Avenue, Edgemoor Street, and Bramwell Street, New 8"&12" Water Main extension

Install 8"-12" water main on Rockshire from Orchard Lake Road to the Beechview Elementary School property; on Edgemoor Street North of Rockshire and South of Rockshire to existing water main on Scenic View Circle; and on Bramwell Street North of Rockshire as well as possibly looping with the public water main on the Beechview Elementary School property.

19. Colwell Water Main, Shiawassee to Sedalia (8" loop)

This residential street currently does not have water main and there are many properties with long spaghetti connections which run across neighboring properties. The project will include installing a new 8" water main from the corner of Sedalia and Colwell and looping the water main north to the existing water main on Shiawassee.

20. Cora Water Main, north of Fink (8" loop)

This residential street currently does not have water main and there are several long spaghetti connections. The project will include installing a new 8" water main from the intersection of Cora and Fink and extending it approximately 400 feet north.

21. Fink Avenue Water Main, Orchard Lake to Cora (8" loop)

Install 8" water main on Fink Avenue from Orchard Lake Road to Cora Avenue.

WATER MAINS

Reference No.	WATER MAIN PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.							
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	FUTURE	
1	Fire Protection lines in subdivisions without Water Main	3,000,000	3,000,000	GF	100% City	500 GF	500 GF	500 GF	500 GF	500 GF	500 GF		
2	Kimberley Subdivision, Replace existing 6" & 8" with 8" & 12"	7,024,000	7,024,000	NC	100% City	7,024 WS							
3	Kendallwood/Kendallwood Subdivision No. 1, Replace existing 6" & 8" with 8" & 12"	7,907,000	7,907,000	NC	100% City	3,954 WS	3,953 WS						
4	Booster Station at Farmington Hills DPW	1,200,000	1,200,000	NC	100% City		1,200 WS						
5	Westbrooke Plaza, replace/relocate existing 6" with 8"	560,000	560,000	NC	100% City			560 WS					
6	Westbrooke Manor Subdivision, Replace existing 6" & 8" with 8" & 12"	3,242,000	3,242,000	NC	100% City			3,242 WS					
7	Kendallwood Subdivision No. 2, Replace existing 6" & 8" with 8" & 12"	4,573,000	4,573,000	NC	100% City			4,573 WS					
8	Westbrooke Manor Subdivision No. 1, Replace existing 4", 6" & 8" with 12"	2,688,000	2,688,000	NC	100% City				2,688 WS				
9	Biddestone Lane, 8" loop/extension	1,059,000	1,059,000	NC	100% PB				1,059 PB				
10	Kendallwood Subdivision No. 3, Replace existing 6" & 8" with 8" & 12"	4,719,000	4,719,000	NC	100% City					4,719 WS			
11	Westbrooke Manor Subdivision No. 2, Replace existing 6" & 8" with 8" & 12"	3,167,000	3,167,000	NC	100% City					3,167 WS			
12	Farmington Road, 30465 Farmington Road south to stub (8" loop)	128,000	128,000	NC	100% City					128 WS			
13	Westbrooke Manor Subdivision No. 3, Replace existing 6" & 8" with 8"	1,371,000	1,371,000	NC	100% City					1,371 WS			
14	Westbrooke Manor Subdivision No. 4, Replace existing 6" & 8" with 8"	1,278,000	1,278,000	NC	100% City					1,278 WS			
15	Kendallwood Subdivision No. 4, Replace existing 6" & 8" with 8" & 12"	2,609,000	2,609,000	NC	100% City					2,609 WS			
16	Muer Cove Subdivision 8" & 12" Water Main Extension	1,284,000	1,284,000	NC	100% PB					1,284 PB			
17	Old Homestead Subdivision replace existing 6" & 8" with 8" & 12"	5,010,000	5,010,000	NC	100% City						5,010 WS		
18	Rockshire Avenue, Edgemoor Street, and Bramwell Street, New 8"-12" extension	1,524,000	1,524,000	NC	100% PB								1,524 PB

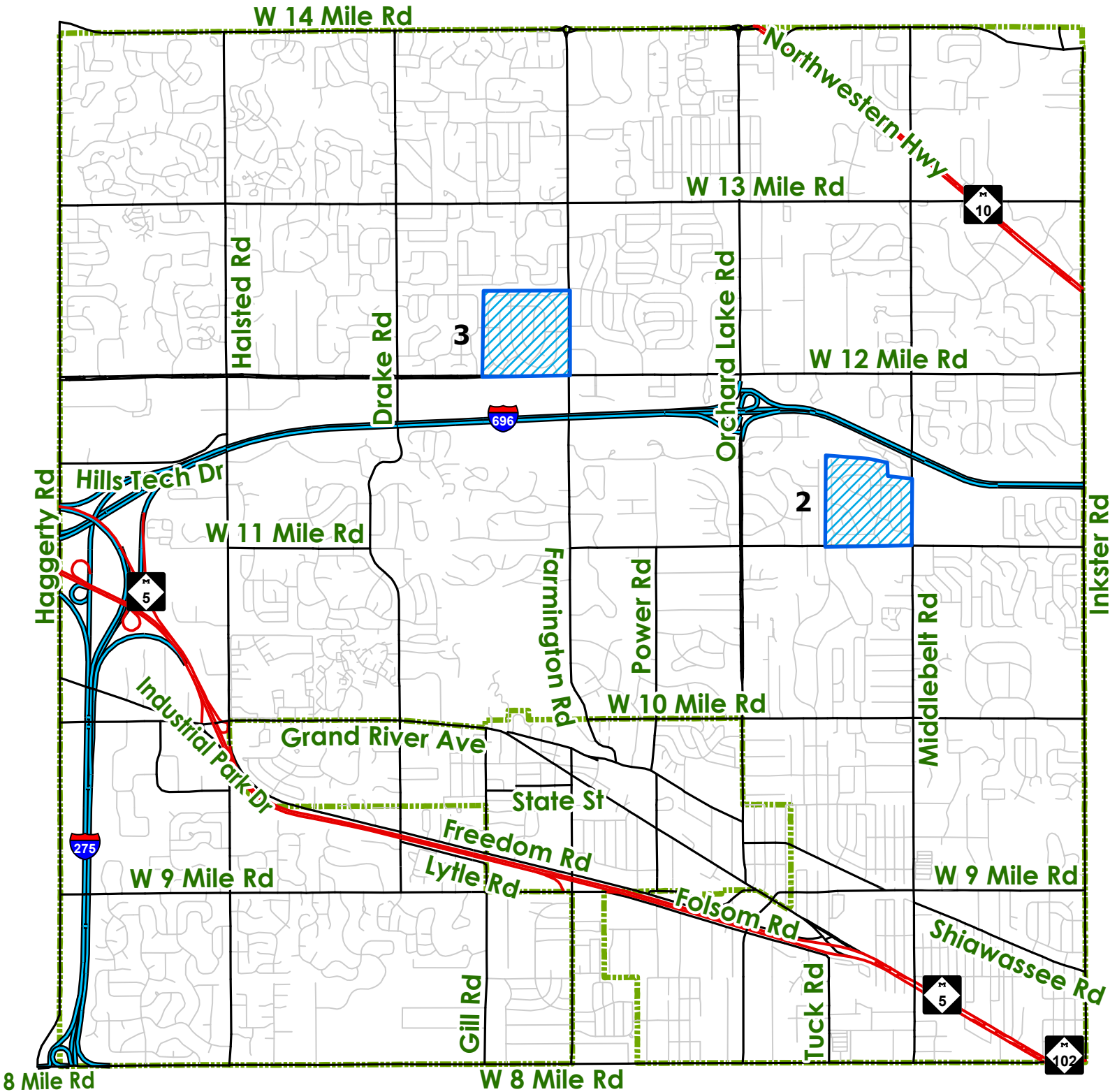
19	Colwell Water Main, Shiawassee to Sedalia (8" loop)	908,000	908,000	NC	100% City										908 WS
20	Cora Water Main, north of Fink (8" loop)	400,000	400,000	NC	100% PB										400 PB
21	Fink Avenue Water Main, Orchard Lake to Cora (8" loop)	544,000	544,000	NC	100% City										544 WS
TOTAL:		\$54,195,000	\$54,195,000	NC		11,478	5,653	8,875	12,133	7,170	5,510	3,376			

SAD: Special Assessment District
WS: Water System Fund
NC: No Charge
PB: Payback District
GF: General Fund

*This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 1-27-2022

2022/2023 Water Main Projects



1. Fire Protection Lines in Subdivisions Without Water Main - To Be Determined
2. Kimberley Subdivision Water Main Replacement
3. Kendallwood/Kendallwood Subdivision No. 1 Water Main Replacement

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

SIDEWALKS

The need to provide safe pedestrian travel along major traffic corridors has long been a priority of the City Council. Certain corridors generate considerable pedestrian traffic. Shopping centers, schools, recreation areas, and other major developments generate pedestrian traffic. To promote safe pedestrian travel, the City must identify those areas in need of sidewalks or extensions to existing pedestrian networks. The School Board has also indicated their support for sidewalks at various school locations. It remains Farmington Hills policy, however, to treat walkways across school frontages as a requirement of the school district.

Sidewalk aesthetics is also considered. The City has many designated Historic District sites located on major roads. The use of brick pavers is encouraged to enhance and highlight the historic character of these sites.

In recent years, with Federal Aid funded road improvements the City has been able to include and install large sections of sidewalk on select major thoroughfares with our pavement projects. Developers have also installed sidewalks as a requirement of development. In both cases, sidewalk "gaps" have resulted. The City is then faced with filling in these gaps. These sidewalk projects can provide the City with the opportunity to connect larger pedestrian networks, existing developments with one another and other traffic generators at relatively low cost. Annually, pedestrian traffic generators and sidewalk gaps are identified and continue to be a priority and are included in this plan.

In 2013, sidewalks included in the CIP were re-evaluated using a systematic approach. Essentially sidewalks are assigned point values based on several variables including, access to schools, connectivity to shopping, municipal facilities, etc. Also, we assigned values that considered items such as ease of construction, availability to right-of-way, funding sources, funding availability, connectivity, etc. Also included within this section is a proposal for a non-motorized Master Plan. This plan would provide recommendations for in-road facilities, sidewalks, trails, road crossings, priority considerations, funding for future implementations.

In addition to the sidewalks, a program is proposed to modify existing walks to provide for a minimum width of eight feet so they can be used for non-motorized pathways. This fulfills a requirement in the gas and weight tax legislation for the funding and maintenance of our road system (Act 51).

A high priority of the Grand River Corridor Improvement Authority is to better integrate the Rouge River into economic development projects along the corridor and to develop a shared-use pathway along the river that better connects corridor users. The conceptual vision for the pathway is a 6 – 8 feet wide path that traverses approximately 10,000 lineal feet of river frontage with markers placed every ¼ mile and an interpretive kiosk at each end of the trail.

The following Bike Path System Map identifies all existing sidewalk infrastructure and includes a proposed bike path system for the City.

See the following table for proposed sidewalk/ pathway projects including locations and funding schedule.

SIDEWALKS

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.						
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	FUTURE
1	Sidewalk replacement along major roads including brick paver repair/replace	600,000	600,000	NC	100% City	100 CF	100 CF	100 CF	100 CF	100 CF	100 CF	
2	Neighborhood Sidewalk Replacement Program SAD	50,000	0	NC	100 SAD	0 CF						
3	Non-motorized Master Plan	125,000	125,000	NC	100% City		125 CF					
4	Nine Mile, south side, across 38505 frontage	102,000	102,000	NC	100% City	102 CF						
5	Inkster Road, Scottsdale North to 150' north	51,000	51,000	NC	100% City	51 CF						
6	Inkster Road from Eleven Mile to Hystone Dr.	140,000	140,000	NC	100% City	140 CF						
7	M-5 Pedestrian Bridge Connection Improvements	150,000	150,000	NC	100 City		150 CF					
8	Inkster road, west side, Hystone Dr. to the north end of the I-696 overpass (south property line of 27777 Inkster Road)	424,000	424,000	NC	100% City		424 CF					
9	Farmington Road, west side, Twelve Mile to Bayberry Street	287,000	287,000	NC	100% City		287 CF					
10	Pathway improvements, Rock Ridge Lane to Oak Crest Drive	100,000	100,000	NC	100% City			100 CF				
11	Ten Mile from 30265 to 30701 Ten Mile Road	227,000	227,000	NC	100% City			227 CF				
12	Ten Mile Road from S. Duncan to Creekside Dr.	131,000	131,000	NC	100% City				131 CF			
13	Eleven Mile Road, north side, Old Homestead to Drake Road	262,000	262,000	NC	100% City					262 CF		
14	Farmington, east side, Glenmuir to Fourteen Mile	343,000	343,000	NC	100% City						343 CF	
15	Nine Mile, south side, Drake to Farmington	535,000	267,500	NC	50% City 50% CDBG							267 CF
16	Eleven Mile, north side, Old Homestead to Farmington Hills, Golf Club	187,000	187,000	NC	100% City							187 CF
17	Inkster Road, west side, Nine Mile to Eleven Mile Road	1,432,000	1,432,000	NC	100% City							1,432 CF

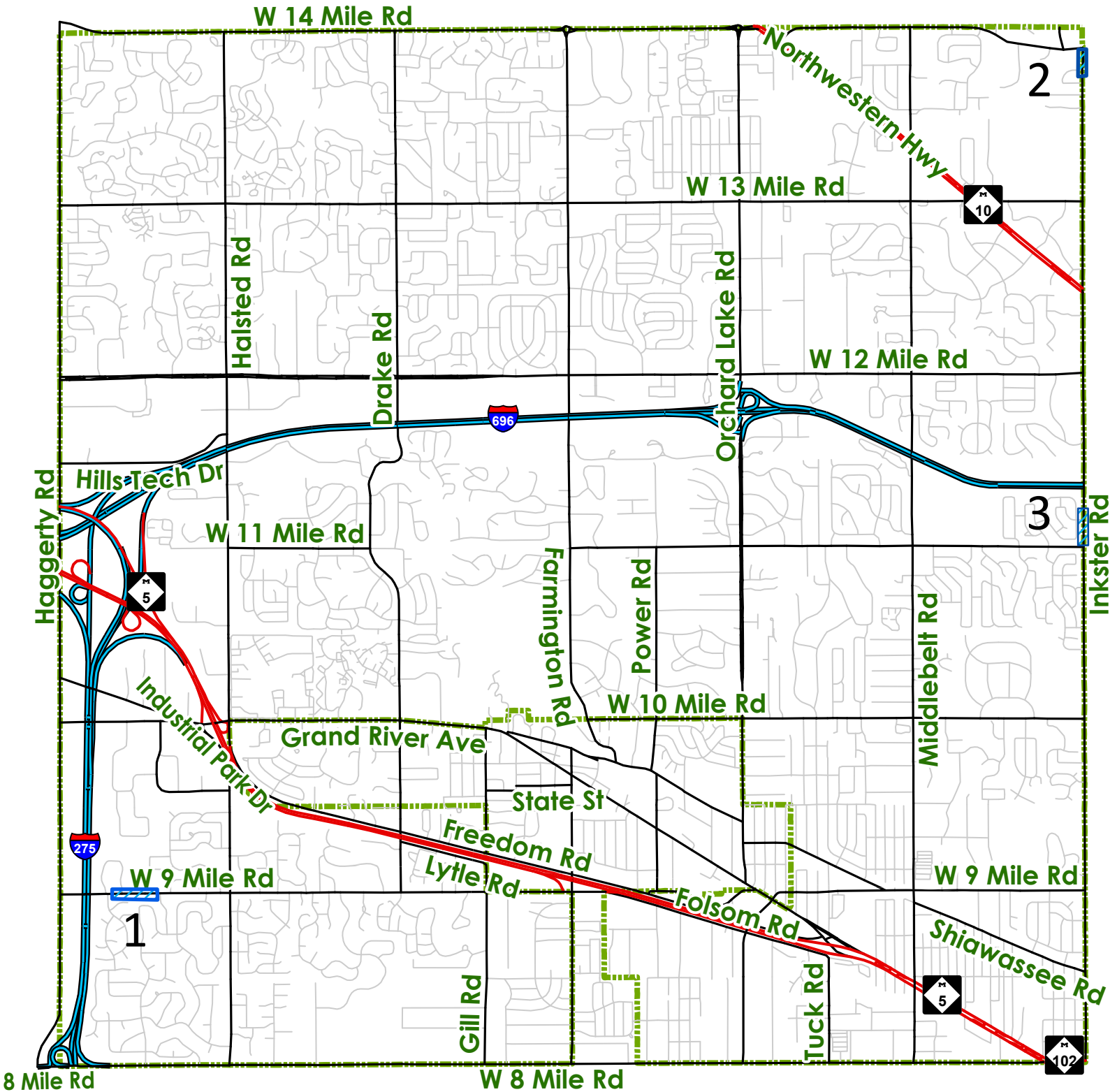
18	Inkster, west side, Twelve Mile to north property line of 27777 Inkster Road	454,000	454,000	NC	100% City																454 CF	
19	Halsted Road, east side, Brookwood to Fourteen Mile Road	467,000	467,000	NC	100% City																	467 CF
20	Halsted, west side, Nine Mile to Windwood, City ROW only	126,000	126,000	NC	100% City																	126 CF
21	Thirteen Mile, south side, Drake to Bellcrest St.	240,000	240,000	NC	100% City																	240 CF
22	Inkster Road, west side, Thirteen Mile to Old Colony Street (Valley Dr.)	468,000	468,000	NC	100% City																	468 CF
23	Folsom, south side, Orchard Lake to Power	528,000	264,000	NC	50% City 50% CDBG																	264 CF
24	Folsom, south side, Tuck to Orchard Lake Road	1,088,000	544,000	NC	50% City 50% CDBG																	544 CF
25	Hills Tech Bike Path ** (Halsted Road)	1,043,000	1,043,000	NC	100% City																	1,043 CF
26	Country Club, Haggerty to Twelve Mile	689,000	689,000	NC	100% City																	689 CF
27	Halsted Road, Twelve Mile to Hills Tech Drive upgrade to Bike Path	354,000	354,000	NC	100% City																	354 CF
28	Haggerty, east side, Hills Tech Drive to Twelve Mile Road**	646,000	646,000	NC	100% City																	646 CF
29	Orchard Lake Road, east side, Freedom to Grand River	646,000	0	NC	100% CDBG																	0
30	Ten Mile, south side, Stoney/Creek to Inkster	406,000	203,000	NC	50% City 50% CDBG																	203 CF
SUB-TOTAL:		\$12,301,000	\$10,326,500	NC		393	1,086	427	231	362	443	7,384										

CF: Capital Fund
AC: Annual Costs
NC: No Change
CDBG: Community Development Block Grant
SAD: Special Assessment District

Revised: 1-22-2022

* This chart shows the identified public structures and improvements in the general order of their priority.

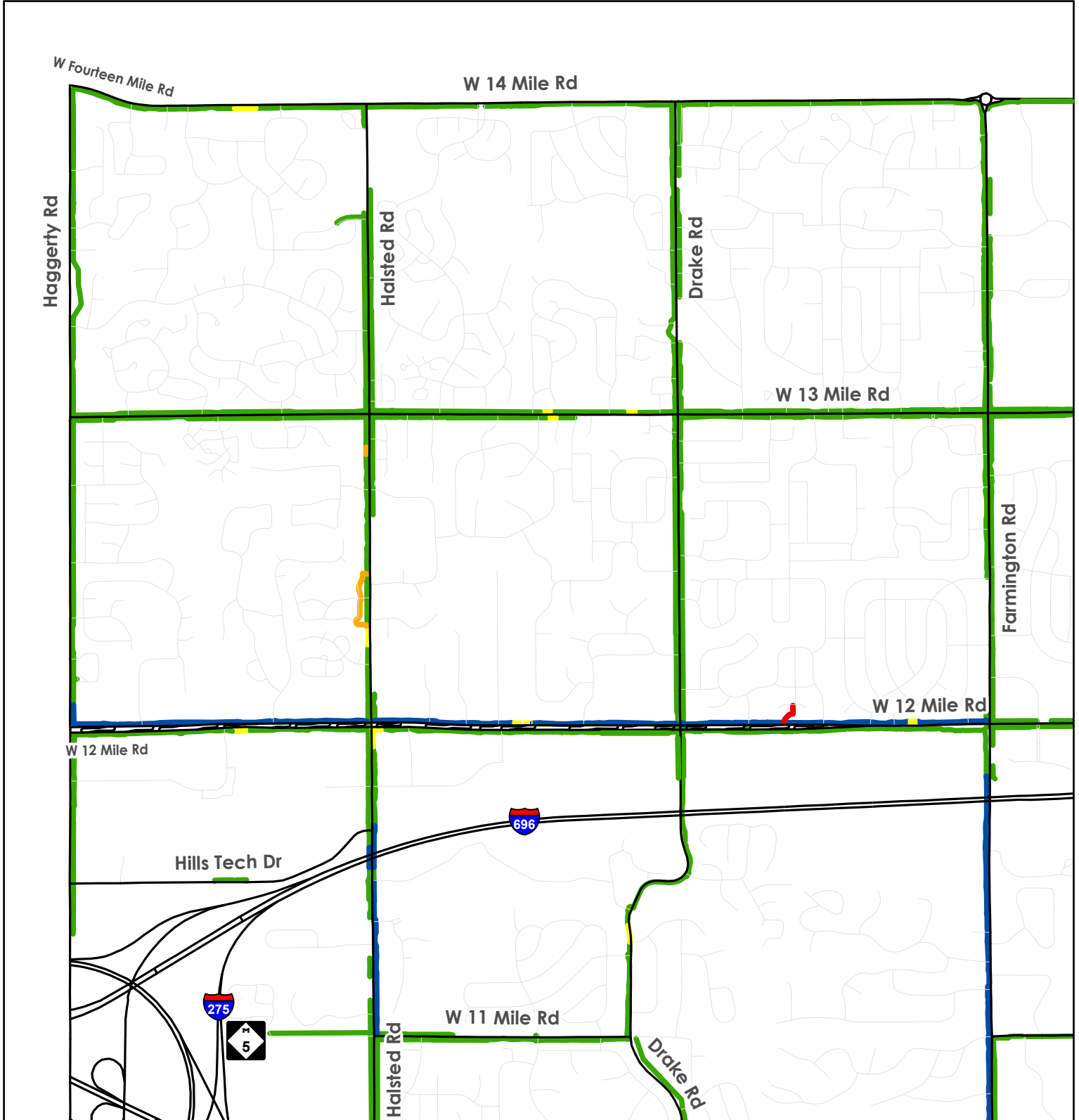
2022/2023 Sidewalk Projects



1. Nine Mile, Southside, Across 38505 frontage
2. Inkster Road, Scottsdale Road to 150' North
3. Inkster Road, Eleven Mile to Hystone Drive

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding and how fast the pavement is deteriorating.

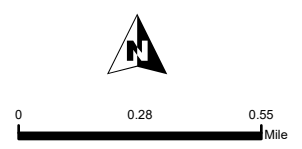
Sidewalk Locations



Legend

Sidewalks

	8' concrete		5' concrete
	8' brick		5' brick
	8' asphalt		5' asphalt









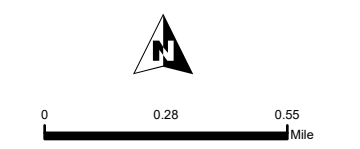
DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

Sidewalk Locations



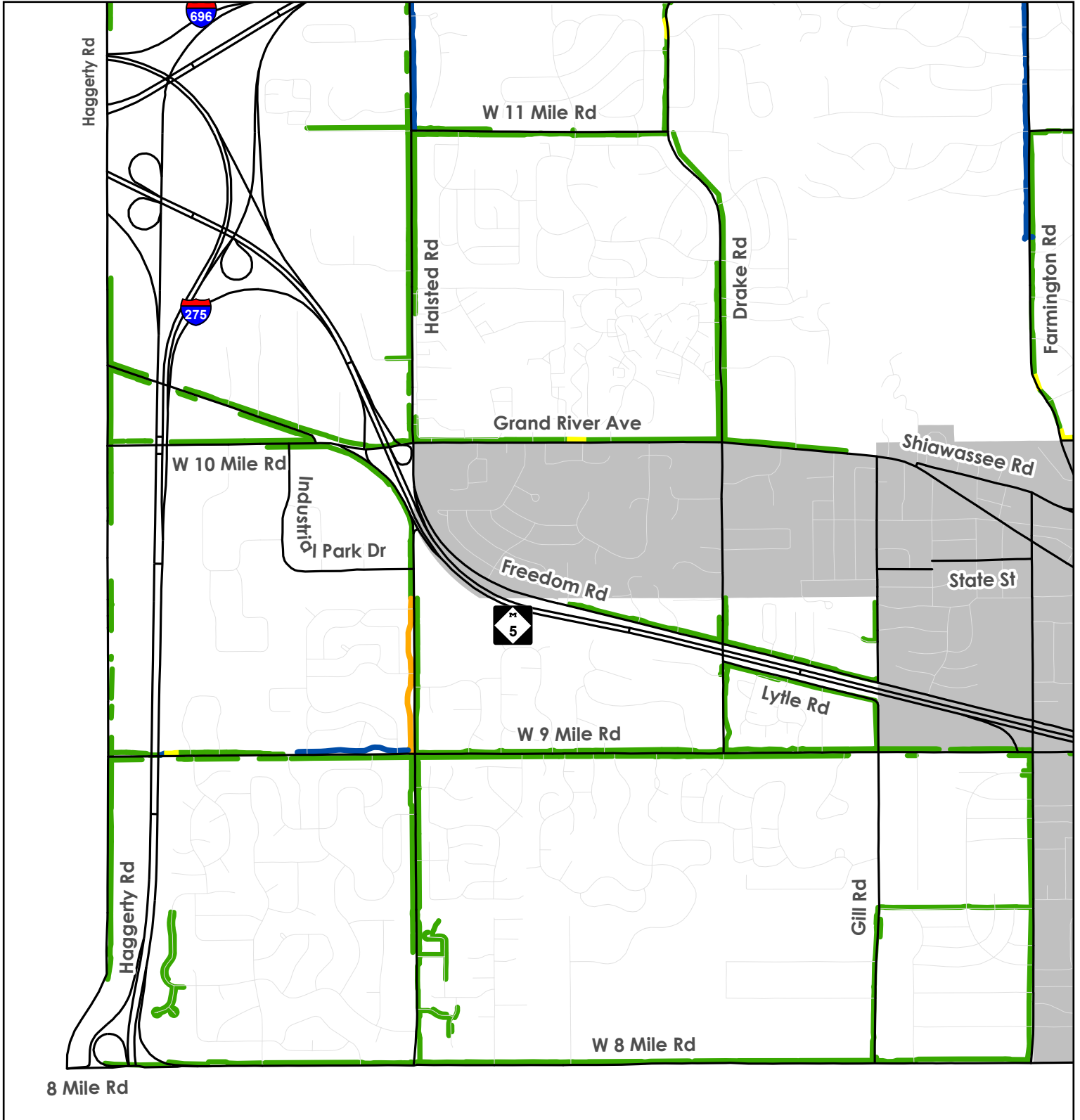
Legend

Sidewalks	 8' concrete	 5' concrete
	 8' brick	 5' brick
	 8' asphalt	 5' asphalt



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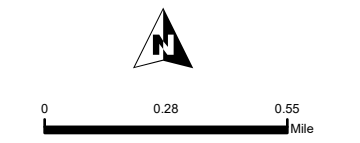
Sidewalk Locations



Legend

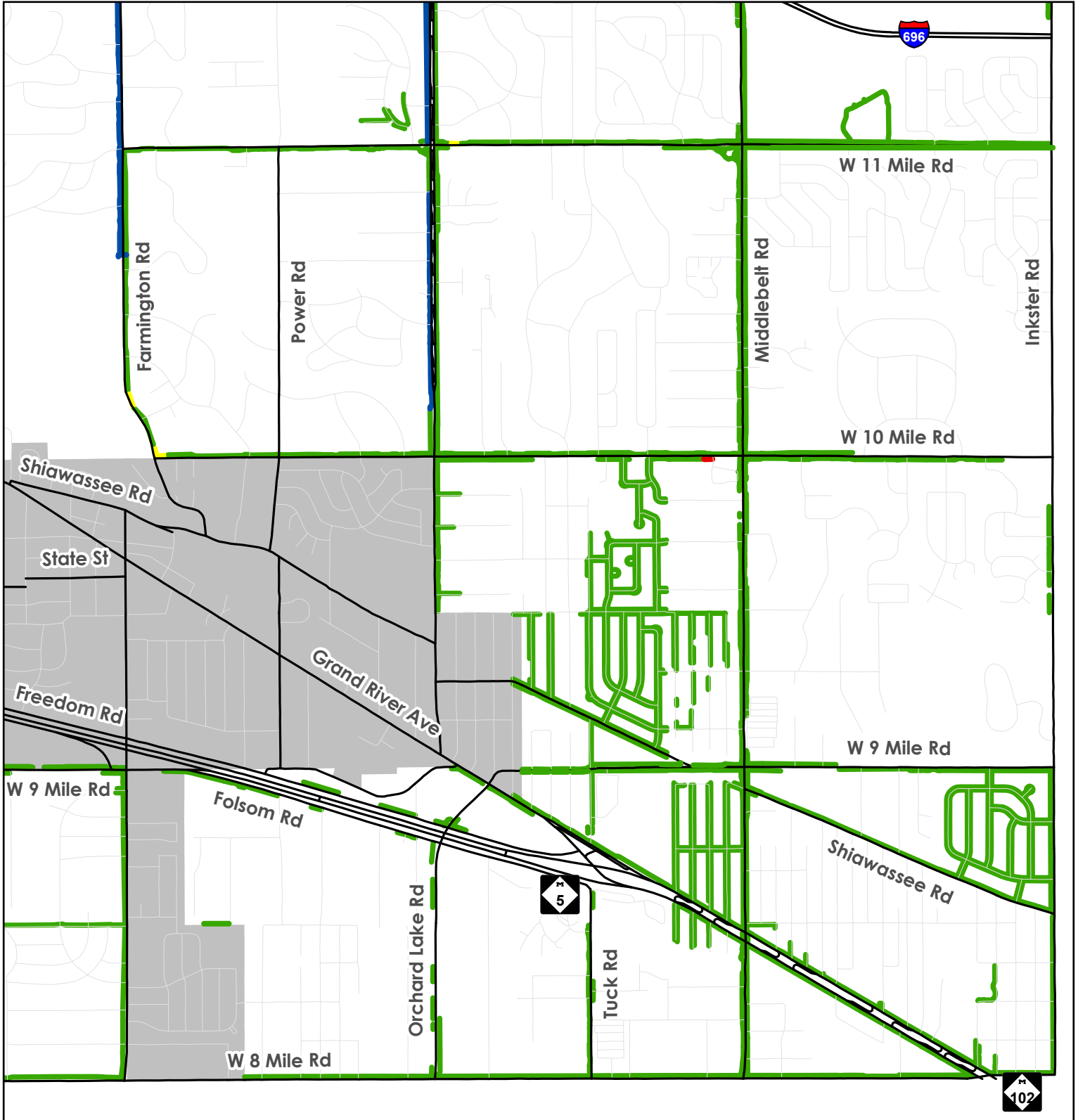
Sidewalks

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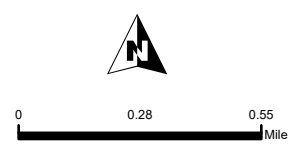
Sidewalk Locations



Legend

Sidewalks

	8' concrete		5' concrete
	8' brick		5' brick
	8' asphalt		5' asphalt



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TRANSPORTATION

Major thoroughfares can be improved by providing greater capacity and efficiency. This is accomplished by improving intersections and roadway sections. Intersections are improved by the installation of through and turning lanes, curbs and realignments. Many of the major two-lane and three-lane thoroughfares are over capacity, creating lengthy backups of traffic especially at peak hours. These roadway sections are considered for expansion in order to minimize congestion and improve turning movements. In addition, major road repair is an essential component of a well-managed transportation system. Major road repairs usually involve base reconstruction and resurfacing.

Local roads also require attention. Recent paving and resurfacing programs have done much to reduce maintenance costs and improve the local road system. The success of these programs is in large part due to the CIP process and residents' support of financing local road improvements through special assessment districts. Once paved, local roads require on-going scheduled maintenance to ensure their longevity.

The gas and weight tax, commonly referred to as Act 51 road funds, is the primary source of revenue collected by the State. Those funds have not been able to keep pace with the demands for improvement to an aging road system. Costs for labor, material, and equipment to improve roads have increased. Budget constraints at the State and County levels have shifted a disproportionate financial burden on municipalities and as a result, a road millage was put on the ballot and approved by the residents of Farmington Hills during the November 2014 Election. This funding is essential to maintain and improve the quality of the City road network.

Major Roads

The Department of Public Services has developed a list of major road and intersection improvements that are recommended to satisfy the needs of the motoring public in Farmington Hills. The City has also identified safety improvements that must be completed to satisfy issues of poor alignment, varying roadway widths, and non-continuous pavements.

The list of major road projects was prepared using data received from various sources. The data includes projects previously planned but not constructed, resident input, pavement evaluation (PASER Rating) asset management principles, traffic counts along major roads, plans by the Road Commission for Oakland County, and ongoing plans for major road and freeway improvements which are still under consideration. In general, the projects outlined in this year's CIP provide the following benefits to the community:

- Assure that roadways provide improved efficiency and safety for motorists.
- Assure that intersections minimize traffic congestion and allow for smooth handling of turning movements.
- Minimize lengthy backups of traffic especially during the peak hours of the day.
- Make traveling more convenient and safer by providing paved roadways in place of gravel roadways.
- Maintain the natural features when possible while improving the roadways.

- Integrate Road Commission for Oakland County plans with City plans to have a coordinated and efficient street system.
- Correct intersection alignment for improved traffic flow and possible reduction in traffic accidents.
- Reduce the environmental impact of dust and noise pollution.
- Reduce road maintenance cost.
- Use best practices and asset management principles to increase the life of existing pavements and improve the condition of the network as a whole.
- Improve access to freeways by examining the effectiveness of the interchanges.
- Coordinate road improvements with the City's Master Plan for Future Land Use.

Local Roads

Historically, the residents have initiated local road improvements. Many miles of local roads have been reconstructed through the special assessment district process. The success of this approach was dependent upon the residents initiating a paving project in accordance with City Charter. Typically, the City participated up to 20% of the paving cost (per City Charter).

Based on the local road millage that was approved in November of 2018, funds will now be available for reconstruction as well as additional preventative maintenance and pavement preservation treatments. Approval of the local road millage eliminates the need for the special assessment process and allows the roads to be assessed and programmed for treatments in a cost-effective manner at the appropriate point in its life cycle.

PROPOSED TRANSPORTATION PROJECTS

1. **Gravel to Pave Conversion (Local Roads)**

The City currently has over 20 miles of local gravel roads. As part of the recently approved road millage there will be funds programmed annually to fund a project to convert an existing local gravel roadway to pavement. These projects will be initiated through a petitioning effort by the residents of the roadway in question.

2. **Local Road Reconstruction, (See Local Road spreadsheet)**

Local road systems with a PASER rating of 2.75 or less are prioritized and placed in a program that will consider their reconstruction in the upcoming years. These prioritized ratings are reviewed on a regular basis. The updated list of Local Road considerations are on a 5-year projection and are included directly after the Major Road Transportation CIP spreadsheet. Recently the residents of Farmington Hills approved a local road millage that replaces the Special Assessment process and funds reconstruction of local roadway.

3. **Tri-Party TBD**

The Tri-Party program provides one-third funding from each of the following: City, Road Commission for Oakland County and Oakland County Board of Commissioners. Tri-party funding has recently been increased from \pm \$150,000/year to \pm \$300,000/year. This funding is sometimes allowed to accrue over several years to help fund a larger project. Requirements are that the work be on a County road. Currently the City is planning to utilize existing funds for part of the City's contribution to the Orchard Lake Road project from Thirteen Mile to Fourteen Mile Road listed below.

4. **Major Road Capital Preventative Maintenance Projects
(See Major Road Capital Preventative Maintenance spreadsheet)**

These projects are intended to provide a nonstructural, thin overlay on a major roadway to cost effectively extend its useful life. It may include a milling off of the surface and some base repair.

5. **Industrial/Commercial Road Rehabilitation (See Industrial/Commercial Spreadsheet)**

Industrial roads with a PASER rating less than 2.75 are prioritized and placed on a list for reconstruction. These prioritized ratings are reviewed on a regular basis. The updated list of Industrial Park projects is described on the enclosed spreadsheet.

6. **Fourteen Mile, Drake to Farmington Road**

Reconstruction of this mile of roadway.

7.- **Farmington, Twelve Mile to Thirteen Mile**

Reconstruction of this mile of roadway.

8. **Eleven Mile Road, Farmington to Orchard Lake Road**

Reconstruction/rehabilitation of this mile of roadway.

9. **Nine Mile, Walsingham Dr. to Drake**

Reconstruction of this mile of roadway.

10. **Nine Mile, Drake to Gill, Reconstruction**

Reconstruction of this mile of roadway.

11. **Nine Mile Road, Gill Road to Farmington Road**

Reconstruction/rehabilitation of this mile of roadway.

12. **Folsom Road, Nine Mile to Orchard Lake**

Reconstruction of this mile of roadway.

13. **Twelve Mile Widening, Inkster to Middlebelt**

One improvement being considered is the installation of a five-lane pavement from Inkster to Middlebelt. This would complete the improvement of Twelve Mile from Telegraph west to the M-5 interchange west of Haggerty. This currently is the only remaining two-lane segment of Twelve Mile from Beck to Jefferson at Lake St. Clair.

14. **Ten Mile/Grand River/M-5 Phase II**

The first phase was completed with the installation of a loop ramp and a northwest-bound off-ramp. The second phase would complete the entire project. This includes the widening or addition of a bridge over the freeway and the installation of a boulevard section for Grand River. Several options were identified in the recent Grand River Scoping Project completed by MDOT.

15. **Orchard Lake Boulevard, Twelve to Thirteen Mile**

Widening of Orchard Lake using the marginal access drives to allow for a four-lane boulevard cross-section with landscaped median will follow the Northwestern Connector improvement.

16. **Folsom, Orchard Lake Road to Tuck Road**

Reconstruction/rehabilitation of this mile of roadway.

17. **Tuck Road, Folsom Road to Eight Mile Road**

Reconstruction/rehabilitation of this mile of roadway.

18. **Tuck Road, Grand River to Shiawassee**
Reconstruction/rehabilitation of this mile of roadway.
19. **Halsted Road, Eight Mile Road to Nine Mile Road**
Reconstruction/rehabilitation of this mile of roadway.
20. **Metroview Dr., Eight Mile to Green Hill Road**
Reconstruction/rehabilitation of this mile of roadway
21. **Drake Road, Eleven Mile to Twelve Mile Road**
Reconstruction/rehabilitation of this mile of roadway.
22. **Farmington Road, Thirteen Mile to Fourteen Mile Road**
Reconstruction/rehabilitation of this mile of roadway.
23. **Shiawassee Road, Inkster Road to Middlebelt Road**
Reconstruction/rehabilitation of this mile of roadway.
24. **Halsted Road, Twelve Mile Road to Fourteen Mile Road**
Reconstruction/rehabilitation of this section of roadway.
25. **Freedom Road, Drake Road to Gill Road**
Reconstruction/rehabilitation of this section of roadway.
26. **Freedom Road, Maple Street (City of Farmington) to Grand River Ave.**
Reconstruction/rehabilitation of this section of roadway.
27. **Hills Tech Dr., Halsted Road to Haggerty Road**
Reconstruction/rehabilitation of this section of roadway.
28. **Nine Mile Road, Middlebelt Road to Inkster Road**
Reconstruction/rehabilitation of this section of roadway.

TRANSPORTATION

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.						FUTURE
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	
1	Gravel to Pave Conversion (Local Roads)	6,000,000	6,000,000	NC	100% City	1,000 WGM	1,000 WGM	1,000 WGM	1,000 WGM	1,000 WGM	1,000 WGM	
2	Local Road Reconstruction, (See Local Road spreadsheet)	60,000,000	60,000,000	NC	100% City	10,000 WGM	10,000 WGM	10,000 WGM	10,000 WGM	10,000 WGM	10,000 WGM	
3	Tri-Party TBD	2,070,000	690,000	NC	33% City 33% OC 33% RCOC	115 WGM	115 WGM	115 WGM	115 WGM	115 WGM	115 WGM	
4	Major Road Capital Preventative Maintenance Projects (See Major Road Capital Preventative Maintenance spreadsheet)	10,980,000	10,980,000	NC	100% City		600 WGM	825 WGM	1,500 WGM	830 WGM	5,550 WGM	
5	Industrial/Commercial Rd Rehabilitation (See Industrial/Commercial spreadsheet)	16,925,000	16,925,000	NC	100% City	4,600 WGM	5,200 WGM	1,675 WGM	950 WGM	800 WGM	1,600 WGM	
6	Fourteen Mile, Drake to Farmington Road	3,800,000	2,600,000	NC	32% FG 68% City	2,600 WGM						
7	Farmington, Twelve Mile to Thirteen Mile	5,000,000	3,460,000	NC	39% Fed 61% City	3,460 WGM						
8	Eleven Mile Road, Farmington to Orchard Lake Road	4,500,000	4,500,000	NC	100% City		4,500 WGM					
9	Nine Mile, Walsingham Dr. to Drake	2,400,000	2,400,000	NC	100% City			2,400 WGM				
10	Nine Mile Road, Drake to Gill, Reconstruction	2,400,000	2,400,000	NC	100% City			2,400 WGM				
11	Nine Mile Road, Gill Road to Farmington Road	2,400,000	2,400,000	NC	100% City				2,400 WGM			
12	Folsom Road, Nine Mile to Orchard Lake	2,800,000	2,800,000	NC	100% City				2,800 WGM			
13	Twelve Mile Widening, Inkster to Middlebelt	10,000,000	1,500,000	NC	70% FG 15% RCOC 15% CITY						1,500 WGM	
14	Ten Mile/Grand River/M-5 Phase II	28,000,000	1,400,000	NC	5% City 95% SG						1,400 WGM	
15	Orchard Lake Boulevard, Twelve to Thirteen Mile	37,500,000	3,750,000	NC	80% FG 10% RCOC 10% CITY						3,750 WGM	
16	Folsom, Orchard Lake Road to Tuck Road	1,700,000	1,700,000	NC	100% City						1,700 WGM	
17	Tuck Road, Folsom Road to Eight Mile Road	2,300,000	2,300,000	NC	100% City						2,300 WGM	
18	Tuck Road, Grand River to Shiawassee	1,500,000	1,500,000	NC	100% City						1,500 WGM	
19	Halsted Road, Eight Mile Road to Nine Mile Road	4,500,000	4,500,000	NC	100% City						4,500 WGM	
20	Metroview Dr., Eight Mile to Green Hill Rd	1,300,000	1,300,000	NC	100% City						1,300 WGM	
21	Drake Road, Nine Mile to north of M-5	1,250,000	1,250,000	NC	100% City						1,250 WGM	
22	Farmington Road, Thirteen Mile to Fourteen Mile Road	5,250,000	5,250,000	NC	100% City						5,250 WGM	
23	Shiawassee, Inkster Road to Middlebelt Road	4,000,000	4,000,000	NC	100% City						4,000 WGM	
24	Halsted Road, Twelve Mile Road to Fourteen Mile Road	5,000,000	5,000,000	NC	100% City						5,000 WGM	
25	Freedom Road, Drake Road to Gill Road	2,000,000	2,000,000	NC	100% City						2,000 WGM	
26	Freedom Road, Maple Street (City of Farmington) to Grand River Ave.	4,000,000	4,000,000	NC	100% City						4,000 WGM	
27	Hills Tech Dr., Halsted Road to Haggerty Road	4,750,000	4,750,000	NC	100% City						4,750 WGM	
28	Nine Mile Road, Middlebelt Road to Inkster Road	4,000,000	4,000,000	NC	100% City						4,000 WGM	
SUB-TOTAL:		\$236,325,000	\$163,355,000	NC		21,775	17,990	18,315	18,415	18,765	12,745	55,350

FG: Federal Grant
 O: Other
 OC: Oakland County
 NC: No Change
 SC: State Grant
 RCOC: Road Commission for Oakland County
 WGM: Weight & Gas Revenue & Millage

* This chart shows the identified public structures and improvements in the general order of their priority.

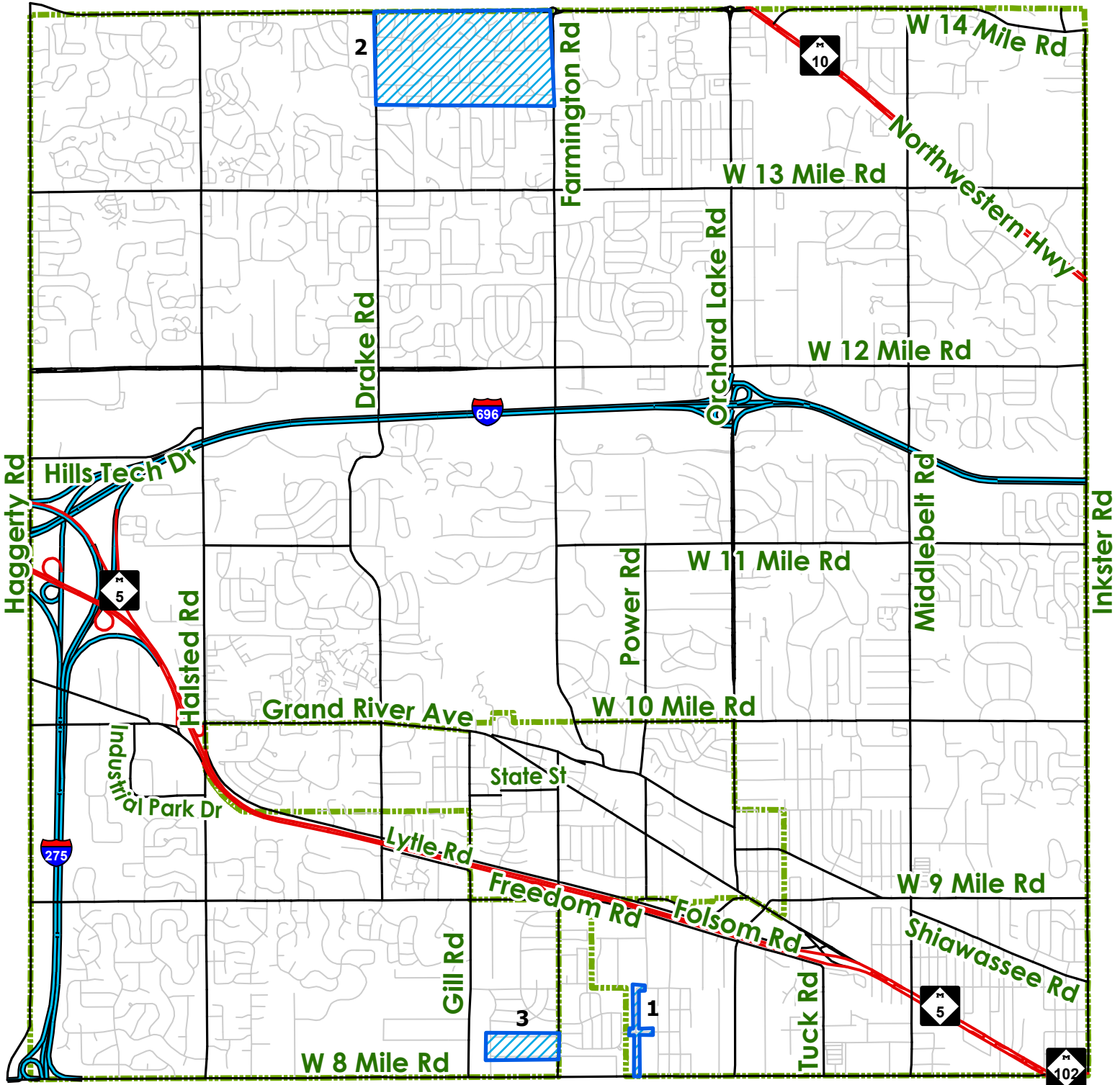
Revised: 1-27-2022

LOCAL ROADS

Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.					FUTURE	
						2022/23	2023/24	2024/25	2025/26	2026/27		2027/28
1	Local Road Capital Preventative Maintenance Projects	7,600,000	7,600,000	NC	100% City	1,600 M	1,000 M	1,000 M	1,000 M	1,000 M	1,000 M	1,000 M
2	Heritage Hills/Wedgewood Commons	12,250,000	12,250,000	NC	100% City	6,000 M	6,250 M					
3	Richland Gardens Area Project	15,000,000	15,000,000	NC	100% City			7,500 M	7,500 M			
4	Fairgreen Hills (Fairway Hills Dr.)	635,000	635,000	NC	100% City		635 M					
5	Coventry (Chatsworth Rd, Scottsdale Rd.)	1,100,000	1,100,000	NC	100% City		1,100 M					
6	Normandy Hills	3,500,000	3,500,000	NC	100% City		3,500 M					
7	Supervisors Plat #12 & Fendt Farms (Rhonswood, Fendt St.)	3,000,000	3,000,000	NC	100% City	3,000 M						
8	Woodcreek Hills Subdivision	5,400,000	5,400,000	NC	100% City		5,400 M					
9	Supervisor's Sub #8 (Goldsmith)	1,500,000	1,500,000	NC	100% City			1,500 M				
10	Country Corner (Gramercy Ct.)	500,000	500,000	NC	100% City			500 M				
11	Supervisor's Plat of Quaker Valley Farms	4,500,000	4,500,000	NC	100% City			4,500 M				
12	Farmington Hills Subdivision (Broadview Dr., Dohany Dr.)	3,500,000	3,500,000	NC	100% City					3,500 M		
13	Camelot Courts / Farm Meadows Subdivision	8,575,000	8,575,000	NC	100% City						4,287 M	4,287 M
14	Farmington Hills Hunt Club 1 & 2	7,300,000	7,300,000	NC	100% City							7,300 M
15	Halsted Estates Condos (Wintergreen N.J.)	750,000	750,000	NC	100% City						750 M	
16	Kraive's Grand River Heights	7,400,000	7,400,000	NC	100% City							7,400 M
17	Meadowbrook Heights Subdivision	2,200,000	2,200,000	NC	100% City							2,200 M
18	Hunters Pointe Colony	830,000	830,000	NC	100% City							830 M
19	Grand River Homes	7,000,000	7,000,000	NC	100% City							7,000 M
20	Woodstream Farms Subdivision	4,000,000	4,000,000	NC	100% City							4,000 M
21	Barbizon Estates	3,000,000	3,000,000	NC	100% City							3,000 M
22	Wilcove Estates/Foxmoor	4,000,000	4,000,000	NC	100% City							4,000 M
23	Churchill Estates/Acorn Valley Subdivision	8,000,000	8,000,000	NC	100% City							8,000 M
24	Franklin Fairways	1,400,000	1,400,000	NC	100% City							1,400 M
25	Normandy Hills (HMA)	3,600,000	3,600,000	NC	100% City							3,600 M
26	Brook Hills Estates	2,800,000	2,800,000	NC	100% City							2,800 M
27	Meadowbrook Forest (HMA)	9,000,000	9,000,000	NC	100% City							9,000 M
28	Ridgewood	2,250,000	2,250,000	NC	100% City							2,250 M
29	Pinebrook Estates	1,000,000	1,000,000	NC	100% City							1,000 M
30	Trestain (Part of Trestain Farms)	675,000	675,000	NC	100% City							675 M
31	Ramble Hills Sub #1	1,900,000	1,900,000	NC	100% City							1,900 M
32	Greencastle Subdivision	4,100,000	4,100,000	NC	100% City							4,100 M
33	Windwood Pointe Subdivision (Northpoint)	500,000	500,000	NC	100% City							500 M
34	Supervisor's Noblebrook Subdivision #2 (Eldon)	600,000	600,000	NC	100% City							600 M
SUB-TOTAL:		\$139,365,000	\$139,365,000	NC		10,600	17,885	7,500	8,500	8,500	9,538	76,842

NC: No Change
M: Millage
* This chart shows the identified public structures and improvements in the general order of their priority.
Revised: 1-27-2022

2022/2023 Local Road Projects



1. Whitlock Street (Gravel Road Conversion)
2. Heritage Hills/Wedgewood Commons Phase 2
3. Supervisor's Plat #12 & Fendt Farms (Rhonswood, Fendt St.)

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

MAJOR ROAD CAPITAL PREVENTIVE MAINTENANCE

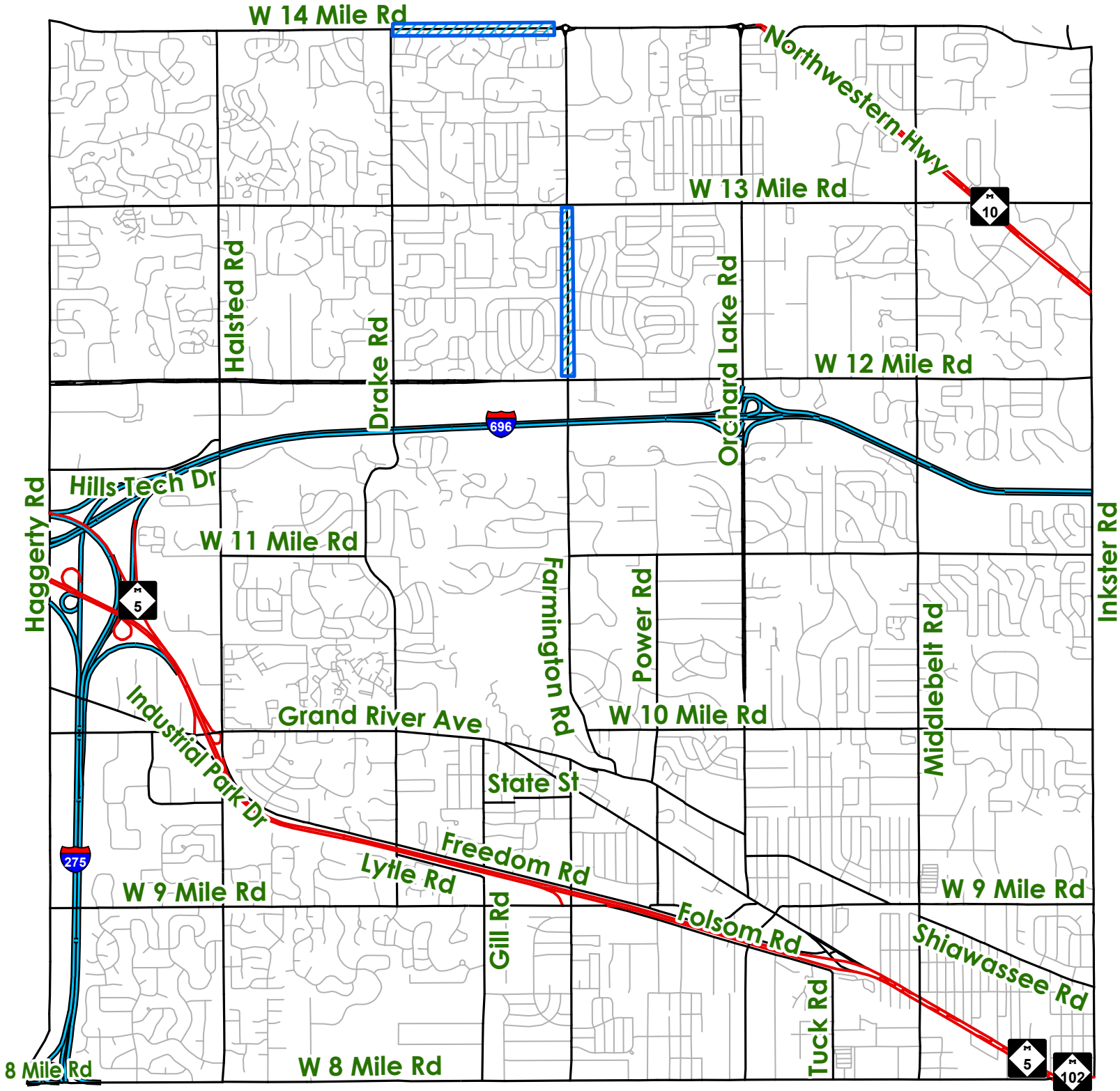
Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.						
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	FUTURE
1	Freedom Road, Drake Road to Gill Road	575,000	575,000	NC	100% City		575 M					
2	Freedom Road, Maple Street to Grand River Ave	1,100,000	1,100,000	NC	100% City		1,100 M					
3	Freedom, City Limits to Drake	600,000	600,000	NC	100% City			600 M				
4	Drake Road, Eleven Mile Road to Twelve Mile Road	1,500,000	1,500,000	NC	100% City				1,500 M			
5	Independence, Middlebelt Road to Ontaga	825,000	825,000	NC	100% City				825 M			
6	Gill/Lytle, Drake Road to Nine Mile Road	830,000	830,000	NC	100% City					830 M		
7	Farmington Road, Eleven Mile Road to Twelve Mile Road	1,600,000	1,600,000	NC	100% City						1,600 M	
8	Ten Mile Road, Farmington Road to Orchard Lake Road	1,400,000	1,400,000	NC	100% City						1,400 M	
9	Farmington Road, Ten Mile Road to Eleven Mile Road	1,300,000	1,300,000	NC	100% City						1,300 M	
10	Shiawassee Road, Inkster to Middlebelt	1,250,000	1,250,000	NC	100% City						1,250 M	
TOTAL:		\$10,980,000	\$10,980,000	NC		0	1,675	600	825	1,500	830	5,550

NC: No change
M: Millage

* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 1-27-2022

2022/2023 Major Road Projects



Tri-Party Project - To Be Determined
 Fourteen Mile, Drake to Farmington Road
 Farmington, Twelve Mile to 13 Mile

Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding and how fast the pavement is deteriorating.

INDUSTRIAL/COMMERCIAL ROADS

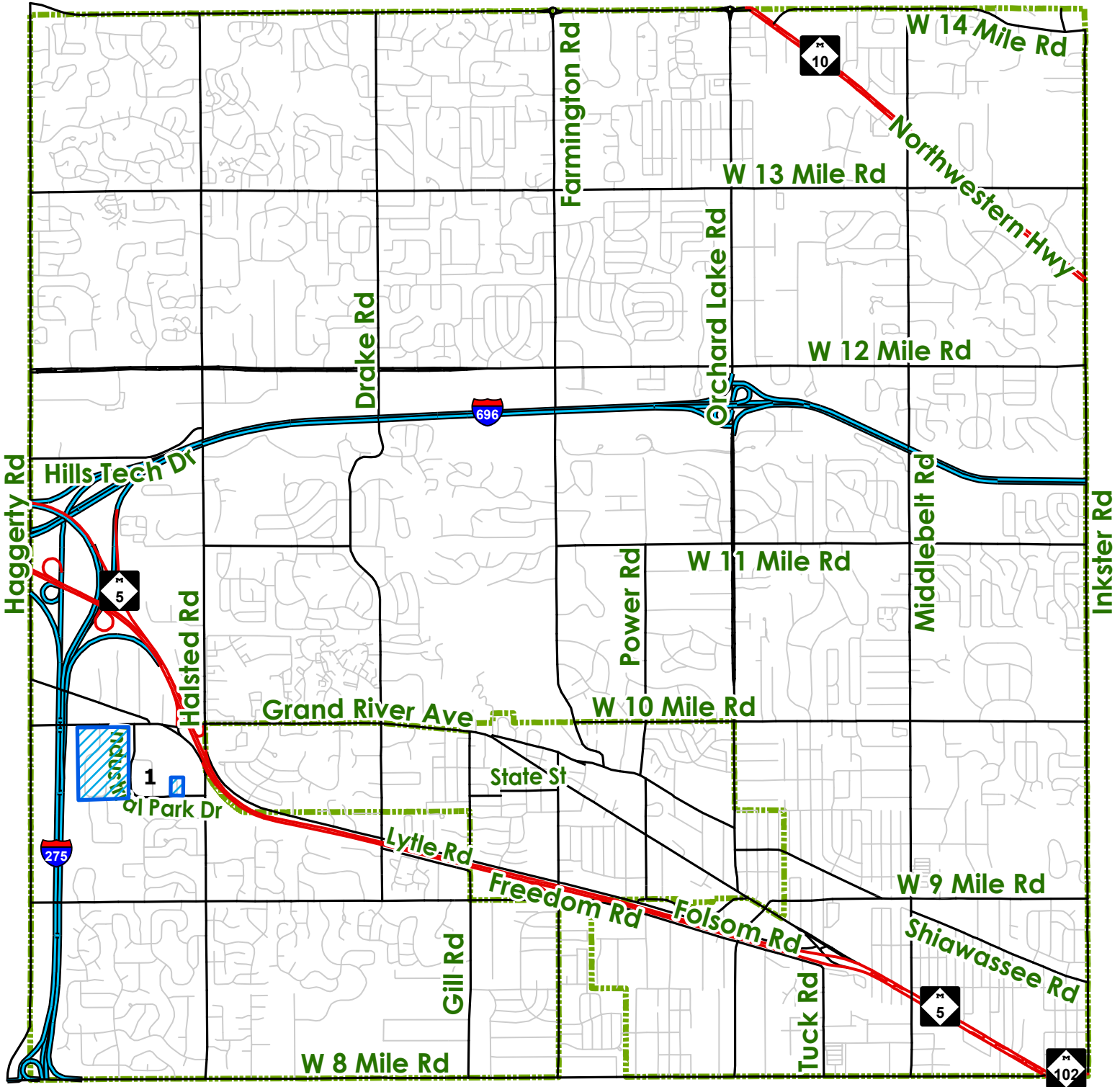
Reference No.	PROJECT	TOTAL COST	CITY COST	MAINTENANCE COSTS	PROJECTED FUNDING & SOURCE	City Cost figures shown are in thousands of dollars.							
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	FUTURE	
1	Farmington Freeway Industrial Park 3	4,600,000	4,600,000	NC	100% City	4,600 WGM							
2	Farmington Freeway Industrial Park, 1	5,200,000	5,200,000	NC	100% City		5,200 WGM						
3	Farmington Freeway Industrial Park, 2	2,100,000	2,100,000	NC	100% City			2,100 WGM					
4	North Industrial Drive	1,675,000	1,675,000	NC	100% City				1,675 WGM				
5	Sinacola Industrial Park	950,000	950,000	NC	100% City					950 WGM			
6	Farmington Hills IRO Park North (Enterprise Ct.)	800,000	800,000	NC	100% City						800 WGM		
7	Hallwood/Hallwood Court	1,600,000	1,600,000	NC	100% City							1,600 WGM	
	TOTAL:	\$16,925,000	\$16,925,000	NC		4,600	5,200	2,100	1,675	950	800	1,600	1,600

WGM: Weight & Gas Revenue & Millage

* This chart shows the identified public structures and improvements in the general order of their priority.

Revised: 1-27-2022

2022/2023 Industrial Road Projects



Note: This map is a planning document and is subject to change. The priority level of a project may move up or down based on funding.

1. Farmington Freeway Industrial Park 3

*Projects are referencing CIP Tables.



OFFICE OF CITY CLERK

TO: Mayor and City Council
FROM: Pamela B. Smith, City Clerk
DATE: April 25, 2022
SUBJECT: Proposed Precinct Changes

The proposed precinct changes on the Resolution provided are necessary as I have been notified by Farmington Public Schools and the other facility manager that the original locations will be under significant renovations over the summer.

The Election Commission concurred with the proposed precinct changes at their meeting held April 21, 2022 and is recommending approval to City Council. City Council approval is required per Michigan Election Law.

These changes would be in place for the August 2, 2022 Primary Election only and electors will return to voting at their normal locations for the November 8, 2022 Election. Notices will be sent to all affected electors and both the original and new temporary locations for each precinct will be signed on Election Day.

CITY OF FARMINGTON HILLS

ELECTION COMMISSION

RESOLUTION

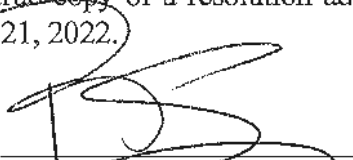
IT IS RESOLVED, that the Election Commission of Farmington Hills hereby recommends to City Council the following temporary polling location changes for Farmington Hills Precincts #5, #6, #12, #16 and #24, as recommended by the Election Commission, for the August 2, 2022 Primary Election only:

<u>Precinct #:</u>	<u>From (current location)</u>	<u>To (new temporary location)</u>
Precinct 5 and Precinct 6	Grace Chapel Church 27996 Halsted Road	Faith Covenant Church 35415 Fourteen Mile Road
Precinct 12	Woodcreek Elementary 28400 Harwich	Farmington Central High School 30175 Highmeadow
Precinct 16	Hillside Elementary School 36801 11 Mile Road	St. Toma Syriac Catholic Church 25600 Drake Road
Precinct 24	Power Middle School 34740 Rhonswood	Gill Elementary School 21195 Gill Road

Motion by: Barnett
Support by: Joppich

RESOLUTION ADOPTED 3-0.

I, Pamela B. Smith the duly authorized City Clerk of the City of Farmington Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true copy of a resolution adopted by the Election Commission of the City of Farmington Hills on April 21, 2022.



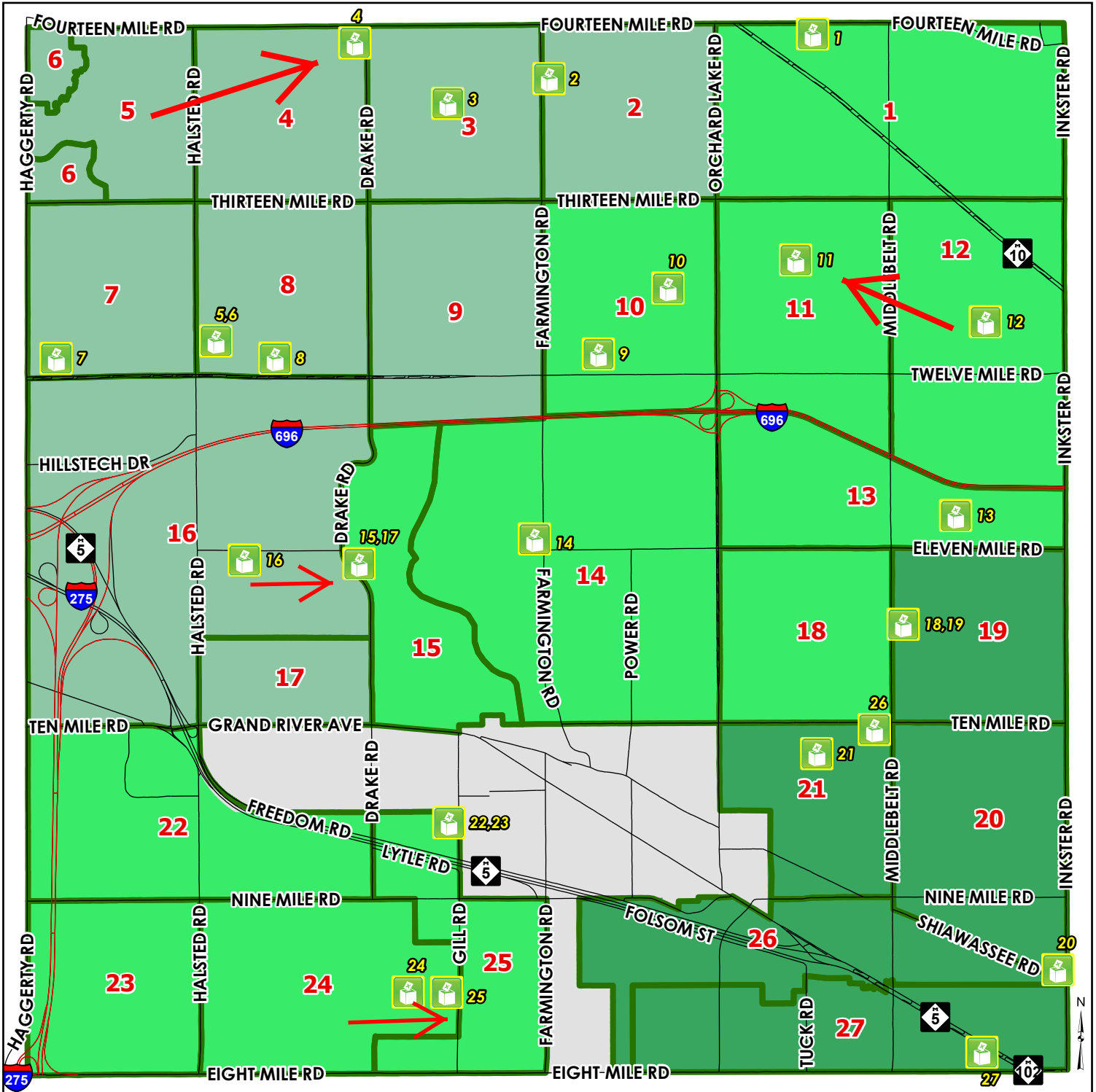
Pamela B. Smith, City Clerk

DATE: April 22, 2022



Voting Precincts

City of Farmington Hills, Michigan



SOURCE: City of Farmington Hills GIS, 2020
Oakland County, 2020

24
Voting Location & Precinct Number

12
Voting Precinct

County Commissioner District

13 (Pts 2-9, 16, 17)

14 (Pts 1, 10-15, 18, 22-25)

21 (Pts 19-21, 26, 27)

Precinct Number and Location

1	Warner Middle School.....	30303 Fourteen Mile Road
2	Orchard United Methodist Church.....	30450 Farmington Road
3	Forest Elementary School.....	34545 Old Timber Road
4	Faith Covenant Church.....	35415 Fourteen Mile Road
5	Grace Chapel Church.....	27996 Halsted Road
6	N. Congregational Church.....	27996 Halsted Road
7	Hope Lutheran Church.....	39200 Twelve Mile Road
8	N. Congregational Church.....	36520 Twelve Mile Road
9	Farmington STEAM Academy.....	32800 Twelve Mile Road
10	Kenbrook Elementary School.....	32130 Bonnet Hill Road
11	Farmington Central High School.....	30175 Highmeadow Road
12	Woodcreek Elementary School.....	28400 Harwich Drive
13	Farmington Hills Activity Center.....	28600 Eleven Mile Road
14	First Presbyterian Church.....	26165 Farmington Road

Precinct Number and Location

15	St. Toma Syriac Catholic Church.....	25600 Drake Road
16	Hillside Elementary School.....	36801 Eleven Mile Road
17	St. Toma Syriac Catholic Church.....	25600 Drake Road
18	East Middle School.....	25000 Middlebell Road
19	East Middle School.....	25000 Middlebell Road
20	Salvation Army Community Center.....	27500 Shiawassee Road
21	Lanigan Elementary School.....	23800 Tuck Road
22	St. John Lutheran Church.....	23225 Gill Road
23	St. John Lutheran Church.....	23225 Gill Road
24	Power Middle School.....	34740 Rhonswood Drive
25	Gill Elementary School.....	21195 Gill Road
26	Tawheed Center.....	29707 Ten Mile Road
27	Greater Seth Temple.....	28125 Grand River Rd

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.



Interoffice Correspondence

DATE: April 18, 2022 (April 25, 2022, City Council Meeting)

TO: Gary Mekjian, City Manager

FROM: Charmaine Kettler-Schmult, Interim Director of Planning and Community Development, and Erik Perdonik, Interim City Planner

SUBJECT: Agreement for Cluster Site and Open Space Plan 60-10-2020
Chasewood Villas

Please find the attached [Agreement](#) for Cluster Site and Open Space Plan 60-10-2020 on the north side of Nine Mile Road between Polo Club and Baywood Drives (formerly the Piemontese Social Club). This Agreement is ready for consideration by City Council at their April 25, 2022, meeting. Staff will be present at the meeting to address any questions that you might have.

Attached material:

- [Pulte letter for Agreement](#)
- [Draft Cluster Agreement](#)
- [Cluster Site and Open Space Plan](#)
- [April 26, 2021, City Council Public Hearing Minutes](#)



April 5, 2022

Ms. Charmaine Kettler
City of Farmington Hills
31555 W. Eleven Mile Road
Farmington Hills, MI 48336

**Re: Agreement for One-Family Cluster Option
Chasewood Villas**

Dear Ms. Kettler:

Attached please find the Agreement for One-Family Cluster Option, Chasewood Villas, executed by Joe Skore for review and acceptance. Once executed and recorded, we would appreciate if a copy could be returned to karen.brown@pultegroup.com for our files.

Thank you for your assistance.

Sincerely,

PULTE HOMES OF MICHIGAN LLC

A handwritten signature in black ink, appearing to read "K. Brown", with a long horizontal flourish extending to the right.

Karen L. Brown
Land Project Manager

/klb

Enclosures

cc: Alexandra Dieck (via email)
Joe Skore (via email)
Elizabeth Saarela (via email)

CITY OF FARMINGTON HILLS
AGREEMENT FOR ONE-FAMILY CLUSTER OPTION
CHASEWOOD VILLAS

THIS AGREEMENT is made this _____ day of ____ 2022, by and between the CITY OF FARMINGTON HILLS, a Michigan municipal corporation, herein called the "City," 31555 W. Eleven Mile Road, Farmington Hills, Michigan, 48336, and Pulte Homes of Michigan LLC, a Michigan limited liability company ("Developer"), whose address is 2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083, herein called "Developer." The City and the Developer are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Developer is the owner of land located in the City of Farmington Hills, County of Oakland, State of Michigan, as more particularly described on the attached and incorporated Exhibit A, and which is hereinafter referred to as the "Property;" and

WHEREAS, Section 34-3.17, One-Family Cluster Option, of the Farmington Hills City Code provides an optional method for residential development; and

WHEREAS, the Developer wishes to develop the Property under the cluster option provisions of Section 34-3.17, such property to become a condominium under Public Act 59 of 1978 as amended, known as "Chasewood Villas," which is hereinafter referred to in this Agreement as the "Cluster Development;" and

WHEREAS, the City has determined that the Property qualifies for Cluster Development under Section 34-3.17; and

WHEREAS, the Developer applied for approval to build the Cluster Development and submitted the site plans, elevations and open space plan required by Section 34-3.17, and after a hearing thereon, City Council granted approval of the Cluster Development with certain conditions and subject to compliance with all City requirements and the execution and approval of this Agreement.

NOW, THEREFORE, in consideration of the approval by the City Council of the City of Farmington Hills of the Cluster Development on the Property, and the mutual promises contained herein, the Parties agree as follows:

1. Developer shall develop the Cluster Development in accordance with this Agreement and the plans approved by the City (the "Plans"). The open space on the Property shall be perpetually preserved and

maintained in a natural and undisturbed condition in accordance with the Plans approved by the City. Developer will promptly prepare, under Public Act 59 of 1978, as amended, a Master Deed for the Cluster Development, referred to in this Agreement as the "Master Deed," and submit same to the City for review and approval, prior to such Master Deed being effective or recorded. The Master Deed shall, among other things, include reference to the obligations of Developer and Association under this Agreement and the City Council approval of the Cluster Development. Following approval of the Master Deed by the City for compliance with the plans and the terms of this Agreement, Developer shall record the Master Deed with the County of Oakland Register of Deeds and provide a copy of said recorded Master Deed to the City. The absence of a reference in the Master Deed to the obligations under this Agreement and City Council's approval shall not affect the obligations under this Agreement or the requirements of City ordinances or conditions of the City's approval of the Cluster Development.

2. The open space of the Cluster Development is limited to passive recreational uses, except in relation to any utility or storm water improvements located therein as described in the Plans. The open space and the general common elements of the Condominium may be used for such purposes as are consistent with this Agreement and are permitted by Developer in the Master Deed. No use of property within the Cluster Development shall violate any of the statutes of the State of Michigan or the standards or ordinances of the City of Farmington Hills or its successors or be in conflict with the provisions of this Agreement or City Council's approval.

3. At or before the time of filing of the Master Deed with the City for approval, Developer will organize and create a Michigan non-profit corporation to administer the affairs of the Condominium project in accordance with Public Act 59 of 1978, as amended, to be known as the Chasewood Villas Condominium Association, referred to in this Agreement as the "Association." The Association and Developer shall be subject to all of the terms of this Agreement.

4. Approval by the City of the Cluster Development under Section 34-3.17 of the Farmington Hills City Code is conditioned upon and this Agreement requires compliance with the following: (a) the construction and maintenance of the Cluster Development and open space therein shall be in accordance with the Plans and open space plan approved by the City Council on September 27, 2021 (the "City Council Approval"); (b) compliance with all specific conditions of said City Council approval; (c) submission of an escrow deposit in the amount of \$136,792.00 representing 150% of the total open space landscape cost estimate in the form of cash or an irrevocable and automatically renewing letter of credit approved by the City; (d) installation of community amenities within the open space areas as described in the Plans; (e) installation of high quality signage at the condominium entryway; (f) installation of high-quality landscaping at the entranceway; (g) compliance with all plans that receive City engineering and final site plan approval; (h) compliance with any conditions and standards applicable to such engineering and final site plan approval; (i) compliance with the terms and conditions of this Agreement; and (j) compliance with all applicable ordinances of the City. In the event of a conflict or ambiguity between the Plans, this Agreement and the Ordinances, the terms and conditions of the Plans and this Agreement shall control.

5. In the event that Developer fails to develop and maintain the open space in the manner set forth in this Agreement or by the City Council in its Ordinances and approval of the Plans and open space plan, or any amendments or extensions thereof, or if Developer or the Association, as applicable, at any time fails to maintain and preserve the open spaces of the Cluster Development in a natural and undisturbed condition, fails to maintain the natural vegetation, trees, landscaping, or amenities in the open spaces, or fails to otherwise

comply with this Agreement (any or all of which are hereinafter referred to as “deficiencies”), the City may serve written notice upon Developer or the Association, as applicable, setting forth and describing the deficiencies, and said notice shall include a demand that the deficiencies be cured within a specified reasonable time, and further, shall state the date and place of a hearing thereon before the City Council or such other body or official to whom the City Council shall delegate such responsibility, which shall be held immediately after the time period specified for the curing of deficiencies. At such hearing, the City Council or its designee shall review the progress, if any, and may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they shall be cured. If the deficiencies set forth in the original notice or in the modifications thereof shall not be cured within said reasonable time or any extension thereof, the City, in order to preserve the taxable values of the properties within the Cluster Development, or to provide the required open space in the Cluster Development, or to prevent the open spaces of the Cluster Development from becoming a public nuisance or to otherwise enforce the terms of this Agreement and conditions of approval, may enter upon the Property and develop, maintain, replace, and/or repair the open spaces as set forth in the Plans. Any development, repair, replacement, and/or maintenance by the City under this Agreement shall neither constitute a taking or condemnation, nor vest in the public any right to use the same. All costs of such development, repair, replacement, and/or maintenance incurred by the City, the cost of notices and hearings incurred by the City, and other reasonable and necessary administrative costs and legal fees shall be billed to and paid by Developer or the Association, as applicable. Any amounts of such billing that have not been paid within thirty (30) days after such billing shall constitute a lien on the Property, on a pro rata basis as to each unit if a condominium has been established, to be assessed and collected as a special assessment against the Property or said condominium units, if any, on the next annual City property tax roll at the discretion of the City. Alternatively, or in addition, in the City's discretion, if such costs and fees are billed to and not paid within thirty (30) days by Developer or the Association, as applicable, the City may file a lawsuit to collect said costs and fees. If such a lawsuit is filed, the Developer or Association, as applicable, shall pay, in addition to said fees and costs, all court costs and attorney fees incurred by the City in connection with such a lawsuit. As between the Association and Developer, the provisions of this paragraph shall be applicable to Developer until the later to occur of the transitional control date set forth pursuant to the Michigan Condominium Act in the Master Deed to be recorded by Developer (the “Transitional Control Date”) or the date upon which the open space has been completed in accordance with the approved Plans; and thereafter the provisions of this paragraph shall be applicable to the Association.

6. In the event that the Cluster Development is vacated or discontinued for any reason, the approval of the City for said Cluster Development under Section 34-3.17 of the Ordinances shall be revoked automatically. Any further use of the Property for cluster purposes shall require a new application and review under the provisions of said Section 34-3.17 or its equivalent section in the then current zoning ordinance applicable to the Property.

7. No amendment to this Agreement or the Plans affecting the open space on the Property, or the use of such open space, shall become effective unless approved by the City Council. Copies of all amendments of the open space plan shall be filed with the City.

8. The streets, roadways and drives within the Cluster Development shall be dedicated public roads and shall be designed and constructed at Developer's expense with road geometric and rights-of-way as provided in the Plans approved by the City Council on September 27, 2001. The design and construction of public roads within the Cluster Development as shown in the Plans meet current City standards and be in full conformance with City Code and City engineering standards and regulatory requirements. In addition to public dedication of the roads within the Cluster Development, Developer agrees to dedicate

sixty (60) feet from the section lines of Nine Mile Road for public road right-of-way, consisting of the implied or statutory 33 feet plus an additional 27 feet to reach the ultimate 60-foot ROW. Dedication of all road right-of-way shall occur prior to issuance of building permits.

9. Developer shall be required to install fire sprinkling systems in each residential structure within the Development.

10. The Parties have negotiated the terms of this Agreement and agree that it represents the product of the joint efforts and mutual agreements of the Parties. The Parties fully accept and agree to the final terms, conditions, requirements and obligations of this Agreement, the Plans, and all applicable laws and Ordinances, and Developer shall not be permitted in the future to claim that the effect of the Agreement, site plan, and/or applicable laws and Ordinances results in an unreasonable limitation upon the uses of all or a portion of the Property, or claim that enforcement of the Agreement, site plan, or applicable laws and ordinances causes an inverse condemnation, other condemnation or taking of all or any portion of the Property. Furthermore, the Parties agree that the improvements and undertakings described in this Agreement, the final site plan, and applicable laws and Ordinances are reasonable, necessary, and roughly proportional to the burden imposed and are necessary in order to: (i) ensure that public services and facilities necessary for and affected by the Development will be capable of accommodating the development on the Property and the increased service and facility loads caused by the Development; (ii) protect the natural environment and conserve natural resources; (iii) ensure compatibility with adjacent uses of land; (iv) promote use of the Property in a socially, environmentally, and economically desirable manner; and (v) achieve other legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3301 *et seq.* It is further agreed and acknowledged hereby that all of the final terms, conditions, requirements and obligations of this Agreement, the Plans, and all applicable laws and ordinances, are clearly and substantially related to the burdens to be created by the development of the Property, and without exception are clearly and substantially related to the City's legitimate interests in protecting the public health, safety, and general welfare. The Parties acknowledge and agree that such final terms, conditions, requirements and obligations of this Agreement, the final approved site plan, and all applicable laws and ordinance have been found to be necessary and constitute a recognizable and material benefit to the ultimate users of the Development and to the community, which benefit would otherwise be unlikely to be achieved without the Development and are an important component of the Development upon which the City relied in its consideration and approval of the Development. The Parties understand and agree that this Agreement and the City's decisions and requirements regarding the approved Cluster Development of the Property are consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.

11. Where there is a question with regard to applicable regulations for a particular aspect of the Cluster Development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of this Agreement which apply, the City, in the reasonable exercise of its discretion, shall determine whether other regulations of the City Zoning Ordinances, as that Ordinance may have been amended or other City Ordinances shall be applicable provided such determination is not inconsistent with the nature and intent of the Agreement or approved Plans.

12. The Parties hereto warrant that they have the authority and capacity to make this contract, and Developer hereby further warrants that it is, or will be prior to the start of construction and clearing on the property, the owner of the Property described on the attached Legal Description Exhibit.

13. Developer agrees to defend, pay on behalf of, indemnify, and hold harmless the City, its elected and appointed officials, employees and volunteers, and others working on behalf of the City, from and against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City, in connection with the Developer's default in the development of this Property under this Agreement.

14. This Agreement shall be interpreted and construed in accordance with Michigan law and shall be subject to enforcement only in federal and state courts located in southeast Michigan.

15. This Agreement may not be amended or modified except in accordance with any applicable City Ordinances and only by a written agreement signed by the parties. Any amendment or modification of this Agreement shall become effective upon recording.

16. This Agreement shall run with, and shall benefit and burden the land described herein as the Property. This Agreement is binding on the undersigned parties, and their respective successors and assigns, including without limitation any successor developers, assigns, heirs, transferees, and the Association to be established as described in this Agreement as a successor to Developer. As of the Transitional Control Date, Developer shall have no further obligations under this Agreement, except in relation to completion of the Open Space improvements as set forth in Section 5 above. All references to Developer in this Agreement shall include all such successor developers and successor owners of the Property or any part thereof. The signers of this Agreement warrant that they have the authority and capacity to make this contract. This Agreement shall be recorded with the Oakland County Register of Deeds.

IN WITNESS WHEREOF, the parties hereto have set their hands at the City of Farmington Hills, Oakland County, Michigan, on the date first written above.

WITNESS:

PULTE HOMES OF MICHIGAN, LLC
a Michigan limited liability company

Paul W. Schryck
PAUL W. SCHRYCK
Karen L. Baer
KAREN L. BAER

BY: Joe Skore
ITS: Vice President of Land Acquisition

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5th day of April, 2022, by Joe Skore, the Vice President of Land Acquisition of Pulte Homes of Michigan LLC, a Michigan limited liability company, on its behalf.



Joe Skore
Notary Public: Oakland County
Notary Public, State of Michigan, County of Oakland
Acting in the County of Oakland
My Commission Expires: 8/21/2026

[Signatures continued on next page]

Attested by:

CITY OF FARMINGTON HILLS, a
Michigan municipal corporation

PAMELA B. SMITH, Its City Clerk

BY: _____
GARY MEKJIAN, Its City Manager

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of __, 2022, by Gary Mekjian, City Manager, and attested to by Pamela B. Smith, Clerk, on behalf of the City of Farmington Hills.

Notary Public: _____
Notary Public, State of Michigan, County of Oakland
Acting in the County of _____
My Commission Expires: _____

Drafted by:
Elizabeth K. Saarela (P60265)
27555 Executive Drive, Ste 250
Farmington Hills, MI 48331
(248) 489-4100

When recorded Return to:
CITY OF FARMINGTON HILLS
Pamela B. Smith, City Clerk 31555
Eleven Mile Road Farmington Hills,
MI 48336 (248) 871-2420

Sidwell Nos.:23-30-300-019

"Legal Description Exhibit"

PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 30, TOWN 1 NORTH, RANGE 9 EAST; THENCE SOUTH 86 DEGREES 57 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SECTION 30 AND THE CENTERLINE OF NINE MILE ROAD (WIDTH VARIES), 330.00 FEET; THENCE NORTH 02 DEGREES 54 MINUTES 54 SECONDS WEST 1321.69 FEET; THENCE NORTH 87 DEGREES 11 MINUTES 11 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF "FARMINGTON FREEWAY INDUSTRIAL PARK SOUTH" (LIBER 173 OF PLATS, PAGES 39-41, OAKLAND COUNTY FARMINGTON FREEWAY INDUSTRIAL PARK SOUTH" (LIBER 173 OF PLATS, PAGES 39-41, OAKLAND COUNTY RECORDS), 330.00 FEET; THENCE SOUTH 02 DEGREES 54 MINUTES 54 SECONDS EAST, IN PART ALONG THE WESTERLY BOUNDARY OF "HERITAGE HERITAGE VILLAGE" (LIBER 177 OF PLATS, PAGES 12 & 13, OAKLAND COUNTY RECORDS), 1320.36 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE (LIBER 177 OF PLATS, PAGES 12 & 13, OAKLAND COUNTY RECORDS), 1320.36 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY 33 FEET THEREOF AS OCCUPIED BY NINE MILE ROAD. CONTAINS 10.0078 ACRES.

Parcel Id. No.: 23-30-300-019

PRELIMINARY SITE PLAN CHASEWOOD VILLAS

PROPOSED SINGLE FAMILY RESIDENTIAL CLUSTER DEVELOPMENT

SECTION 30, TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN



VICINITY MAP
SEC. 30, T.1N., R.9 E.
SCALE: 1"=200'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE 8" DIA. AND HAVE NOT BEEN INDICATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXERCISE DUE CARE AND PREVENT ANY AND ALL UNDERGROUND UTILITIES.

811.

Know what's below.
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXERCISE DUE CARE AND PREVENT ANY AND ALL UNDERGROUND UTILITIES.

CONTRACT NO. 2020-010-0001

These documents are instruments of service in support of the Project and are not to be construed as a contract. The contract shall be the contract documents prepared by the Owner Group. The contract documents shall be the contract documents prepared by the Owner Group. The contract documents shall be the contract documents prepared by the Owner Group.

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 EXISTING CONDITIONS
- 4 TREE SURVEY (SOUTH)
- 5 TREE SURVEY (NORTH)
- 6 SUPERIMPOSED TREE SURVEY (SOUTH)
- 7 SUPERIMPOSED TREE SURVEY (NORTH)
- 8 TREE LIST & REPLACEMENT CALCULATIONS
- 9 PRELIMINARY SITE GRADING
- 10 LIGHTING PLAN
- 11 OPEN SPACE PLAN
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- 13 ARCHITECTURAL ELEVATIONS
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS

The UMLOR Group

LAND DEVELOPMENT SERVICES

PART OF THE SW 1/4 OF SEC.30
T. 1 N., R. 9 E.
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

DATE: 09/25/2020

REVISIONS

11/17/20 PER CITY
1/18/21 PER CITY
3/16/21 PER CITY

OWNER/DEVELOPER
PULTE HOMES OF MICHIGAN, LLC
2800 LIVERNOIS RD, BLDG D
SUITE 320, TROY, MI 48063
PHONE: (248) 847-2750



ENGINEER/SURVEYOR
WES LEE O. UMLOR, P.E.
40287 WEST ROAD
WYOMING, MI 48393
PHONE: (248) 773-7859
FAX: (866) 860-4307
E-MAIL: WJUMLOR@UMLORGROUP.COM
WEB: WWW.UMLORGROUP.COM

The UMLOR Group

LAND DEVELOPMENT SERVICES

CHASEWOOD VILLAS
PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG D, SUITE 320
TROY, MICHIGAN, 48063

COVER SHEET

DATE: 09/25/2020

REVISIONS

11/17/20 PER CITY
1/18/21 PER CITY
3/16/21 PER CITY

SCALE: 1"=200'

AS NOTED

SHEET NO. 1

SHEET 1 OF 13



MUNICIPAL CONTACT INFORMATION

CITY OF FARMINGTON HILLS
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS, MI 48338

CITY MANAGER
DAVID BOYER
PHONE: (248) 871-2500

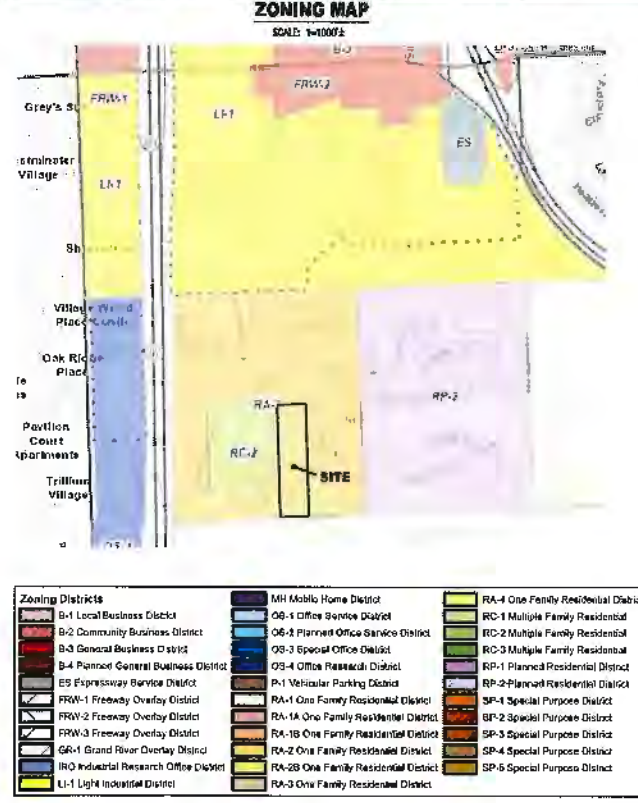
PUBLIC SERVICES DIRECTOR
KAREN MONDORA
PHONE: (248) 871-2530

BUILDING OFFICIAL
TAMMY MURRAY
PHONE: (248) 871-2461

PLANNING & COMMUNITY DEVELOPMENT DIRECTOR
EDWARD GARDINER
PHONE: (248) 871-2550

CITY ENGINEER
JAMES CUBERA
PHONE: (248) 871-2580

FIRE MARSHAL
JASON BALOGA
PHONE: (248) 871-2626



SITE DATA

Parcel ID	2330300019
Address	38500 Nine Mile Road
Current Zoning	RA-2
Gross Area	10.0 Acres
No. of Units	28

Property proposed to be developed under the One-Family Cluster Option per section 3.17.2.B.11

	ALLOWABLE	PROPOSED
Overall Density	3.1 Units/Acre	2.8 Units/Acre
Minimum Lot Width	NA	NA
Minimum Lot Area	NA	NA
Minimum Average Lot Area	NA	NA
Maximum Lot Coverage Per Unit	NA	41' x 75'
Typical Building Envelope		

Building Setbacks

Minimum front yard	25 feet
Minimum rear yard	35 feet
Minimum distance between buildings	
Units 1-4, 15-18, 19-21, 22-25, 26-28	15 feet
Units 5-15	20 feet
Minimum distance between clusters	
Units 21-22, 25-26	20 feet

	REQUIRED	PROPOSED
Percent Open Space	15%	35.5%
Open Space Area	1.50 acres	3.85 acres

DESCRIPTION

Part of the Southwest 1/4 of Section 30, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as follows:

Beginning at the South 1/4 Corner of Section 30, Town 1 North, Range 9 East; thence South 89 degrees 57 minutes 23 seconds West, along the South line of Section 30 and the centerline of Nine Mile Road (width varies), 330.00 feet; thence North 02 degrees 30 minutes 54 seconds West 1321.89 feet; thence North 87 degrees 11 minutes 11 seconds East along the southerly boundary of Farmington Freeway Industrial Park South (Liber 173 of Plates, Pages 39-41, Oakland County Records), 330.00 feet; thence South 02 degrees 54 minutes 54 seconds East, in part along the westerly boundary of "Heritage Village" (Liber 177 of Plates, Pages 12 & 13, Oakland County Records), 1320.30 feet to the Point of Beginning. Subject to the rights of the public over the southerly 33 feet thereof so occupied by Nine Mile Road. Contains 10.0078 acres.

RECEIVED

MAR 16 2021

CITY OF FARMINGTON HILLS
PLANNING DEPT.

UMLOR GROUP PROJECT: CHASEWOOD VILLAS, FARMINGTON HILLS, MI. 20200 W. 8. MILE, ROADSIDE, AUTOGAR, TRUCKSTOP, PLAN SET, BASELINE - LAYER 1, BASELINE

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
APRIL 26, 2021 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was held electronically and called to order by Mayor Barnett at 7:42pm.

During roll call, Council members were asked to state their location from where they are attending the meeting remotely.

Council Members Present: Vicki Barnett, Farmington Hills, Michigan
Jackie Boleware, Farmington Hills, Michigan
Michael Bridges, Farmington Hills, Michigan
Valerie Knol, Farmington Hills, Michigan
Ken Massey, Farmington Hills, Michigan
Mary Newlin, Farmington Hills, Michigan
Matthew Strickfaden, Farmington Hills, Michigan

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Directors Mondora, Monico, Schnackel and Skrobola, Police Chief King, Planning Consultant Arroyo and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Mayor Barnett led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STRICKFADEN

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

- Center.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF CLUSTER SITE AND OPEN SPACE PLAN 60-10-2020 FOR PROPERTY LOCATED AT 38500 NINE MILE ROAD.

Mark Stec, City Planner, provided an overview of the request and reported that the Planning Commission held a public hearing on February 18, 2021 and made a recommendation of approval to City Council.

Mr. Stec explained that the site is currently under the jurisdiction of a consent judgment from 1976 that allowed for the swim club to be open to the general public. He stated that should City Council approve the plan; the consent judgment should be vacated. If approved, an agreement would be prepared for the project and an escrow deposit would be required to ensure completion of the open space plan.

Mike Noles, Representing Pulte Homes of Michigan, stated that they have gone through approximately a dozen iterations of the plan and have qualified for the cluster option. The Planning Commission recommended approval of the plan at their February 18, 2021 public hearing meeting. He is respectfully requesting City Council approval this evening of that plan and if approved they would move forward with permits and preparing the cluster development agreement that includes the legal requirements.

Mr. Noles explained that the property is located on the north side of 9 Mile Road between I-275 and Halsted Road and is adjacent to an Industrial Park from 10 Mile south to 9 Mile as well as Polo Club Apartments and a daycare center. On the east side are single-family developments Heritage Village and Farmington Square and across the street Walnut Ridge. Mr. Noles explained that they went through the qualification process that first included the qualification of cluster that was granted due to the unusual shape and narrow width of the site; and the next qualification was as a transition area as the site abuts multi-family and the industrial park transitioning the high intensity uses to lower intensity uses of single family to the west and south. The plan is for 28 homes targeted at empty nesters that wish to downsize. The plan consists of single-story ranch homes with a second-floor loft option available. The project includes lawn and snow maintenance and fire suppression system in every residence to satisfy the cul-de-sac length per the Fire Department as well as other age-targeted features. He presented some interior photos of the proposed homes and commented on the need for this type of project in the area. Mr. Noles added that some suggestions by staff included the addition of a passing lane along Nine Mile Road for

Page 9 of 21

safety entering the site, revised storm water management basin for a two-stage basin, added fire suppression to every home and a stub street. The Planning Commission reported that all conditions had been met including required parking, open space (15% is required and 39.5% was included in the plan), a lighting plan and tree requirements.

Mr. Noles pointed out that generally with this type of age-targeted housing, the residents tend to use less in utilities but generate the same tax dollars and typically stay and spend money in their community and are generally civic-minded residents that volunteer. He reiterated the need for this type of housing in Farmington Hills.

Mr. Noles mentioned the communication he had with the residents to address their concerns. He spoke to the abundant landscape buffer on the east side and the stub street provided and relocated to benefit an abutting parcel owner. He also discussed drainage on the site and the proposed retention basin.

The following inquiries were made by members of Council:

- Who is responsible for replacing any dead trees and in what time frame would that be expected
- What is the price point for the homes
- Did the developer have data that demonstrated how the development would affect surrounding property values, including any data to show it would have a negative effect on home values
- Has the developer considered flipping the plan to have the less dense portion of the plan on the east side of the site or considered duet condos to lessen the density of the project

- Is fencing a possibility to use for additional screening as requested by one resident.
- Is additional development proposed in the area
- How will the open space be utilized

Mr. Noles responded as follows:

- Pulte Homes of Michigan will be responsible and required to post a bond to ensure completion of the open space and there is a maintenance period of 1-2 years. He added that they will also want to maintain the site while they are still marketing these homes for sale.
- The market will drive the price point; however, they are targeted to be between \$400,000 and \$450,000. The homes are proposed to be between 1,800 and 2,200 square feet with high-end finishes.
- Data was shown from the Walnut Ridge development across the street from the proposed development that showed an appreciation of values of homes. He added that he did not find any data supporting there was a negative effect on home values, although not to say that it may not exist.
- Several iterations of the plan were reviewed, including duet condominiums, but they did not feel the site was large enough for attached units and would not support the business model proposed.
- Flipping the site to have the less dense portion to the east would be difficult from an engineering perspective due to the topography and drainage of the site.
- With the mature trees on the resident's property line and the number of conifer trees proposed he is not sure where a fence would be installed or make that much of a difference. He added that they did work with this neighbor regarding the stub street and passing lane on Nine Mile Road and had provided her with the proposed tree plan.
- Engineering and plan reviews suggested the stub street and proper location of that to allow for future development but there are no plans at this time. A couple of abutting property owners expressed an interest in potentially selling their property and Pulte Homes agreed to discuss that with them but there are no current development plans that are a part of the development being discussed tonight.
- The open space will not be used as active park space but is a benefit to the residents as it creates an additional buffer space to protect the less intense surrounding uses to the high density uses

Rod Arroyo, Planning Consultant from Giffels Webster, discussed the surrounding zoning and uses and displayed an aerial photograph. He displayed the cluster and open space plan and noted the following:

- The stub street provides for the opportunity for future development and is a logical extension to that future development and good planning practice.
- The overall cul-de-sac length exceeds the maximum requirement but the fire suppression is a key mitigation factor.
- In terms of qualification, the underlying maximum density in RA-2 is 2.1 units per acre and with the cluster qualification in a transition area the maximum is 3.1 units per acre and this development is proposed at 2.8 units per acre.
- All lots north of the stub connection meet the rear yard and side yard setbacks of the RA-2 One-Family District and in addition there is a buffer of trees proposed in this area. The evergreens proposed are planted 15 feet on center and will be between 8 and 10 feet in height with 3 species proposed. It is good to diversify the species and important to note that this type of screening is much preferred to fencing as the species selected will grow at a rate of 2-3 feet per year and within 5 years there would be 20 feet tall evergreens to provide for substantial screening and buffering. With fencing there is often maintenance issues.
- The plan includes 39.5% of open space and will be preserved in perpetuity per the agreement that is required.
- Deviations from the RA-2 District ordinance standards include: 1) the proponent has requested the cluster option and the side yard setbacks vary but are permitted under the cluster option.
- The proponent is maintaining the rear yard setbacks per the RA-2 zoning.

- Maintaining the easement is important to ensure that any water generated by the site remains on the site and does not overflow to other properties so further landscaping in some of the rear yards would be limited.

Councilmember Knol inquired how many homes could be built under the RA-2 zoning. Mr. Arroyo responded that based on the density maximum, up to 21 homes would be permitted.

Mayor Barnett opened the public hearing.

Mayor Barnett acknowledged emails or letters received from the following:

- Todd Trombley, Heritage Village Homeowners Association President, expressing concern with the proposed density and speaking on behalf of the homeowner's association.
- Richard Fenton, Fenton Management Company, expressing concern on the potential impact on the Polo Club Apartments and rentals.
- Robert and June Benninger and Robert Benninger, Jr., expressing concern with the proposed density but if Council is inclined to approve the proposal, they would kindly request Council require the applicant make two minor/modest modifications to the site plan:
 - Enhanced Landscape Buffer (fencing)
 - Density Reduction (Units 1-4) - achieved by:

- Drainage Basin Relocation, OR
- Ordinance Compliance (§34-3.17.4.E.ii – loss of 1 unit)

The following residents spoke during the meeting:

Kathy and James Ciolfi, Alana Court, expressed concern with drainage between lots 15 and 16 and affecting their property that backs to those lots. Mr. Noles assured the residents that between the grading and storm inlet locations the water will not drain onto neighboring property.

June Benninger, resident, indicated that her family lives on the 3-acre parcel next to the proposed cluster. She expressed concern with the side yard setbacks of homes 1-4 that are directly next to their house. She questioned if the price point would make these homes the most expensive per square foot in the city.

Mayor Barnett responded that she did not believe these would be the most expensive homes per square foot given some of the other homes in the city.

Mr. Noles explained that these homes have two front yard setbacks as they are on corner lots so they have 25-foot side yard setbacks and the stub street was added to benefit her property if she developed in the future. They also agreed to screen at the end of the stub street and remove the screening at their own expense later should the resident decide to develop the property. He noted there are only three separations that are 15 feet, so they attempted to create a nice berm along Nine Mile Road to provide for privacy for this resident.

Frank Adams, homeowner along east side of proposed property, expressed concern with the number of leaves on his property from trees on this site. He inquired the types of trees to be planted.

Mr. Noles mentioned that several large trees that had been shedding trees onto this resident's property are being removed and replaced with evergreens so he should have drainage improvements as less leaves. He added the trees along the road will be leaf-shedding, but lawn maintenance is included in the homeowner's association dues and that includes maintenance of the private street.

Todd Trombley, President of Heritage Village Homeowners Association, mentioned that he had good communication with Mr. Noles but they are fundamentally in disagreement over the density. He stated that the proposed density doesn't feel like Farmington Hills and that the home envelopes are built for density and do not conform to the other homes in the area. He also felt duet condos as suggested would be more appealing coming from the west and questioned why that couldn't be further explored. He also expressed concern with safety along Nine Mile Road.

There being no further public comments, Mayor Barnett closed the Public Hearing.

City Attorney Joppich mentioned the existing consent judgement and clarified that if the plan is approved by City Council, they would essentially be agreeing to vacate the consent judgement but the only one that could do that is a Judge in Circuit Court. If approved, he suggested that the motion include language that the approval is subject to entry of a court order vacating the existing consent judgement relating to the property. This would leave that determination to a judge and a proposal would be made to the court on behalf of the parties for that vacation.

Councilmember Bridges inquired if it would be appropriate to vacate the consent judgement prior to approving this plan. He mentioned that the city's recommendation did not mention the consent judgement.

Attorney Joppich responded that technically the swim club could be reoccupied and used as a swim club and the city would want that consent judgment still in place so it is only if Council is considering another use for the property that the consent judgement should be vacated. The consent judgement was not mentioned in the packet material, which is why City Planner Mark Stec mentioned it when introducing the item. It was not part of the Planning Commission decision as they have no authority to approve the plan but only to make a recommendation to City Council. He is confident that procedurally the way to proceed is as he suggested.

After considerable discussion, the following concerns/suggestions were noted by City Council members:

- Reducing the density to 2.2 or 2.4 units per acre and removing 4 homes on the west side of the proposed development.
- Concern with the 4 homes in the front being crammed into the site and the appearance of that from Nine Mile Road.
- Planting two rows of conifer trees, staggered to further buffer the site to adjacent residential areas
- Questioned reasonable profit and/or better development versus greed
- Ensure the cul-de-sac can accommodate larger fire trucks

Mr. Noles addressed council comments as follows:

- This product is not available in Farmington Hills due to all the large lots. They are proposing the same rear yard setbacks as homes next door and lot lines are no different.
- The abutting Polo Club Apartments are attached, multi-family, high density units. The purpose of the cluster development ordinance, which they have qualified for, is to identify sites like this narrow site that has a wall of multi-family housing and a wall of industrial abutting it so it can be used to transition from the high density use to the lower density uses.
- Some concessions were made such as moving homes closer to the road by 10 feet and they shrunk the building envelope.
- Pulte Homes is a public company in business for approximately 70 years and their profits are a matter of public record. They make between 5-10% so this development will not significantly impact their bottom line one way or another.
- There is a great market for this development.
- The Cluster development is a Farmington Hills ordinance and he encouraged Council's support of the project. He would prefer to have a vote on this project tonight as they have gone through a dozen concept plans and iterations and made several concessions and they meet the cluster ordinance requirements.

Mayor Barnett stated she loves the concept but would also prefer a lower density, particularly by removing some of the first 4 units. She also expressed concern with the narrow side yard setbacks towards the entrance and questioned the maintenance fees and whether roads would be private or public roads.

Joe Skore, Pulte Homes of Michigan, estimated that the monthly maintenance fees would be \$250-\$275 per month as a 28-home development. That price would go up if the number of homes were reduced. He added that these would be private roads.

Mayor Barnett commented that with private roads, the residents of this development would be paying for a road millage and recycling/refuse fees and could not take advantage of those services. She stated that for her to support the plan she would request the following:

- Fewer units on the east side
- She is not inclined to support a private road
- Fenced retention basin to protect children at the daycare center to the west

She also commented on the need to vacate a consent judgment if the plan is approved and inquired if there were basements in the units.

Mr. Noles responded that basements are optional and he is estimating 80% of the residents will want them. He would not object to developing the site with public roads and the consent judgement should be easy to vacate as it will be stipulated by both parties as part of the cluster agreement. He added that he does not believe that they can reduce the density and make this development work and have reduced the density as far as they can.

Attorney Joppich mentioned that part of this decision is the City Council's willingness to vacate the existing consent judgement for a plan that they feel works for the site.

Discussion was held on procedures should Council determine to table the matter for further review by the proponent. Attorney Joppich clarified that unless Council wants further Planning Commission input, it would not necessarily have to go back to the Planning Commission but that would be the decision of City Council.

Mayor Barnett stated she is not opposed to a higher density in the right area but not for this site.

Councilmember Bridges commented that he would like to hear from the proponent on their willingness to review the plan because if they are not willing to reduce the density, the matter should move to an up or down vote.

Mr. Noles stated that they have no issues with a public road or fencing the retention basin but he doesn't believe the plan works at a lower density. Mr. Skore agreed.

Mayor Barnett inquired if reducing the site by 2 units was feasible with additional common space for the residents. She feels there is some creativity that could be brought to the plan and with the housing market so good, mortgage rates low and the need for this type of housing she would hate for the developers to not avail themselves of that; but at the same time help the neighboring residents enjoy a lower density.

Joe Skore stated that those are all fair comments and he would be willing to take another look at the plan and hopefully come back with something that can work for everyone.

MOTION by Bridges, support by Strickfaden, that the City Council of Farmington Hills hereby tables consideration of approval of Cluster Site and Open Space Plan 60-10-2020 for the property located at 38500 Nine Mile Road to the May 10, 2021 City Council meeting.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, NEWLIN AND STRICKFADEN

Nays: MASSEY

Absent: NONE

Abstentions: NONE

MOTION CARRIED 6-1.

Councilmember Massey commented that he opposed the motion only because he is unsure that is sufficient time to review amending the plan. Discussion was held on the time frame and it was agreed that it would be difficult to meet.

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby amends the previous motion to table consideration of approval of Cluster Site and Open Space Plan 60-10-2020 for the property located at 38500 Nine Mile Road to the May 24, 2021 City Council meeting.

Roll Call Vote:

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

MOTION CARRIED 7-0.

NEW BUSINESS

None

ADJOURNMENT

MOTION by Bridges, support by Boleware, to adjourn the regular session City Council meeting at 11:40pm.

Roll Call Vote:

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

MOTION CARRIED 7-0.

Respectfully submitted,



Pamela B. Smith, City Clerk

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
April 25, 2022

SUBJECT: AWARD OF PROPOSAL FOR INDIGENT DEFENSE MANAGED ASSIGNED COUNSEL COORDINATOR SERVICES

ADMINISTRATIVE SUMMARY

- Request for proposals were advertised, available on the MITN e-procurement system and opened on April 14, 2022 for Indigent Defense Managed Assigned Counsel Coordinator (MACC) Services. Notification of solicitation was sent to over seventy (70+) firms with three (3) responding: Farmington Defenders, Karolyn Miller and John Angott, LLC, and the Oliver Law Group.
- The Michigan Indigent Defense Commission (MIDC) was created in 2013 (PA 93 of 2013) to develop and oversee the implementation, enforcement, and modification of minimum standards, rules, and procedures to ensure criminal defense services for indigent adults in Michigan were consistent with safeguards established by the United States and Michigan Constitutions. The MIDC is part of the executive branch under the Department of Licensing and Regulatory Affairs. Under the legislation establishing the MIDC, trial court funding units were designated as "indigent criminal defense systems" and required to submit plans to comply with MIDC standards within 180 days of issue (MCL 780.993).
- On May 22, 2017, MIDC approved the first four (4) standards and set the submission date for compliance plans for November 20, 2017. The subject of the four standards are: Training and education for attorneys, Attorney-client interviews, Experts and investigators and Counsel at first appearance.
- In response, Farmington, Farmington Hills and the 47th District Court formed a work group of stakeholders to evaluate the current local process and draft the system compliance plan for Standards 1 - 4. The 15-person work group included representatives from city management, police, prosecution, the defense bar, judges, magistrates, and other court staff. After evaluating several options, the work group decided on a hybrid system, incorporating the use of "house counsel" for representation at first appearance, while retaining the traditional appointment system for indigent defense after first appearance. The initial System compliance plan was approved by the MIDC on April 18, 2018, and implemented with the start of the State fiscal year on October 1, 2018. Since the 47th District Court had traditionally administered indigent defense services, and there was no initial standard precluding it, the Cities chose to maintain administration of these services with the Court. The fundamentals of the compliance plan and its administration remained throughout the first three grant years under the standards (2018-19, 2019-20 and 2020-21).
- In October 2020, MIDC approved Standard 5, which mandates the indigent defense services be delivered independent of the judiciary. The Standard stresses that "the selection of lawyers and the payment for their services shall not be made by the judiciary or employees reporting to the judiciary." Since administration of the indigent defense system had been vested with the Court for the first three grant years, the Cities were required to develop and submit a revised compliance plan for the 2021-22 grant year. Working with the MIDC Regional Administrator for the 2021-22 compliance plan, the Cities chose to continue the existing House Counsel/vertical appointment model that had been in place, but to contract with an independent grant administrator and managing attorney to administer the compliance plan. Because there was limited time, the Cities chose one of the House Counsel members to serve as the MACC and the retired court administrator to serve as the grant administrator for the 2021-22 grant cycle with the intent of going out to bid for services for all years following.
- The MACC will be responsible for ensuring the City's indigent defense system is in compliance with all MIDC standards and performing all administrative tasks associated with managing and coordinating the system. These responsibilities include but are not limited to: creating a schedule of attorneys to provide coverage for in-custody, scheduled and walk-in arraignments; the assignment of cases after arraignment; payment to the attorneys; requesting payment from the Cities of Farmington Hills & Farmington and reporting the activities of the attorneys to the Cities of Farmington Hills & Farmington. In addition, the MACC will be responsible for

timely and complete submission of all MIDC mandated reporting, with copies to the City Managers of the Cities of Farmington Hills and Farmington. The MACC will be responsible for completion and timely submittal of the System grant application for the subsequent grant year, upon review and approval of the City Managers of the Cities of Farmington Hills and Farmington. The MACC shall maintain complete records of attorney assignments and processed requests for payment and make those records available to the Cities of Farmington Hills and Farmington upon request.

- Due to the impactful nature of this service staff employed a very thoughtful, thorough, and purposeful process with the intent to contract with a firm that could provide the needs that an undertaking such as this requires. Staff reviewed & evaluated all proposals and contacted references. While all firms relayed some experience and demonstrated knowledge of the MIDC and MAAC requirements, Karolyn Miller and John Angott, LLC has specific experience in this area and provided creative ideas to enhance our current program. They have provided this exact service for other communities locally including Ferndale, Oak Park, and Royal Oak. Staff is confident that Karolyn Angott and John Miller, LLC is qualified and is the best fit for this service.
- Pricing attached is based on the historical case load estimate. Funding for this service is available in the General Fund and is predominantly reimbursed by the MIDC State funded grant, as determined yearly. It is anticipated that the maximum amount the City will be responsible for is under \$20,000.

EVALUATION TABULATION-ATTACHED

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the City Manager to approve contract for the Indigent Defense Managed Assigned Counsel Coordinator (MACC) Services with Karolyn Angott and John Miller, LLC for one (1) year in an approximate amount of \$72,000 with one or more administration-approved extensions not to exceed a total of four (4) additional years, under the pricing, terms & conditions set forth in the agreement.

Prepared by: Kelly Monico, Director of Central Services

Reviewed by: Thomas Skrobola, Finance Director

Approval by: Gary Mekjian, City Manager

City of Farmington Hills

rfp-fh-21-22-2331

Request for Proposals

Indigent Defense Managed Assigned Counsel Coordinator Services

Overview Notes

Questions
Slight Concern/or contract impact +/-5 points
Definite concern -10 points

Recommend for Award

50

20

30

100

FIRM NAME(S)	CITY/STATE	GENERAL INFORMATION, EXPERIENCE, KNOWLEDGE OF 47TH D.C. PERSONNEL, ABILITY TO MEET REQUIREMENTS	REFERENCES	PRICING	TOTAL SCORE
FARMINGTON DEFENDERS	FARMINGTON HILLS MI	45 Complete. Recent joint venture by 11 individuals that are currently providing House Counsel & Vertical appointment services for MIDC at the 47th D.C. Attorney Jordan Weiss will act as contact. Attorney Kimberly Wilson is currently serving as the MAC attorney. All members are in good standing with the State Bar of Michigan. <i>All members will equally rotate House Counsel & vertical appointments.</i> Three members of joint venture will split the work of the MACC (<i>not current MACC</i>). No exceptions to sample contract, No subcontractors and certified Non-Iran. Offered operational suggestion to add additional representation for class of misdemeanor that is not currently guaranteed.	15 <i>No references listed (-10), but a member of the group is currently providing services for the 47th and City is currently satisfied (+5).</i>	25 \$125,000 year 1, 2nd lowest price. No Bid on alternate for managing payables. (-5 as second lowest)	85
KAROLYN MILLER AND JOHN ANGOTT, LLC	BLOOMFIELD HILLS & ROYAL OAK MI	45 Complete. LLC located 10 Miles from the 47th D.C. Currently serving as the MACC for Ferndale, Oak Park & Royal Oak. Both individuals are in good standing with the State Bar of Michigan. <i>Did not propose specific attorneys</i> but would meet with judges & Court Administration to determine strengths & weaknesses for current list and would add via requested and resume. Comprehensive outline of experience as attorney's and as a MACC included. Noted that maintain a waitlist of competent attorneys. No exceptions to sample contract, No subcontractors and certified Non-Iran.	20 Ferndale, Oak Park & Royal Oak	30 \$72,000 year 1 (<i>per estimated hours</i>), lowest price. No Bid on alternate for managing payables.	95
OLIVER LAW GROUP	TROY MI	45 Complete. Corporation located 20 Miles from the 47th D.C. As a solo firm Alyson Oliver has accepted criminal defense appointments in Farmington Hills. Grew firm and now has Four attorneys, six support staff, a dedicated administrator and a CPA. Member of the State Bar of Michigan. They have not and will not take court appointments from the 47th D.C. <i>Did not propose specific attorneys.</i> Will meet with staff to determine best practices going forward. No exceptions to sample contract, No subcontractors and certified Non-Iran.	15 Only 1 State Appellate Defender's Office (-5).	20 \$580,800 year 1, No Bid Base/Alternate only. (-3 x2 3rd lowest price). <i>Unclear if price includes payments to attorneys or if this fee is just their services</i>	80

Notification was sent to over seventy (70+) firms. We received zero (0) "No-Bids."

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
April 25, 2022

SUBJECT: AWARD OF PROPOSALS FOR AS NEEDED BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, RENTAL INSPECTOR SERVICES, PERMIT TECHNICIAN AND PLAN REVIEW SERVICES

ADMINISTRATIVE SUMMARY

- A request for proposals was advertised, posted on the MITN e-procurement site, and publicly opened on April 19, 2022 for As Needed Building, Electrical, Mechanical, Plumbing, Rental Inspector Services, Permit Technician and Plan Review Services. Notification was sent to over two-hundred (200+) firms with three (3) responding: International Energy Conservation Consultants (IECC), Municipal Service Company and McKenna Corporation.
- The objective of this process is to obtain a qualified, and insured firm that has substantial demonstrable expertise, experience, specialization, and proven competency in providing Building, Electrical, Mechanical, Plumbing, Rental Inspector, Permit Technician and Plan Review services. These services are a necessary supplement to the City's daily operations to ensure timely & efficient response to residents & contractors. The awarded firm shall be required to provide all labor, transportation, expertise, and means of work to provide the City (on an as needed basis) services such as:
 - Review building plans in the City for alterations or improvements to structures which are subject to review and approval by the City for conformance with the requirements of the City and State building codes.
 - Inspect structures for which a building permit has been issued by the City in order to determine whether the construction meets the requirements of the appropriate building code and the building permit requirements
 - Provide the City a written report of each inspection and delineate items requiring correction or alteration for conformance with the building permit requirements.
 - Reinspect structures in which code violations have been noted and if all violations have been corrected, notify the City in writing of any continuing violations previously cited in the Contractor's original inspection report which have not been corrected, if any.
 - Inspect structures used as rental dwelling units registered in the City in order to secure the health and safety of the occupants of the dwelling and of the general public. Upon completion of each inspection, contractor shall provide the City a written report of each inspection, which will be signed by the inspector performing the inspection. The report shall delineate items requiring correction or alteration for conformance with the City's dwelling rental requirements.
 - Perform permit technician duties including a variety of office tasks, including answering phones, taking in permit applications, issuing permits, typing, filing and other duties as assigned. Technician should be proficient in the use of BS & A software programs. Technician is required to speak to customers and convey information on the phone or in person accurately, confidentially and in an organized manner.
 - Perform separate building, open hole and final grade plan reviews and provide reports to the City as requested.
- When services are required City staff will contact the awarded firm for a proposal (based on their awarded contract pricing) with projected staff-hours & costs. If acceptable staff will authorize work and invoices will be approved against a blanket purchase order.
- Staff from Central Services and the Department of Planning & Community Development reviewed all responses, and checked references and is recommending awarding the as needed service agreement to McKenna Corporation. They were selected based on their qualifications, experience, and fee structure. Staff is confident that McKenna Corporation can provide quality services to assist the Building Division.
- Funding for these expenses are budgeted in the Department of Planning & Community Development operating account.

PROPOSAL EVALUATION- ATTACHED

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the City Manager to approve a contract & all budgeted purchase orders for As Needed Building, Electrical, Mechanical, Plumbing, Rental Inspector Services, Permit Technician and Plan Review Services to McKenna Corporation for one (1) year in an approximate amount of amount of \$50,000, with one or more administration-approved extensions not to exceed a total of five (5) additional years, under the pricing, terms & conditions set forth in the agreement.

Prepared by: Kelly Monico, Director of Central Services

Reviewed by: Scott Lenhart, Building Official

Reviewed by: Charmaine Kettler-Schmult, Acting Director of Planning & Community Development

Reviewed by: Joseph Valentine, Assistant City Manager

Approved by: Gary Mekjian, City Manager

City of Farmington Hills
Responses

rfp-fh-21-22-2336

As Needed Building, Electrical, Mechanical, Plumbing,
Rental Inspector Services, Permit Technician and Plan
Review Services

Opened 11/30/2021

Recommend for Award

ITEM	International Energy Conservation Consultants - Tinley park, IL	Municipal Service Company	McKenna Corp - Northville, MI
QUALIFICATIONS	Only responding to Plan Review. Two(2) person full-time staff In business for 11 years. Significant Code & plan review experience. References include Shelby Township, Village of Algonquin, IL and Rochester Hills. Will subcontract to Detailed Inspection services and Plan Review Services.	Established in 2017 in cooperation with the City of Melvindale. Experience in improving service & use of technology in building departments. All inspectors have several years of experience and maintain all certifications. Providing this service for several local communities. References include Allen Park, Melvindale & Brownstown Twp. No subcontractors and certified Non-Iran. Took exception in contract to time-frames as also committed to other Cities.	Extensive experience in this area. All inspectors have decades of experience and maintain all certifications. Providing this service for several local communities. References include West Bloomfield, Novi, Birmingham, East Pointe, Berkley and, Fraser. No subcontractors and certified Non-Iran. No exceptions to the sample contract.
FEE SCHEDULE	Plan Review Services \$60 per hour with 1.083 3% yearly adjustment beginning at year 3 with no overhead & profit.	Building Inspector, Electrical Inspector, Mechanical Inspector, Plumbing Inspector all \$50 per hour. Code/Rental Inspector \$45 per hour, Permit Technician \$35 per hour and Plan Review Services \$50 per hour. Additionally affeered Data Engineer at \$75 per hour. All positions have a 5% yearly adjustment after year 1., Overhead & profit multiplier at 20%.	Building Inspector, Electrical Inspector, Mechanical Inspector, Plumbing Inspector all \$34 per hour. Code/Rental Inspector & Permit Technician all \$30 per hour and Plan Review Services \$40 per hour with 3% yearly adjustment or COLA after year 1., Overhead & profit multiplier at 2.5%.

Bid notification was sent to over two-hundred (200+) firms. We received zero (0) "No-Bids.

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – April 25, 2022

SUBJECT: Consideration of Award of Contract for the Chatsworth Street Rehabilitation Project in Section 1

Administrative Summary

- In November 2018, voters approved the City Charter Amendment to Transition to a Local Road Millage. This millage replaced the City's local road special assessment process for funding local road reconstruction.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan.
- The City utilizes a PASER rating of 2.75 or less to qualify local roads and subdivisions for consideration of reconstruction. The road within the project area has a PASER rating of 2.0, making the project a high priority candidate. Once several of the winter road bids were received and it was determined that our local road program was under budget for the upcoming year, this project was added for construction to the 2022 construction season.
- The road will be rehabilitated to local road standards with removal of the existing asphalt surface, the underlying base, and the existing curb. Replacement will consist of a new thicker asphalt surface on an improved aggregate base supplemented with new concrete curb and gutter, full edge drain and improvements in the cul-de-sac area will be provided.
- The project was publicly bid and advertised on the Michigan Intergovernmental Trade Network (MITN) with bids opened on April 6, 2022.
- The lowest bidder who has demonstrated the ability to complete the work is Hutch Paving, Inc. Their bid was in the amount of \$500,200.75.
- Construction is anticipated to begin in May 2022 with completion by September 2022.

RECOMMENDATION

IT IS RESOLVED, the Chatsworth Street Rehabilitation Project be awarded to the lowest competent bidder, Hutch Paving, Inc, in the amount of \$500,200.75, and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Support Documentation

On April 6, 2022, four (4) bids were received for the above-referenced project (see Bid Summary). The low bid is competitive with current prices in today’s market.

Hutch Paving, Inc. has completed work for the cities of Ferndale, Lincoln Park, and River Rouge that included contract values similar to this project. In 2020, Hutch Paving, Inc. successfully completed the Canfield Avenue Gravel Conversion Project for the City of Farmington Hills. It is our opinion that they can adequately perform the work as outlined in the contract.

A mailing notice will be sent to all residents and property owners within the project area that will include staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting an over the phone consultation to address any further questions they may have. This information will also be posted to the City’s website.

To provide further outreach, a second mailing will be provided to all residents and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information and to identify the prime contractor that was awarded the contract.

BID SUMMARY

<u>CONTRACTOR</u>	<u>TOTAL</u>
Hutch Paving Inc Warren, MI	\$500,200.75
Nagle Paving Company Novi, MI	\$559,689.97
Asphalt Specialists Inc. Pontiac, MI	\$565,843.00
Fonson Company Inc. Brighton, MI	\$605,676.92

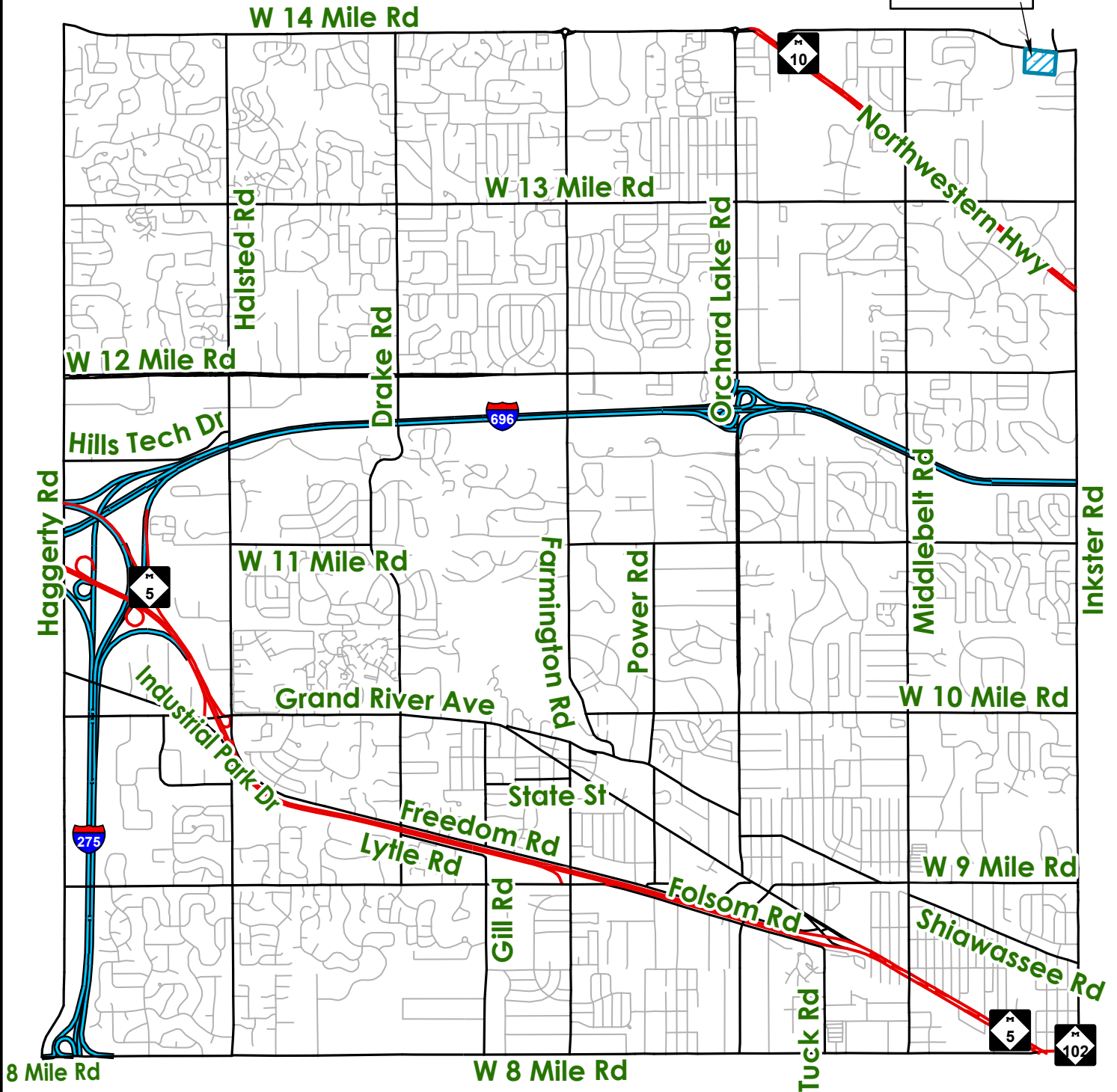
Table Description: Summary of bid results for the Chatsworth Street Rehabilitation Project
*Corrected Total

Prepared by: ShonQuase Dawkins, Civil Engineer I
Reviewed by: James Cubera, P.E., City Engineer
Departmental Authorization by: Karen Mondora, P.E., Director of Public Services
Kelly Monico, Director of Central Services
Approval by: Gary Mekjian, P.E., City Manager

City of Farmington Hills Department Of Public Services Chatsworth Street Rehabilitation Project



Project Location



SOURCE: City of Farmington Hills GIS, 2020

Oakland County GIS, 2020

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – April 25, 2022

SUBJECT: Consideration of Award of Contract for the Interchange Drive Reconstruction Project in Section 19.

Administrative Summary

- This project includes the reconstruction of the industrial/commercial road of Interchange Drive and Interchange Court off Halsted Road, north of Grand River Avenue.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan.
- The City utilizes a PASER rating of 2.75 or less to qualify local roads and subdivisions for consideration of reconstruction. The roads within the project area have an average PASER rating of 2.0, making the project a high priority candidate. Different than residential streets, this construction is funded by the City's major road account which typically comes from gas and weight taxes and the 2014 millage for public street and roads.
- The road will be rehabilitated to industrial road standards with removal of the existing asphalt surface and underlying base. Replacement will consist of a new thicker asphalt surface on an improved aggregate base. New curb and gutter and edge drain will be constructed with this project.
- The project was publicly bid and advertised on the Michigan Intergovernmental Trade Network (MITN) with bids opened on April 6, 2022.
- The lowest bidder who has demonstrated the ability to complete the work is Hutch Paving Inc. Their bid was in the amount of \$1,485,100.03.
- Construction is anticipated to begin in May 2022 with completion by September 2022.

RECOMMENDATION

IT IS RESOLVED, the Interchange Drive Reconstruction Project be awarded to the lowest competent bidder, Hutch Paving Inc, in the amount of \$1,485,100.03, and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Support Documentation

The City of Farmington Hills has budgeted for the rehabilitation of Interchange Drive and Interchange Court. The bid is within the budgeted amount.

On April 6, 2022, three (3) bids were received for the above-referenced project (see Bid Summary). The low bid is competitive with current prices in today’s market.

Hutch Paving, Inc. has completed work for the cities of Ferndale, Lincoln Park, and River Rouge that included contract values similar to this project. In 2020, Hutch Paving, Inc. successfully completed the Canfield Avenue Gravel Conversion Project for the City of Farmington Hills. It is our opinion that they can adequately perform the work as outlined in the contract.

A mailing notice will be sent to all residents and property owners within the project area that will include staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting an over the phone consultation to address any further questions they may have. This information will also be posted to the City’s website.

To provide further outreach, a second mailing will be provided to all property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information and to identify the prime contractor that was awarded the contract.

BID SUMMARY

<u>CONTRACTOR</u>	<u>TOTAL</u>
Hutch Paving Inc. Warren, MI	\$1,485,100.03
Asphalt Specialist Pontiac, MI	\$1,637,010.00
Fonson Company Inc. Brighton, MI	\$1,773,657.30

Table Description: Summary of bid results for the Interchange Drive Reconstruction Project
*Corrected Total

Prepared by: Shon’Quase Dawkins, Civil Engineer I

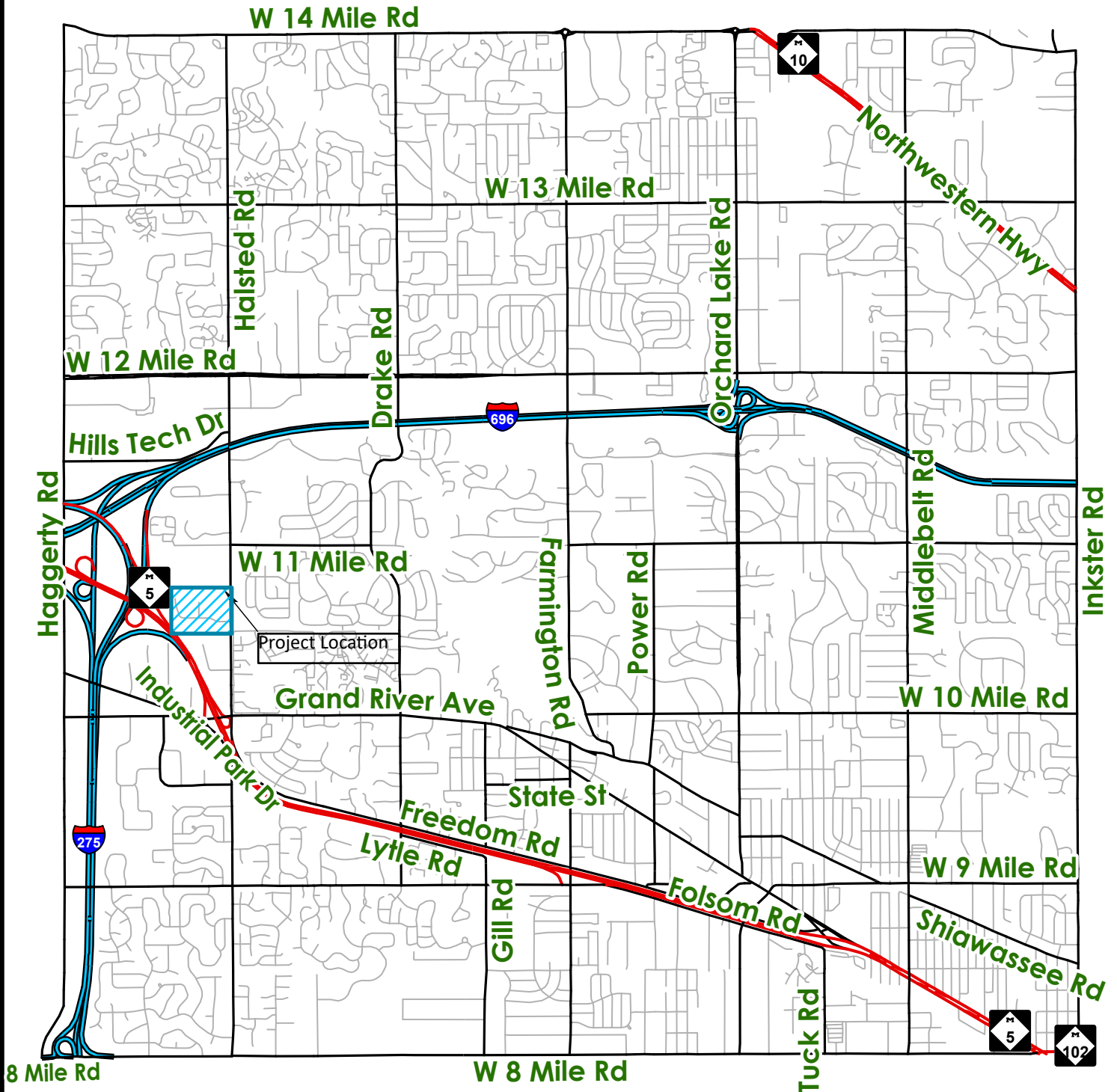
Reviewed by: James Cubera, P.E., City Engineer

Departmental Authorization by: Karen Mondora, P.E., Director of Public Services

Kelly Monico, Director of Central Services

Approval by: Gary Mekjian, P.E., City Manager

City of Farmington Hills
Department Of Public Services
Interchange Drive Reconstruction Project



REPORT FROM THE CITY MANAGER TO CITY COUNCIL – April 25, 2022

SUBJECT: Consideration of Award of Contract for the Shiawassee Road Reconstruction Project from Hawthorne Street to West Nine Mile, in Section 26

Administrative Summary

- This project includes the reconstruction of Shiawassee Road from Hawthorne Street to West Nine Mile Road. Shiawassee Road from Hawthorne to 9 Mile will be reconstructed as a curbed roadway with enclosed drainage, edge drain and parking bays where appropriate.
- The City currently rates the paved public roads utilizing the Pavement Surface Evaluation and Rating (PASER) system which is a widely accepted system used throughout the country. Michigan's Transportation Asset Management Council has adopted the PASER system for measuring statewide pavement conditions in Michigan.
- Shiawassee Road in this area has a PASER rating of 3.0, making the project a high priority candidate. Different than residential streets, this construction is funded by the City's major road account which typically comes from gas and weight taxes and the 2014 millage for public roads and streets. There is also some water main that will be replaced as a part of this project. The water system work will be funded from the City's water fund.
- The project was publicly bid and advertised on the Michigan Intergovernmental Trade Network (MITN) with bids opened on April 19, 2022.
- The lowest bidder who has demonstrated the ability to complete the work is Springline Excavating LLC. Their bid was in the amount of \$3,565,577.98
- Construction is anticipated to begin in June, weather permitting, with completion by October.

RECOMMENDATION

IT IS RESOLVED, the Shiawassee Road Reconstruction – Hawthorne Steet to West Nine Mile Road be awarded to the lowest competent bidder, Springline Excavating LLC in the amount of \$3,565,577.98

and

IT IS FURTHER RESOLVED, the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Support Documentation

The City of Farmington Hills has budgeted, and funds are available for the reconstruction of Shiawassee Road from Hawthorne Street to West Nine Mile Road.

This project will eliminate the existing shoulder and ditches on Shiawassee. It will predominantly maintain the existing lane configurations; however, parking bays will be added to the north and south side of the road, some sidewalk will be added, and the storm system will be enclosed to improve the drainage in the area. The project also includes replacement of portions of the water system that cross the Shiawassee right-of-way. The water

main portion of the work will be funded separately from the water fund.

On April 19, 2022 – two (2) bids were received for the above-referenced project (see Bid Summary). The low bid, provided by Springline Excavating LLC, is competitive with current prices in today’s market.

Springline Excavating LLC has successfully completed similar projects for the Road Commission for Oakland County, MDOT, and other local governments. They have also performed work for the City of Farmington Hills including the Edythe Road project in 2020. Most recently, they were awarded the Pasadena Park hydrant extension project. Their work has been satisfactory. It is our opinion that they can adequately perform the work as outlined in the contract.

A mailing notice will be sent to all residents and property owners within the project area that will include staff contact information, instructions for signing up for the project-specific Listserv, as well as “Frequently Asked Questions” for the project. The mailing will also provide a contact name and phone number for anyone requesting an over the phone consultation to address any further questions they may have. This information will also be posted to the City’s website.

To provide further outreach, a second mailing will be provided to all residents and property owners prior to construction beginning to identify the Construction Inspector assigned to the project, his or her contact information and to identify the prime contractor that was awarded the contract.

BID SUMMARY

<u>CONTRACTOR</u>	<u>TOTAL</u>
Springline Excavating LLC Farmington Hills, MI	\$3,565,577.98
Fonson Company, Inc. Brighton, MI	\$3,663,257.33

Table Description: Summary of bid results for the Shiawassee Road Reconstruction – Hawthorne St to W. Nine Mile Rd

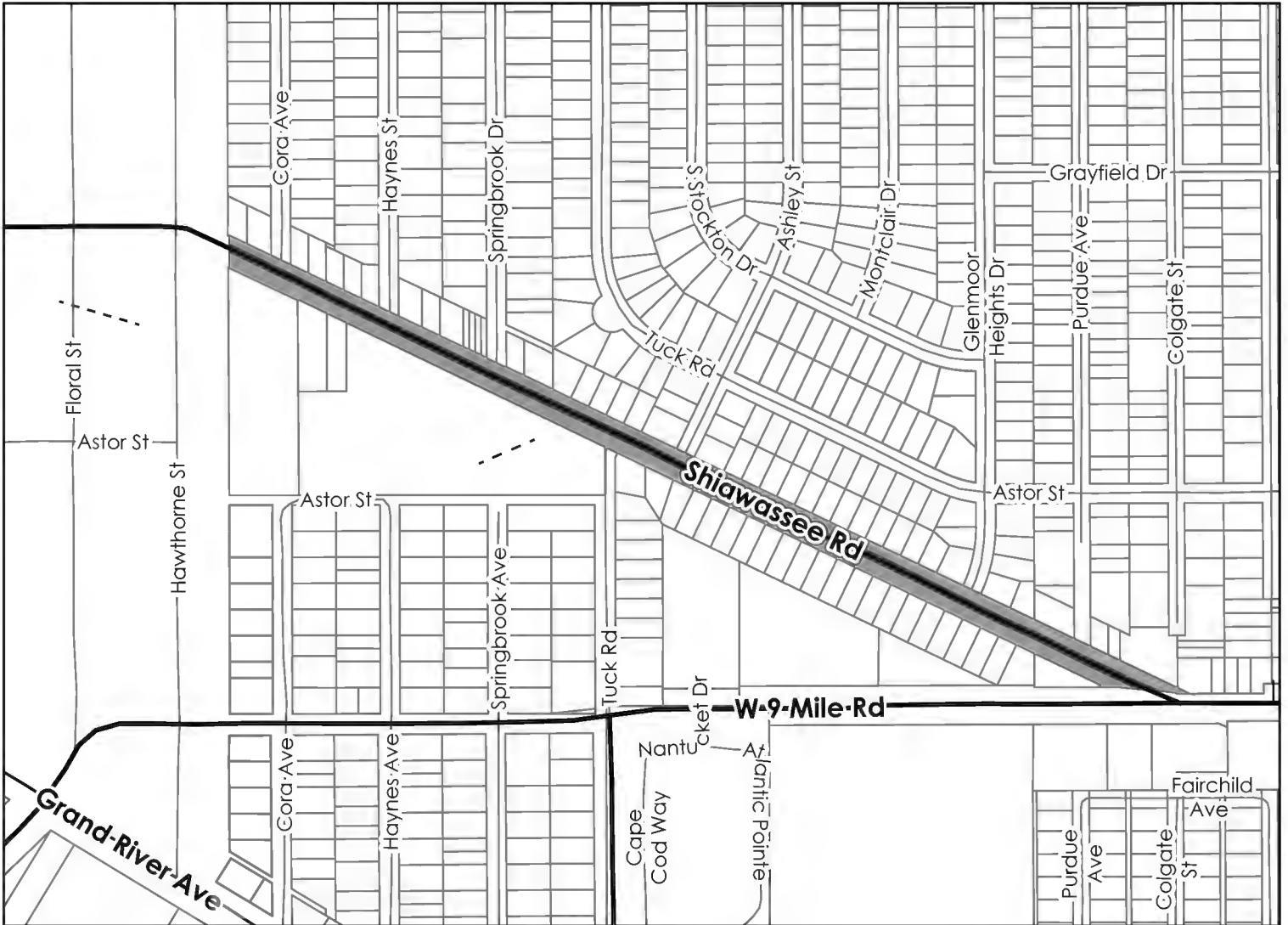
Prepared by: Mirandi Alexander, Civil Engineer I

Reviewed by: James Cubera, P.E., City Engineer
Michelle Aranowski, Buyer

Departmental Authorization by: Karen Mondora, P.E., Director of Public Services
Kelly Monico, Director of Central Services

Approval by: Gary Mekjian, P.E., City Manager

City of Farmington Hills Shiawassee Road Reconstruction Hawthorne Street to W. Nine Mile Road



Legend



Proposed Road Reconstruction

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
April 25, 2022

SUBJECT: AWARD OF BID FOR AS NEEDED FILE CONVERSION & RELATED SERVICES

ADMINISTRATIVE SUMMARY

- Invitations to Bid were advertised, posted on the MITN e-procurement site and publicly opened on February 24, 2022, for as needed digital file conversion of long term documents and media. Notification was sent to over 200 firms seven (7) responding.
- The City continues to require scanning, OCR (optical character recognition) and indexing for long term and permanent storage and record retention. These images include paper documents, large scale drawings as well as microfilm rolls and microfiche cards. Microfilm and microfiche require conversion to digital images because the images are degrading with age. In addition, the City no longer owns the equipment utilized to read the images because they are so obsolete.
- Specifications require the awarded firm to provide multi-year pricing for as needed scanning and indexing services to allow for permanent archival in the City's Document Management Software, Laserfiche. Archiving images in Laserfiche allows individuals to search, view, share and edit documents (dependent on security settings). In addition to file conversion, the City requested backfile conversion consultation and training services. This will allow the City to partner with and learn from experts in the field of document management to better utilize the Laserfiche software product.
- The contract period is for three (3) years with the option to renew for three (3) additional years. Staff evaluated all bids. (One of the bidders rescinded their bid after the company realized a pricing error.) Firms were evaluated on price, experience and references and interviews were completed. Staff determined that Global Solution Group, Inc. is the lowest qualified bidder. They have extensive experience with document management and LaserFiche; their pricing was competitive, their facility is secure and they have been performing this function with the City of Farmington Hills and for many other agencies including the City of Detroit, City of Southfield, and the Great Lakes Water Authority (GLWA). They are knowledgeable regarding technology trends in the industry and the safety & security of public information. City staff have been satisfied with their service.
- The estimated quantities listed on the attached bid tabulation are included for *comparison only*.
- Funding for this service is available in the 2021/2022 General Fund

BID TABULATION-ATTACHED

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the City Manager to issue a purchase order for all budgeted expenses for as needed file conversion and related services to Global Solutions Group, Inc. in an amount not to exceed \$50,000 per year for a period of three (3) years with one or more administration-approved extension for an additional three (3) years under the same terms and conditions upon mutual consent by the City and vendor.

Prepared by: Michelle Aranowski, Senior Buyer

Reviewed by: Kelly Monico, Director of Central Services

Approved by: Gary Mekjian, City Manager

City of Farmington Hills
 Bid tabulation
 Bid #ftb-ft-21-22-2324
 As needed File Conversion (Scanning, OCR, & Indexing) Services
 Opened 2/24/2022

RECOMMEND FOR AWARD
 AS READ
 ESTIMATED QUANTITIES ARE FOR COMPARISON ONLY

LN	DESCRIPTION	EST. QTY.	Kofile Technologies, Inc. Dallas, TX		Bradford Systems Corporation Elmhurst, IL		Graphic Sciences, Inc. Madison Heights, MI		MDK Recycling, LLC dba The MDK Group Jackson, MI		Global Solutions Group, Inc. Oak Park, MI		Michigan Office Solution A Xerox Company Novi, MI	
			Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
	Notes		13 years experience. Kofile will pick up the boxes and transport to TX for imaging. 1 local reference. Did not mention Laserfiche in the response. Took exception to several T & C's. WILL extend to the MITN Purchasing Cooperative. Normalized to 40 keystrokes per document		25 years experience. Subcontractor is a Laserfiche partner. No local references. No charge for remote consulting. Remote Laserfiche training is \$75/hour. WILL extend to the MITN Purchasing Cooperative.		36 years experience. Currently holds the State of Michigan contract. Not able to provide Laserfiche training since they are not an authorized dealer for Laserfiche. No information on extending to the MITN Purchasing Cooperative.		24 years experience. MDK has not worked with Laserfiche previously, however, they do understand how Laserfiche. WILL NOT extend to the MITN Purchasing Cooperative.		13 years experience. City's current vendor. Works with Laserfiche. WILL extend to the MITN Purchasing Cooperative.		10 years experience. Does not support Laserfiche. WILL NOT extend to the MITN Purchasing Cooperative. Normalized to 40 keystrokes per document	

Bid notification was sent to over 245 vendors. There was 1 additional bidder, however, after reviewing the company realized a pricing error and rescinded the bid.

REPORT TO THE CITY COUNCIL FROM THE CITY CLERK – APRIL 25, 2022

SUBJECT: Consideration of adoption of Resolution recognizing **SUBURBAN HOCKEY FOUNDATION** as a non-profit organization for the purpose of obtaining a Charitable Gaming License through the State of Michigan

ADMINISTRATIVE HISTORY:

- The City has received a request from Amy Pauley, Treasurer of Suburban Hockey Foundation, operating at 23995 Freeway Park Drive, Farmington Hills, requesting City Council to adopt a formal resolution recognizing the company as a non-profit organization operating in the community.
- Suburban Hockey Foundation's mission is to offer scholarships and financial assistance to high school and college students in order to assist them in the pursuit of educational advancement.
- The organization wishes to participate in certain fund-raising events that cannot be held without a Charitable Gaming License from the State of Michigan.
- To be eligible for such licenses the organization must be recognized as a non-profit organization by the community in which they are located.
- The organization has provided verification of their status as a tax-exempt organization as described in Section 501(c) (3) of the Internal Revenue Code and has been classified as a public charity at the above address in Farmington Hills.

RECOMMENDATION:

IT IS RESOLVED, that City Council hereby approves the Local Governing Body Resolution for Gaming Licenses Issued by the Bureau of State Lottery, recognizing Suburban Hockey Foundation as a non-profit organization operating in the community for the purpose of obtaining a Charitable Gaming License.

Respectfully submitted,



Pamela B. Smith, City Clerk



Charitable Gaming Division
 Box 30023, Lansing, MI 48909
 OVERNIGHT DELIVERY:
 101 E. Hillsdale, Lansing MI 48933
 (517) 335-5780
 www.michigan.gov/cg

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES
 (Required by MCL.432.103(K)(ii))

At a _____ meeting of the _____
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____,
NAME OF ORGANIZATION CITY

county of _____, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for _____.
APPROVAL/DISAPPROVAL

APPROVAL

DISAPPROVAL

Yeas: _____

Yeas: _____

Nays: _____

Nays: _____

Absent: _____

Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on _____.
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

COMPLETION: Required.
 PENALTY: Possible denial of application.
 BSL-CG-1153(R6/09)



OFFICE OF CITY CLERK

TO: Mayor and City Council
FROM: Pamela B. Smith, City Clerk
DATE: April 25, 2022
SUBJECT: Budget Study Session Dates

Staff is recommending that City Council establish the following budget study session meeting dates:

May 16th - 6:00pm – Community Room
May 17th - 6:00pm – Community Room



To: Mayor and City Council Members

From: Thomas C. Skrobola, Finance Director/Treasurer

Date: April 11, 2022

Subject: **FY 2022/23 Second Quarter Financial Summary Report**

Enclosed you will find the Second Quarter Summary Financial Report of the General Fund, Major Road Fund, Local Road Fund and Capital Improvement Fund.

General Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in is projected to be \$69.8 million, which is \$5.4 million more than the Adopted Budget, due to the receipt of the first half of American Rescue Plan Act (ARPA) funds from the U.S. Treasury (the second half, also \$4.45 million, will be received in FY 22-23), a one-time pick-up distribution of \$400 thousand for the prior year, and this year's share of increases, driven by 2020 Census gains in the City's population.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out are projected to be \$69.37 million, which \$1.2 million less than the Adopted FY 21-22 Budget, representing positive vacancy variance.

Fund Balance:

Total Fund Balance is projected to be approximately \$46.0 million at June 30, 2022. The projected year-end Unassigned Fund Balance of \$28.6 million is 41.3% of projected Total Expenditures at June 30, 2022.

Major Road Fund

Revenue/Transfers-in:

Total annual revenue and transfers-in is projected to be \$12.8 million, which is \$300 thousand more than the Adopted Budget, due to increases in state construction grant receipts.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$13.4 million, which is \$209 thousand more than the Adopted Budget, due to the timing of construction expenditures.

Fund Balance:

The projected Fund Balance of \$8.7 million is 64.9% of projected Total Expenditures at June 30, 2022.

Local Road Fund**Revenue/Transfers-in:**

Total annual revenue and transfers-in is projected to be \$17.3 million, which is \$98 thousand less than the Adopted Budget, primarily due to Interest Earnings being lower than Budgeted, due to historically low interest rates on cash investments.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$16.0 million, which is the same as the Adopted Budget.

Fund Balance:

The projected Fund Balance of \$3.1 million is 19.5% of projected Total Expenditures at June 30, 2022.

Capital Improvement Fund**Revenue/Transfers-in:**

Total annual revenue and transfers-in is projected to be \$6.7 million which is \$153 thousand more than the Adopted Budget, due to unbudgeted Sidewalk Assessment income and grant income.

Expenditures/Transfers-out:

Total annual expenditures and transfers-out is projected to be \$12.2 million, which is \$0.9 million more than the Adopted Budget, due to the timing of project expenditures.

Fund Balance:

The Projected Fund Balance of \$1.8 million is 14.8% of projected Total Expenditures at June 30, 2022.

Please contact me if you have any questions.

FY 2021-22 3rd Quarter Financial Report

GENERAL FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-To-Date (includes encumbrances)	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned	32,349,467	32,349,467	32,349,467		
Unassigned	13,179,421	13,179,421	13,179,421		
Total Fund Balance (actual)	43,955,821	45,528,888	45,528,888		
<u>Revenue</u>					
Property Taxes	34,957,446	34,303,689	34,868,499	(88,947)	-0.25%
Business Licenses & Permits	25,243	17,175	22,503	(2,740)	-10.85%
Other Licenses & Permits	1,527,084	1,234,230	1,664,478	137,394	9.00%
Grants	430,500	3,118,392	5,205,604	4,775,104	1109.20%
State Shared Revenues	8,917,832	4,936,136	9,660,611	742,779	8.33%
Fees	6,366,760	4,427,560	6,495,619	128,859	2.02%
Sales	308,319	274,370	352,995	44,676	14.49%
Fines & Forfeitures	1,584,178	1,135,400	1,521,035	(63,143)	-3.99%
Interest Earnings	335,926	140,984	288,388	(47,538)	-14.15%
Recreation User Charges	5,810,416	4,348,642	5,877,845	67,429	1.16%
Other Revenue	2,811,707	1,910,925	2,566,670	(245,037)	-8.71%
Total Revenue	63,075,411	55,847,503	68,524,247	5,448,836	8.64%
<u>Expenditures</u>					
City Council	94,059	84,479	104,797	10,738	11.42%
Planning Commission	72,653	43,291	152,653	80,000	110.11%
Boards and Commissions	2,912,634	2,398,558	2,866,234	(46,400)	-1.59%
City Administration	790,777	592,858	779,158	(11,619)	-1.47%
Public Information	456,704	315,108	440,668	(16,036)	-3.51%
Finance	267,907	196,260	264,712	(3,195)	-1.19%
Accounting	576,764	396,593	569,886	(6,878)	-1.19%
Assessing	768,427	541,437	759,264	(9,163)	-1.19%
Treasury	415,934	260,682	410,974	(4,960)	-1.19%
Corporation Counsel	749,600	763,378	754,584	4,984	0.66%
City Clerk	801,952	496,593	765,676	(36,276)	-4.52%
Human Resources	606,531	407,981	548,929	(57,602)	-9.50%
Central Services	1,173,602	863,764	1,155,653	(17,949)	-1.53%
Support Services	2,434,353	2,956,681	3,489,946	1,055,593	43.36%
Post-Employment Benefits	2,401,224	400,206	2,401,234	10	0.00%
Police Department	16,769,166	11,271,300	16,726,410	(42,756)	-0.25%
Fire Department	7,099,326	5,201,291	7,146,579	47,253	0.67%
Public Services Administration	541,724	389,458	540,860	(864)	-0.16%
Road Maintenance (Net)	337,847	402,429	313,714	(24,133)	-7.14%
Planning & Community Development	1,913,281	1,328,548	1,798,807	(114,474)	-5.98%
Building Maintenance	489,322	317,159	481,524	(7,798)	-1.59%
Engineering	1,428,856	985,449	1,335,473	(93,383)	-6.54%
DPW Maintenance Facility	1,512,221	1,115,245	1,482,080	(30,141)	-1.99%
Waste Removal	4,239,065	2,801,843	4,246,816	7,751	0.18%
Special Services Administration	3,983,359	3,141,462	3,555,396	(427,963)	-10.74%
Youth Services	370,272	44,375	76,077	(294,195)	-79.45%
Senior Services	1,046,814	872,380	906,381	(140,433)	-13.42%
Parks Maintenance	1,846,413	1,085,146	1,805,707	(40,706)	-2.20%
Cultural Arts	1,137,540	853,386	933,670	(203,870)	-17.92%
Golf Course	840,950	572,984	834,698	(6,252)	-0.74%
Recreation Programs	1,596,322	1,267,018	1,910,536	314,214	19.68%
Ice Arena	1,136,889	646,545	1,043,552	(93,337)	-8.21%
Total Expenditures	60,812,488	43,013,890	60,602,647	(209,841)	-0.35%
Excess of Revenue Over (Under) Expenditures	2,262,923	12,833,613	7,921,600	5,658,677	250.06%
<u>Other Financing Sources (Uses)</u>					
Operating Transfers In	1,316,850	987,638	1,316,850	-	0.00%
Operating Transfers Out	(9,808,796)	(7,575,935)	(8,769,886)	1,038,910	-10.59%
Total Other Financing Sources (Uses)	(8,491,946)	(6,588,298)	(7,453,036)	1,038,910	-12.23%
Excess of Revenue and Other Financing	(6,229,023)	6,245,315	468,564	6,697,587	-107.52%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	17,655,321		17,343,133		
Unassigned	20,071,477		28,654,319		
Total Fund Balance, June 30	37,726,798		45,997,452		
Total Fund Balance - Percent of Expenditures	53.4%		66.3%		
Unassigned Fund Balance - Percent of Expendit	28.4%		41.3%		
25% of Expenditures	17,655,321		17,343,133		
Unassigned Fund Balance Over/(Under) 25% of	2,416,155		11,311,185		
Revenue + Transfers-in	64,392,261		69,841,097	5,448,836	8.46%
Expenditures + Transfers-out	70,621,284		69,372,533	(1,248,751)	-1.77%

FY 2021-22 3rd Quarter Financial Report

MAJOR ROADS FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-To-Date (includes encumbrances)	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned Unassigned	9,246,238	9,246,238	9,246,238		
Total Fund Balance (actual)	9,246,238	9,246,238	9,246,238		
<u>Revenue</u>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	7,331,278	4,637,778	6,918,578	(412,700)	-5.63%
Federal/State Grants	0	40,548	974,935	974,935	0.00%
Total Intergovernmental Revenues	7,331,278	4,678,327	7,893,513	562,235	7.67%
Other Revenues					
Miscellaneous	190	(21,747)	190	-	0.00%
Interest Earnings	75,000	21,605	75,000	-	0.00%
Total Other Revenues	75,190	(143)	75,190	-	0.00%
Total Revenue	7,406,468	4,678,184	7,968,703	562,235	7.59%
<u>Expenditures</u>					
Construction	5,925,139	2,367,815	6,140,910	215,771	3.64%
Routine Maintenance	3,509,001	2,224,279	3,554,114	45,113	1.29%
Traffic Services - Maintenance	493,416	143,712	517,092	23,676	4.80%
Winter Maintenance	1,152,230	290,033	1,078,287	(73,943)	-6.42%
Administration, Records & Engineering	91,700	4,384	90,160	(1,540)	-1.68%
Total Expenditures	11,171,486	5,030,223	11,380,563	209,077	1.87%
Excess of Revenue Over (Under) Expenditures	(3,765,018)	(352,038)	(3,411,860)	353,158	-9.38%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	5,055,349	3,650,526	4,851,349	(204,000)	-4.04%
Operating Transfers Out	(2,000,000)	1,000,000	(2,000,000)	0	0.00%
Total Other Financing Sources (Uses)	3,055,349	4,650,526	2,851,349	(204,000)	-6.68%
Excess of Revenue and Other Financing	(709,669)	4,298,487	(560,510)	149,159	-21.02%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	8,536,569		8,685,727		
Total Fund Balance, June 30	8,536,569		8,685,727		
Total Fund Balance - Percent of Expenditures	64.8%		64.9%		
Revenue + Transfers-in	12,461,817		12,820,052	358,235	2.87%
Expenditures + Transfers-out	13,171,486		13,380,563	209,077	1.59%

FY 2021-22 3rd Quarter Financial Report

LOCAL ROADS FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-To-Date (includes encumbrances)	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned Unassigned	1,857,343	1,857,343	1,857,343		
Total Fund Balance (actual)	1,857,343	1,857,343	1,857,343		
<u>Revenue</u>					
Intergovernmental Revenues					
Gas & Weight Tax (Act 51)	2,896,052	1,629,941	2,817,545	(78,507)	-2.71%
Federal/State Grants	0	0	47,256	47,256	0.00%
Total Intergovernmental Revenues	2,896,052	1,629,941	2,864,801	(31,251)	-1.08%
Other Revenues					
Miscellaneous					
Interest Earnings	75,000	(12,019)	8,000	(67,000)	-89.33%
Total Other Revenues	75,000	(12,019)	8,000	(67,000)	-89.33%
Total Revenue	2,971,052	1,617,922	2,872,801	(98,251)	-3.31%
<u>Expenditures</u>					
Construction	12,066,873	8,500,103	11,965,596	(101,277)	-0.84%
Routine Maintenance	2,402,894	1,625,976	2,846,100	443,206	18.44%
Traffic Services - Maintenance	50,662	7,811	59,861	9,199	18.16%
Winter Maintenance	260,590	8,693	244,902	(15,688)	-6.02%
Administration, Records & Engineering	948,600	835,551	948,400	(200)	-0.02%
Total Expenditures	15,729,619	10,978,134	16,064,859	335,240	2.13%
Excess of Revenue Over (Under) Expenditures	(12,758,567)	(9,360,212)	(13,192,058)	(433,491)	3.40%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	0.00%
Operating Transfers In	14,474,898	10,861,174	14,474,898	0	0.00%
Operating Transfers Out	0	0	0	-	0.00%
Total Other Financing Sources (Uses)	14,474,898	10,861,174	14,474,898	0	0.00%
Excess of Revenue and Other Financing	1,716,331		1,282,841	(433,490)	-25.26%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	3,573,674		3,140,184		
Total Fund Balance, June 30	3,573,674		3,140,184		
Total Fund Balance - Percent Of Expenditures	22.7%		19.5%		
Revenue + Transfers-in	17,445,950		17,347,699	(98,251)	-0.56%
Expenditures + Transfers-out	15,729,619		16,064,859	335,240	2.13%

FY 2021-22 3rd Quarter Financial Report

CAPITAL IMPROVEMENT FUND SUMMARY

	2021/22 Amended Budget	2021/22 Year-To-Date (includes encumbrances)	2021/22 Year-end Projection	Projection Over (Under) Budget	Percentage Change
<u>Fund Balance, July 1</u>					
Nonspendable + Restricted + Assigned Unassigned	7,323,119	7,323,119	7,323,119		
Total Fund Balance (actual)	7,323,119	7,323,119	7,323,119		
<u>Revenue</u>					
Grants	0	81,183	101,000	101,000	-
Miscellaneous	0	60,277	62,000	62,000	-
Interest Earnings	30,000	(3,886)	20,000	(10,000)	-33.33%
Total Revenue	30,000	137,574	183,000	153,000	510.00%
<u>Expenditures</u>					
Capital and Equipment	7,569,253	5,023,749	5,209,532	(2,359,720)	-31.18%
Construction	3,617,645	2,024,028	6,990,878	3,373,232	93.24%
Miscellaneous	105,500	0	500	(105,000)	-99.53%
Total Expenditures	11,292,398	7,047,777	12,200,910	908,512	8.05%
Excess of Revenue Over (Under) Expenditures	(11,262,398)	(6,910,203)	(12,017,910)	(755,512)	6.71%
<u>Other Financing Sources (Uses)</u>					
Bond Proceeds	0	0	0	-	-
Operating Transfers In	6,500,000	4,875,000	6,500,000	-	0.00%
Operating Transfers Out	0	0	0	-	-
Total Other Financing Sources (Uses)	6,500,000		6,500,000	-	0.00%
Excess of Revenue and Other Financing	(4,762,398)		(5,517,910)	(755,512)	15.86%
<u>Fund Balance, June 30</u>					
Nonspendable + Restricted + Assigned	2,560,721		1,805,209		
Total Fund Balance, June 30	2,560,721		1,805,209		
Total Fund Balance - Percent of Expenditures	22.7%		14.8%		
Revenue + Transfers-in	6,530,000		6,683,000	153,000	2.34%
Expenditures + Transfers-out	11,292,398		12,200,910	908,512	8.05%



MEMORANDUM

To: Mayor and City Council Members
From: Thomas C. Skrobola, Finance Director/Treasurer
Date: April 11, 2022
Subject: The City's Quarterly Investment Report as of March 31, 2022

Attached you will find the City's Quarterly Investment Report (exclusive of the investments of the Pension Trust Funds) as of March 31, 2021.

In comparison to the quarter ended December 31, 2021, the City's total investment/bank balance is \$139.2 million, a decrease of \$23.7 million or 14.54%, due to the usual slow pace of City revenue collections in the 3rd Quarter of each year.

In comparison to the same quarter a year ago, i.e., the quarter ended March 31, 2021, the City's total investment/bank balance has increased by \$1.9 million or 1.4%, which reflects the influx of \$4.45 million of American Rescue Plan Act (ARPA) dollars in April of 2021, balanced against planned/budgeted construction project expenditures in 2021.

The City's average Rate of Return (R.O.R.) on investments was 0.80% compared to 0.46% the previous quarter. The City's R.O.R. was above the benchmark 3-month Treasury Bill Rate and the Fed Funds Rate by 0.61, due primarily to the Oakland County Local Government Investment Pool, which uses a prudent mix of cash investments and also diversifies the City's excess cash among our regional banking partners.

We will continue to work within the primary objectives of the City's Investment Policy, which, in priority order, are; safety, diversification, liquidity and return on investment, as highlighted below:

1. Safety of principal is the primary objective of the City of Farmington Hills investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of principal in the overall portfolio. The objective will be to mitigate risk through the utilization of FDIC insured and collateralized investments;
2. The investments shall be diversified by type and institution in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. The City has investments in certificate of deposits, CDARS, cash equivalents, mutual funds, checking accounts, savings accounts, money market accounts, and U.S. instruments, diversified between financial institutions as indicated in this report;

3. The investment portfolio shall remain sufficiently liquid to enable the City to meet all operating requirements which may be reasonably anticipated, by the use of cash flow forecasting models; and
4. The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow characteristics of the portfolio. At minimum, the City's average rate of return on investments should earn more than the 3-month Treasury Bill Rate and Fed Funds Rate.

Please let me know if you have any questions.

City of Farmington Hills Quarterly Investment Report As of March 31, 2022									
Financial Institution	Fund	Account Type	Investment	Bank Total	Date of Maturity	Current % Interest Rate	Average R.O.R.		Percentage of Portfolio
Comerica Bank	All funds	*CK	8,239,862.92		Immediate	0.17%	0.0101%	139,239,621	
	All Funds-J-Fund	MF	36.96	8,239,900	Immediate	0.24%	0.0000%	139,239,621	5.92%
Michigan Class	All Funds	MMIP	1,000,712.02	1,000,712	Immediate	0.27%	0.0020%	139,239,621	0.72%
Oakland County Investment Pool	All Funds	LGIP	129,999,009.03	129,999,009	Immediate	0.84%	0.7887%	139,239,621	93.36%
Total				\$139,239,621			0.80%		100.00%
1-Year Treasury Bill Rate-trailing six months								0.57%	
3-Month Treasury Bill Rate-trailing six months								0.19%	
Quarterly Fed Funds Rate-trailing six months								0.10%	
City's Avg. R.O.R. over/(under) the 1-year T-Bill Rate								0.23%	
City's Avg. R.O.R. over/(under) the 3-month T-Bill Rate								0.61%	
City's Avg. R.O.R. over/(under) the Fed Funds Rate								0.70%	
Type Codes									
CD - Certificate of Deposit		MF - Mutual Fund			MUNI - Municipal Bonds				
CE - Cash Equivalent		MM - Money Market Account							
CK - Regular Checking		***MMIP - Money Market Investment Pool							
CP - Commercial Paper		SV - Savings Account							
IBC - Interest bearing checking		USI - United States Instrumentality							
LGIP - Local Government Investment Pool		UST - United States Treasury							
*CK = Earnings Credit applied to Bank Service Fees.									
**CK = Non-interest bearing account.									
***Michigan Cooperative Liquid Assets Securities System (Michigan CLASS) is rated 'AAA' by Standard & Poor's. The rating signifies extremely strong capacity to maintain principal stability and to limit exposure to principal losses due to credit, market, and/or liquidity risks. This is accomplished through conservative investment practices and strict internal controls. Standard & Poor's monitors the portfolio on a weekly basis. The Pool invests in US Treasury obligations, federal agency obligations of the U.S. government, high grade commercial paper (A-1 or better), collateralized bank deposits, repurchase agreements (collateralized at 102% by Treasuries and agencies) and approved money market funds. The credit quality of the Pool is excellent with greater than 50% of the securities invested in A-1+ securities and the remainder in A-1 paper. The portfolio's weighted average maturity is kept under 60 days, which further helps to enhance liquidity and limits market price exposure. Portfolio securities are priced to market on a weekly basis.									
			Previous 1/4	\$162,936,902				117.0%	
			\$ Change	(\$23,697,281)					
			% Change	-14.54%					
			Previous Year	\$137,317,309				98.6%	
			\$ Change	\$1,922,312					
			% Change	1.40%					



INTEROFFICE CORRESPONDENCE

To: Gary Mekjian, City Manager
From: Ellen Schnackel, Director of Special Services
Subject: Consideration of Employment for Marty Countegan
Date: April 25, 2022

In compliance with the City Charter Article X, Section 10.01 A, we are requesting from the City Council approval to consider for employment the following individual: Marty Countegan, who is related to an employee of the City, Dale Countegan, who is a Seasonal Golf Course Laborer.

The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.

Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Marty Countegan.

Name: Marty Countegan
Position Applied For: Seasonal Golf Course Laborer
Number of Employees Needed in this Position: 7
Date Position Posted: 3/28/2022 Open Until: Filled
Number of Applicants for this position: 3 Number of Applicants Interviewed: 3
Salary: \$11.00/hour
Relationship: Marty Countegan is the brother of Dale Countegan who is a Seasonal Golf Course Laborer.
Justification: Marty Countegan is the most qualified applicant and is available to begin work immediately.
Prepared by:

/S/ James Priebe
James Priebe
Golf Course Supervisor

Authorized by:

/S/ Ellen Schnackel
Ellen Schnackel
Director of Special Services

Approved by:

Gary Mekjian
City Manager



INTEROFFICE CORRESPONDENCE

To: Gary Mekjian, City Manager
From: Ellen Schnackel, Director of Special Services
Subject: Consideration of Employment for Sophia Keyes
Date: April 25, 2022

In compliance with the City Charter Article X, Section 10.01 A, we are requesting from the City Council approval to consider for employment the following individual: Sophia Keyes, who is related to employees of the City, Abigail Keyes who is an Aquatics Coordinator and Faith Keyes who is a Swim Instructor for the Department of Special Services.

The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.

Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Sophia Keyes.

Name: Sophia Keyes
Position Applied For: Aquatics Attendant
Number of Employees Needed in this Position: 10
Date Position Posted: 4/12/21 Open Until: Filled
Number of Applicants for this position: 3 Number of Applicants Interviewed: 2
Salary: \$10.30/hour
Relationship: Sophia Keyes is the sister of Abigail Keyes who is an Aquatics Coordinator and Faith Keyes who is a Swim Instructor for the Department of Special Services.
Justification: Sophia Keyes is a qualified applicant and is available to begin work immediately.

Prepared by:

/s/Warren Richardson
Warren Richardson, Recreation Supervisor (Aquatics & Facilities)

Authorized by:

Approved by:

/S/ Ellen Schnackel

Ellen Schnackel
Director of Special Services

Gary Mekjian
City Manager



INTEROFFICE CORRESPONDENCE

To: Gary Mekjian, City Manager
From: Ellen Schnackel, Director of Special Services
Subject: Consideration of Employment for Luke Scherer
Date: April 25, 2022

In compliance with the City Charter Article X, Section 10.01 A, we are requesting from the City Council approval to consider for employment the following individual: Luke Scherer, who is related to an employee of the City, Clark Scherer who is a Cultural Arts Camp Aide for the Department of Special Services.

The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.

Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Luke Scherer.

Name: Luke Scherer

Position Applied For: Lifeguard

Number of Employees Needed in this Position: 10

Date Position Posted: 4/12/21

Open Until: Filled

Number of Applicants for this position: 5

Number of Applicants Interviewed: 3

Salary: \$12.00/hour

Relationship: Luke Scherer is the brother of Clark Scherer who is a Cultural Arts Camp Aide for the Department of Special Services.

Justification: Luke Scherer is a qualified applicant and is available to begin work immediately.

Prepared by:

/s/ Warren Richardson

Warren Richardson, Recreation Supervisor (Aquatics & Facilities)

Authorized by:

Approved by:

/S/ Ellen Schnackel

Ellen Schnackel
Director of Special Services

Gary Mekjian
City Manager

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
APRIL 11, 2022 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 7:33pm.

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

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Mondora, Randle, Schnackel and Skrobola, and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Mayor Barnett led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 7-0.

PROCLAMATION RECOGNIZING APRIL 2022 AS NATIONAL AUTISM AWARENESS AND ACCEPTANCE MONTH

The following Proclamation was read by Council Member Knol and accepted by Michelle O'Connor-Teklinski, Director of Autism and Disability Services at Judson Center:

**PROCLAMATION
National Autism Awareness and Acceptance Month
April 2022**

WHEREAS, autism is a pervasive developmental disorder impacting the social, communication, and behavioral skills of those affected by it; and

WHEREAS, as health professionals become proficient in diagnosing autism, more children are being diagnosed on the autism spectrum, resulting in rates as high as 1 in 44 children nationally with Michigan having the fifth largest autism population in the United States; and

WHEREAS, while there is no cure for autism, it is well documented that if individuals with autism receive early treatment, it can be possible for them to lead significantly improved lives; and

WHEREAS, individuals with autism often require a lifetime of specialized care and community support services to ensure their health and safety and to support their families' resilience as they manage the psychological and financial burdens autism presents; and

WHEREAS, to raise awareness and encourage acceptance, Judson Center is spearheading its Bring Autism to Light campaign, now in its sixth year, to educate parents, professionals, and the public about autism by lighting their campuses with blue lights throughout the month of April and by inviting participation from the community in this multi-faceted effort.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, in partnership with Judson Center, do hereby proclaim April 2022 as **National Autism Awareness and Acceptance Month** and encourage all employees, residents, and members of the business community to Bring Autism to Light and raise awareness and encourage acceptance of those on the autism spectrum.

PROCLAMATION RECOGNIZING APRIL 24, 2022 AS ARMENIAN GENOCIDE REMEMBRANCE DAY

The following Proclamation was read by Council Member Bridges and accepted by City Manager Mekjian:

PROCLAMATION
Armenian Genocide Remembrance Day
April 24, 2022

WHEREAS, the Farmington Hills community joins human rights advocates and historians from around the world to recognize and mourn the 1.5 million Armenians who perished in the Armenian Genocide as ordered by the government of the Ottoman Empire, which began on April 24, 1915 with the arrest, exile, and murder of hundreds of Armenian intellectuals, political, religious, and business leaders; and

WHEREAS, during the 1915-1923 Genocide, Armenian survivors were forced to witness the slaughter of their relatives and the loss of their ancestral land and property in what is now known as the First Genocide of the 20th Century; and

WHEREAS, the State of Michigan declared in Act 558 of 2002 that April 24 of each year shall be the Michigan Day of Remembrance of the Armenian Genocide of 1915-1923 in memory of the victims and in honor of the survivors; and

WHEREAS, the failure to learn from the past allows history to repeat itself as the world saw during the 2020 Nagorno-Karabagh war when the military forces of Azerbaijan and Turkey attacked the Armenian civilian population of Nagorno-Karabagh and its churches and civic buildings, resulting in casualties and loss of ancestral land and property, motivated by the same genocidal campaign that their ancestors suffered; and

WHEREAS, Farmington Hills is proud to join the Armenian American community in its commemoration of the 107th anniversary of the Armenian Genocide in an effort to educate others about the tragic loss of life, land, and human rights of the Armenian people and the crimes of genocide committed against them, as well as Greeks and Assyrians, due to religious and political beliefs.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim April 24, 2022 as **Armenian Genocide**

Remembrance Day in memory of the victims of the Armenian Genocide and in honor of the survivors and their descendants, and urge all citizens to join in this solemn remembrance.

PROCLAMATION RECOGNIZING APRIL 10-16, 2022 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

The following Proclamation was read by Council Member Massey and accepted by Police Department Shift Supervisor Natalie Rivest:

**PROCLAMATION
National Public Safety Telecommunicators Week
April 10 – 16, 2022**

WHEREAS, emergencies require the prompt response of police, fire, or emergency medical services, which are critical to the protection of life and the preservation of property; and

WHEREAS, the safety of our police officers, firefighters, and paramedics is dependent upon the quality and accuracy of information obtained from citizens who contact communications centers; and

WHEREAS, City of Farmington Hills public safety telecommunicators are the first and most critical contacts that citizens have with emergency services; and

WHEREAS, public safety telecommunicators provide a vital link for police officers, firefighters, and paramedics by monitoring their activities via radio and providing them with essential information to ensure their safety; and

WHEREAS, our City's public safety telecommunicators have contributed substantially to the apprehension of criminals, suppression of fires, and prompt treatment of patients; and

WHEREAS, these dedicated employees exhibit compassion, understanding, and professionalism in the performance of their duties, helping to save millions of lives every day as they serve the public in this demanding profession.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim the week of April 10 – 16, 2022 as **National Public Safety Telecommunicators Week** in Farmington Hills and call upon our citizens to recognize the important role that these professionals play as they assist others in their time of need and maintain the safety of all members of our community.

PRESENTATION OF THE 47TH DISTRICT COURT 2021 ANNUAL REPORT

Judge Marla Parker introduced Matt Friedrich, Deputy Court Administrator.

Matt Friedrich, Deputy Court Administrator for the 47th District Court, presented to City Council the 47th District Court 2021 Annual Report.

Discussion was held on court funding and remote hearings. Judge Marla Parker stated that they are closing watching any rulings dealing with court funding and the potential impact and commented that

while remote hearings can be challenging at times, they also provide for flexibility and she believes that each individual court should be able to determine what works best for their court and individual cases.

MOTION by Massey, support by Bruce, that the City Council of Farmington Hills hereby accepts the 47th District Court 2021 Annual Report.

MOTION CARRIED 7-0.

CORRESPONDENCE

Councilmembers acknowledged the following correspondence received:

- Anonymous letter received by council and staff that is being addressed by staff
- Correspondence regarding flooding concerns in the rouge river area that staff is addressing with the resident

CONSENT AGENDA

Councilmember Bruce requested that Consent Agenda Item #6, regarding Highland Park's water and sewer debt is removed for discussion.

MOTION by Bridges, support by Massey, to approve consent agenda items #7 – 16, as read.

Roll Call Vote:

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

MOTION CARRIED 7-0.

MOTION by Bruce, support by Knol, to approve consent agenda items #17 and 18, as read.

Roll Call Vote:

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

MOTION CARRIED 5-0-0-2.

CONSENT AGENDA ITEMS FOR DISCUSSION

RECOMMENDED ADOPTION OF A RESOLUTION SUPPORTING THE REQUEST FOR INTERCESSION OF STATE OFFICIALS IN THE MATTER OF HIGHLAND PARK WATER AND SEWER DEBT ASSIGNED TO GREAT LAKES WATER AUTHORITY WHOLESALE WATER AND SEWER CUSTOMERS. CMR 4-22-34

Councilmember Boleware recused herself from the discussion due to a conflict of interest since she owns property in Highland Park and left the room for discussion on this item.

Councilmember Bruce stated that he asked to have this item removed in order to explain the history of this debt and impact on Farmington Hills. He agreed that the state should step in to do something about this debt and that it should not become the responsibility of Farmington Hills residents and other

communities He encouraged residents to reach out to the Great Lakes Water Authority, Governor and State Senator and Representative.

Councilmember Massey inquired about the language in item #5 of the proposed resolution requesting “. . . *that our State Legislators call on the State of Michigan to not require impacted member partner communities to pay . . .*” He suggested that the word partner is removed unless it is required.

Attorney Joppich confirmed that this was not a legal term that was required and could be removed. City Council members concurred with the suggested change.

Mayor Barnett discussed the history of this issue and how the water and sewer costs had accrued and commented that the state should be responsible and not all other communities. She feels the same with regard to the Flint water crisis and costs involved in that case. She also urged residents to contact the Governor and other legislators on this issue.

**RESOLUTION BY THE CITY OF FARMINGTON HILLS REQUESTING INTERCESSION
BY STATE OFFICIALS IN THE MATTER OF THE HIGHLAND PARK WATER AND
SEWER DEBT ASSIGNED TO GREAT LAKES WATER AUTHORITY WHOLESALE
WATER AND SEWER CUSTOMERS**

WHEREAS, the City of Farmington Hills received water services from the Great Lakes Water Authority and is a Tier 2 sewer customer of the Great Lakes Water Authority; and

WHEREAS, the City of Highland Park owes the Great Lakes Water Authority more than \$54 million in unpaid water and sewer bills; and

WHEREAS, the State of Michigan has a direct role in GLWA providing water services to the City of Highland Park; and

WHEREAS, the State of Michigan requested then Detroit Water and Sewer Department (DWSD) provide emergency water services to the City of Highland Park because the State of Michigan determined Highland Park’s water treatment plant was creating a public health risk to its residents; and

WHEREAS, on November 12, 2012 the State of Michigan stated the repairs to the water plant were to be completed in 3-4 days; and

WHEREAS, neither the State of Michigan or the City of Highland Park repaired the water treatment plant and it remains shuttered to this day; and

WHEREAS, the City of Highland Park has paid less than 1% of their water services charges since 2012; and

WHEREAS, the City of Highland Park’s debt has now been allocated to the other 87 wholesale customers of the GLWA member communities, including Farmington Hills; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City of Farmington Hills hereby requests the State of Michigan to become directly involved in solving this dispute.
2. The City of Farmington Hills requests that the State of Michigan reimburse communities for the charges associated with the Highland Park water and sewer debt.
3. The City of Farmington Hills implores the State of Michigan to develop a long-term infrastructure solution to address the water and sewer issues in Highland Park.
4. The City of Farmington Hills calls on the State of Michigan and the Legislature to create a system in which this situation of non-payment and communities being charged the non-payment cannot happen in the future.
5. The City of Farmington Hills hereby requests that our State Legislators call on the state of Michigan to not require impacted member communities to pay for the City of Highland Park's debt to the GLWA and that the State of Michigan reimburse the debt amounts already paid.

AYES: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN

NAYS: NONE

ABSENT: NONE

ABSTENTIONS: BOLEWARE

RESOLUTION DECLARED ADOPTED APRIL 11, 2022

Ms. Proctor, 29766 Mirlon, expressed her displeasure that she did not have the opportunity to discuss Consent Agenda Item #8, amendment to Muer Cove gravel road conversion district limits, prior to City Council action.

Mayor Barnett explained the process for removing an item for discussion or completing a form to speak on an item that is on the agenda.

Ms. Proctor explained that two homes, including 29732 Mirlon Drive, were previously removed from the gravel road conversion district and she feels there should have been further discussion on this issue with residents. She expressed concern with potholes at the end of her driveway if her neighbors road is paved in front of his home and suggested paving only to include her neighbor's driveway and leaving the rest of his frontage gravel.

Mayor Barnett offered to include her home in the district as well if she wanted. Ms. Proctor did not want the road paved in front of her home and was very upset with the process of this change and the fact that she did not have the opportunity to speak prior to Council approving the change.

Mayor Barnett commented that the issue was a lack of communication on her part on how this process works but if she wanted to further discuss the matter, she could do so with Public Services Director Mondora who was present at the meeting.

PUBLIC QUESTIONS AND COMMENTS

A Farmington Hills resident thanked Council for their support of residents with regard to the Highland Park water and sewer debt.

A resident of Berkley, who was involved in cannabis retail, thanked City Council for considering cannabis retail in Farmington Hills and stated he would be happy to offer further information to Council on this topic.

Mayor Barnett mentioned that information meetings were held with the industry representatives but that public sessions are still going to be held in the future and she encouraged this gentleman to watch for posting of those meetings to attend.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

- May is National Bike Month and lights for bikers and their bikes will be available at the City Clerk's Office to promote bike safety for anyone that wants one.
- Concerns have been received from businesses in the 12 Mile and Orchard Lake Road shopping center regarding the impact of the area road construction on their businesses. Councilmember Boleware was asked to be part of the business focus group on this matter and she suggested that perhaps the Economic Development Director or other City Manager staff should also attend
- Canterbury Commons Subdivision has expressed that they are having an issue turning left out of their subdivision due to the area construction and have asked for staff to consider a temporary sign for that area.

CITY MANAGER UPDATE

City Manager Mekjian made the following comments:

- Yard waste pick-up has resumed
- The Police Department is hosting a prescription drug takeback day on April 30th from 10am-2pm
- City staff is seeking input from residents on the city's master plan and can contact the Planning Department at 248.871-2540 for information. A resident survey will also be on the city's website home page by tomorrow
- Oakland County Animal control is conducting its annual door-to-door census to make sure all dogs are licensed. If a resident needs to purchase a dog license, they can contact the Treasury Department at 248.871-2480

CONSENT AGENDA

RECOMMENDED AUTHORIZATION OF A COST PARTICIPATION AGREEMENT BETWEEN THE ROAD COMMISSION FOR OAKLAND COUNTY (RCOC) AND THE CITY OF FARMINGTON HILLS FOR THE CULVERT REPAIR PROJECT ON ORCHARD LAKE ROAD OVER THE ROUGE RIVER. CMR 4-22-35

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager and City Clerk to sign and enter into a cost participation agreement for Board Project #55843 with the Road Commission of the Oakland County to address the cost associated with replacement of the City's sanitary sewer located in the RCOC right-of-way.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AMENDMENT TO THE MUER COVE GRAVEL ROAD CONVERSION DISTRICT LIMITS TO INCLUDE 29732 MIRLON DRIVE. CMR 4-22-36

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the amendment of limits of the Muer Cove gravel road conversion project to include 29732 Mirlon Drive.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR 2022 MOSQUITO CONTROL BRIQUETTES TO VESERIS IN THE AMOUNT OF \$17,327.20, AND ADOPTION OF A RESOLUTION AUTHORIZING REIMBURSEMENT OF ELIGIBLE MOSQUITO CONTROL ACTIVITIES UNDER OAKLAND COUNTY'S 2022 WEST NILE VIRUS PROGRAM. CMR 4-22-37

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby authorizes the approval of a purchase order to Veseris for the purchase of larvicide briquettes in the amount of \$17,327.20; and

IT IS FURTHER RESOLVED, that the City Council adopts the following resolution:

AUTHORIZING WEST NILE VIRUS FUND EXPENSE REIMBURSEMENT

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on the 11th day of April, 2022, at 7:30 o'clock p.m., with those present and absent being,

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

ABSENT: NONE

The following preamble and resolution were offered by Councilperson Bridges and supported by Councilperson Massey:

WHEREAS, upon the recommendation of the Oakland County Executive, the Oakland County Board of Commissioners has established a West Nile Virus Fund Program to assist Oakland County cities, villages and townships in addressing mosquito control activities; and

WHEREAS, Oakland County's West Nile Virus Fund Program authorizes Oakland County cities, villages and townships to apply for reimbursement of eligible expenses incurred in connection with mosquito larviciding; and

WHEREAS, the City of Farmington Hills, Oakland County, Michigan, has incurred expenses in connection with mosquito control activities that are eligible for reimbursement under Oakland County's West Nile Virus Fund Program; and

NOW THEREFORE BE IT RESOLVED, that this Council authorizes and directs its DPW Superintendent, Kevin McCarthy, as agent for the City of Farmington Hills, to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program.

AYES: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
NAYS: NONE
ABSENT: NONE

RESOLUTION DECLARED ADOPTED

MOTION CARRIED 7-0.

RECOMMENDED ADOPTION OF A RESOLUTION AUTHORIZING REIMBURSEMENT OF ELIGIBLE SPONGY MOTH SUPPRESSION ACTIVITIES UNDER OAKLAND COUNTY'S 2022 MOTH SUPPRESSION PROGRAM. CMR 4-22-38

**RESOLUTION
AUTHORIZING SPONGY MOTH FUND EXPENSE REIMBURSEMENT**

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held on the 11th day of April, 2022, at 7:30 o'clock p.m., with those present and absent being,

PRESENT: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY AND NEWLIN
ABSENT: NONE

The following preamble and resolution were offered by Councilperson Bridges and supported by Councilperson Massey:

WHEREAS, the Oakland County Board of Commissioners has established the 2022 Oakland County Moth Suppression Grant Program (the "Program") for cities, villages and townships in Oakland County; and

WHEREAS, the Program seeks to assist cities, villages and townships in Oakland County by providing limited matching funds to support their efforts in mitigating the impacts of this invasive species; and

WHEREAS, the City of Farmington Hills, Oakland County, Michigan (the "Community") wishes to submit a 2022 Oakland County Moth Suppression Grant Application seeking matching reimbursement funds from the Program, in an estimated amount of \$750 on a 1 to 1 matching basis for reimbursement (County funds not to exceed \$30,000 per community); and

NOW THEREFORE BE IT RESOLVED, that this City Council hereby approved (i) the completion and submission of the 2022 Oakland County Moth Suppression Grant Application to seek funding through the Program; (ii) if the Application is approved by Oakland County, the Community's participation in the Program; and (iii) the appropriation and expenditure of funds necessary or appropriate to fund its obligations under the Program as set forth in the Application and the Cost Participation Agreement, and hereby authorizes Kevin McCarthy, DPW Superintendent to sign the Application and all Agreements and take any other action necessary or appropriate on the Community's behalf to participate in the Program and certifies that the Community will comply with the Program's requirements, including submittal of a

final report and other documentation as required by the County, as a condition to receiving reimbursement in accordance with the Program.

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

NAYS: NONE

ABSENT: NONE

RESOLUTION DECLARED ADOPTED.

RECOMMENDED ADOPTION OF A RESOLUTION SUPPORTING THE MICHIGAN DEPARTMENT OF TRANSPORTATION LOCAL BRIDGE PROGRAM GRANT FOR THE TUCK ROAD BRIDGE REPLACEMENT. CMR 4-22-39

**CITY OF FARMINGTON HILLS
RESOLUTION FOR MICHIGAN DEPARTMENT OF TRANSPORTATION LOCAL
BRIDGE PROGRAM GRANT FOR TUCK ROAD BRIDGE REPLACEMENT**

RESOLUTION NO. R-67-22

At a session of the City Council of the City of Farmington Hills, Oakland County, State of Michigan, from the City Council Chambers on April 11, 2022, at 7:30 o'clock P.M, with those present and absent being:

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

ABSENT: NONE

The following resolution was offered by Councilmember Bridges and supported by Councilmember Massey:

WHEREAS, the City of Farmington Hills is preparing a Local Bridge Program Grant for replacement of the Tuck Road Bridge over the Rouge River,

WHEREAS, Michigan Department of Transportation, Local Bridge funds are available to offset up to 95 of the cost of construction for local agencies bridges,

WHEREAS, the condition of the Tuck Road bridge warrants replacement,

NOW, THEREFORE, BE IT RESOLVED, that the Farmington Hills City Council is hereby in support of the Local Bridge application submittal by the City of Farmington Hills for the purpose of obtaining a Michigan Department of Transportation, Local Bridge Program grant for replacement of the Tuck Road Bridge over the Rouge River for the year 2025.

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

NAYS: NONE

ABSTENTIONS: NONE

RESOLUTION DECLARED ADOPTED.

RECOMMENDED APPROVAL OF ESTABLISHING TRAFFIC CONTROL ORDER P-172-2022 TO PROHIBIT PARKING ON FREEWAY PARK DRIVE. CMR 4-22-40

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby adopts Traffic Control Order P-172-2022 which prohibits parking on the north side of Freeway Park Drive from Interchange Drive to 600' east of Interchange Drive.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF ESTABLISHING TRAFFIC CONTROL ORDER P-173-2022 TO PROHIBIT PARKING ON ELDON STREET. CMR 4-22-41

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby adopts Traffic Control Order P-173-2022 which prohibits parking on the south side of Eldon from Middlebelt Road to 250' east of Middlebelt Road.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF ADDITIONAL RADIO EQUIPMENT FOR THE POLICE DEPARTMENT THROUGH MOTOROLA FOR A TOTAL COST OF \$175,726.20. CMR 4-22-42

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Motorola for 26 additional prep radios for a total of \$169,226.20. The additional fees that are applicable for the programming through Oakland County will total \$6,500.00 and be paid under a separate purchase order. This will bring the total cost or purchase to \$175,726.20.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A MAKERSPACE TECHNICIAN. CMR 4-22-43

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Charter for Laura Earle as a part-time seasonal Makerspace Technician in the Special Services Department. Laura is the spouse of Rich Earle, who is a Makerspace Technician in the Special Services Department.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A PERMIT TO BE ISSUED TO WOLVERINE FIREWORKS DISPLAY, INC. TO HOLD A FIREWORK DISPLAY AT FRANKLIN HILLS COUNTRY CLUB ON MAY 29, 2022.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves a permit to be issued to Wolverine Fireworks Display, Inc., to hold a Fireworks Display at the Franklin Hills Country Club on May 29, 2022 (rain date of May 30, 2022), as outlined on the application and request form submitted to the Fire Department and subject to the following conditions:

- The event shall comply with NFPA 1123, Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF), and Minimum Fire Prevention code requirements
- The minimum display site radius is being increased from 70' per inch to 100' per inch of mortars used during the display for an additional safety factor
- Wolverine Fireworks shall be responsible for general cleanup after the display. Any unfired shells shall be properly packaged and disposed of according to the ATF. Franklin Hills Country Club has agreed to any remaining cleanup if necessary
- Applicant is to provide documentation of ATF Clearance for one Pyrotechnic Assistant
- The City of Farmington Hills reserves the right to cancel its recommendation of approval if it is determined that weather conditions or site conditions are not favorable for this event to occur
- Applicant is not requesting any assistance from the Police Department at this time
- All parking will be on-site at Franklin Hills Country Club and will be away from the fireworks display

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF MARCH 28, 2022.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the City Council study session meeting minutes of March 28, 2022.

Roll Call Vote:

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

MOTION CARRIED 5-0-0-2.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR SESSION MEETING MINUTES OF MARCH 28, 2022.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves the City Council regular session meeting minutes of March 28, 2022.

Roll Call Vote:

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

MOTION CARRIED 5-0-0-2.

ADDITIONS TO AGENDA

There were no additions to the agenda.

ATTORNEY REPORT

The attorney report was received by Council.

CLOSED SESSION

CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION FOR A STRATEGY SESSION FOR THE FOLLOWING COLLECTIVE BARGAINING AGREEMENTS: GENERAL EMPLOYEES, TEAMSTERS, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), POLICE OFFICERS ASSOCIATION OF MICHIGAN (POAM), COMMAND OFFICERS ASSOCIATION OF MICHIGAN (COAM) AND INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS (IAFF) (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION TO TAKE ACTION IF NEEDED AND TO CLOSE THE MEETING).

MOTION by Knol, support by Bruce, that the City Council of Farmington Hills hereby approves entering into a closed session for a strategy session for the following Collective Bargaining Agreements: General Employees, Teamsters, American Federation of State, County and Municipal Employees (AFSCME), Police Officers Association of Michigan (POAM), Command Officers Association of Michigan (COAM) and International Association of Fire Fighters (IAFF).

Roll Call Vote:

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

MOTION CARRIED 7-0.

Council entered back into regular session immediately following the closed session at 10:39pm.

ADJOURNMENT

MOTION by Knol, support by Massey, to adjourn the regular session City Council meeting at 10:41pm.

MOTION CARRIED 6-0 (Barnett absent).

Respectfully submitted,



Pamela B. Smith, City Clerk