

MINUTES  
CITY COUNCIL MEETING  
CITY OF FARMINGTON HILLS  
NOVEMBER 24, 2014 – 7:30 PM  
CITY HALL – COUNCIL CHAMBER

The regular meeting of the Farmington Hills City Council was called to order by Mayor Brickner at 7:35 p.m.

Council Members Present: Brickner, Bridges, Bruce, Knol, Massey and Steckloff

Council Members Absent: Lerner

Others Present: City Manager Brock, City Clerk Smith, Assistant City Manager Boyer, Assistant to the City Manager Geinzer, Directors Gardiner and Lasley, Fire Chief Bartsch, Police Chief Nebus, and City Attorney Joppich

**PLEDGE OF ALLEGIANCE**

Chris McRae, Planning Commission Chairperson, led the pledge of allegiance.

**APPROVAL OF AGENDA**

MOTION by Bridges, support by Massey, to approve the agenda as amended, with the removal of Item #3, Oath of Office to members of the Mayors Youth Council.

MOTION CARRIED 6-0.

**OATH OF OFFICE FOR MAYOR PRO-TEM MASSEY**

City Clerk Smith administered the Oath of Office to Mayor Pro-Tem Massey.

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

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

CEES Tip of the Month  
November 24, 2014  
Read by Dr. Randy Bruce

With the holiday season in high gear, consider the following tips to save money and lessen your impact on the environment:

***Buy energy-saving holiday lights** - LED holiday lights can use up to 80% less energy than conventional holiday lights, last longer and save your family money on energy bills during the holiday season! LED lights are available at many retailers and come in a variety of colors. Special incentives are being offered by DTE Energy for a limited time at Meijer and Great Lakes ACE stores.*

**Plan ahead** - Consolidate your shopping trips to save gas, shop locally or skip driving altogether by shopping online.

**BYOB** - Bring your own reusable tote bag to carry gifts, avoiding the waste of paper and plastic bags.

**Use creative gift wrapping** - If each American household wrapped three gifts in reused materials, enough paper would be saved to cover 45,000 football fields. Reuse old wrapping paper, gift bags or

boxes, use Sunday comics, or make cloth gift bags. In addition, avoid metallic wrapping paper, holiday cards, boxes or bows – anything metallic can't be recycled.

***Give a gift that gives back** - Rather than purchasing a material gift, consider making a donation in a friend or family member's name to their favorite charity.*

***Recycle your Christmas tree** - Each year, 10 million Christmas trees end up in the landfill.*

*Recycle Christmas trees at Glen Oaks Golf Course from December 26, 2014 through January 20, 2015, seven days a week, 9 a.m. to 4 p.m., at the east end of the clubhouse parking lot at 30500 West Thirteen Mile Road, just east of Orchard Lake. Trees must be free of all decorations, lights, and tinsel. There is no charge for the self-serve recycling tree drop off. Large quantities from commercial lots will not be accepted.*

**Recycle your old electronics** - Electronic gadgets are popular gifts, but don't just throw your old cell phones and other electronics in the trash. Many stores now offer electronics recycling.

With the Georgetown University Energy Prize kicking into high gear on January 1, there has never been a better time to save energy. To celebrate this two-year initiative, plan on joining us at the Costick Center on Wednesday, January 14 at a special evening kick-off event featuring speakers, refreshments, and prizes.

For more tips and energy prize information, go to [www.sustainablefh.com](http://www.sustainablefh.com). Happy Holidays!

**PRESENTATION ON THE COMMISSION ON AGING BY CARL CHRISTOPH**

Mr. Carl Christoph provided an update on the Commission on Aging.

**PRESENTATION AND ACCEPTANCE OF THE CITY'S FY 2013/14 AUDITED COMPREHENSIVE ANNUAL FINANCIAL REPORT**

Mr. Bohrer and Mr. St. Andrews from Plante and Moran delivered their presentation of the City's FY 2013/14 Audited Comprehensive Annual Financial Report.

**CORRESPONDENCE**

- Correspondence from several residents regarding the Human Rights Ordinance
- Correspondence from Paul Gross regarding yard waste pick-up and a request to change dates

**CONSENT AGENDA**

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

Roll Call Vote:

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

MOTION CARRIED 6-0

**PUBLIC QUESTIONS AND COMMENTS**

None

**COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS**

The following announcements were made:

- Request for a proclamation for Mr. Frank Reed Farmington Public School District member for 17 years
- National League of Cities update – S.A.F.E. Program

**CITY MANAGER UPDATE**

City Manager Brock provided the following update:

- Yard waste pick up ends this week
- Some road projects may not be finished this year because of the early winter
- 14 Mile at Northwestern is open and the round-about will be constructed next year
- Middlebelt tunnel project has started but people will not really see it until next spring when the above ground things start to happen
- Transit Summit meeting – Millage coming for the Regional Transit Authority on the November ballot
- Mobilization for the pond dredging at the 13<sup>th</sup> hole for the Golf Course started and will be happening for a couple of months
- Save the Date – January 14, 2015 Georgetown Energy Prize Event

**PUBLIC HEARINGS**

**PUBLIC HEARING AND CONSIDERATION OF DETERMINATION OF A SPECIAL ASSESSMENT DISTRICT FOR ROAD IMPROVEMENT FOR ORCHARD WEST SUBDIVISION, NOTICE OF INTENT TO ISSUE BONDS AND DECLARATION OF OFFICIAL INTENT TO REIMBURSE PROJECT WITH BOND PROCEEDS CMR 11-14-108**

City Engineer Cubera stated that this Public Hearing is the Hearing of Determination. He explained that this road was built in 1987 when the subdivision was originally developed. An informational meeting with the residents of this subdivision was held on July 28, 2014 and petitions were received by the City Clerk's Office prior to the deadline of September 26, 2014. The City Clerk's Office has verified that 59.50% of the home site units are in favor of this project.

Mr. Cubera stated that if City Council approves moving forward with this project, the Engineering Division will bid this project in the spring of 2015 with construction anticipated in the summer of 2015. The total project cost estimate is \$506,400. The SAD share is estimated at \$409,000 or \$11,174.90 per home site unit; and the City's share is estimated at \$97,400.

Mayor Brickner opened the Public Hearing.

Dave Sweet, Bristol Lane, stated that they have 6 of the 33 homeowners present at this meeting who are in favor of the project who realize how dangerous these streets have become. He thanked Jim Cubera and his team for the help and support in getting to this point. He stated that he hopes City Council will approve this resolution to move forward with the project.

Mayor Brickner closed the Public Hearing as there was nobody else present wishing to speak.

MOTION by Bruce, support by Steckloff, that the City Council of Farmington Hills hereby approves the adoption of a resolution for road improvements for Orchard West Subdivision in Section 10 to include the properties outlined in CMR 11-14-108; and the adoption of a resolution

for the notice of intent to issue bonds and the declaration of official intent to reimburse project costs with bond proceeds as reviewed by the City's bond council as to form and content.

MOTION CARRIED 6-0

**PUBLIC HEARING AND CONSIDERATION OF DETERMINATION OF A SPECIAL ASSESSMENT DISTRICT FOR ROAD IMPROVEMENT FOR WOODBROOK SUBDIVISION, NOTICE OF INTENT TO ISSUE BONDS AND DECLARATION OF OFFICIAL INTENT TO REIMBURSE PROJECT WITH BOND PROCEEDS CMR 11-14-109**

City Engineer Cubera stated that this Public Hearing is the Hearing of Determination. He added that this road was built in 1957 and the last known rehabilitation of the road was in 1976. An informational meeting with the residents was held on September 3, 2014 and petitions were received by the City Clerk's Office prior to the deadline of November 3, 2014. The City Clerk's Office has verified that 63.17 of the home site units are in favor of this project.

Mr. Cubera stated that if City Council approves moving forward with the project, the Engineering Division will bid this project in the spring of 2015 and anticipate construction in the summer of 2015. The total project cost estimate is \$1,507,000. The SAD share is estimated at \$1,217,000 or \$10,487.80 per home site unit; and the City's share is estimated at \$290,000.

Mayor Brickner opened that Public Hearing.

Doug Saler, Tiverton, stated that he has lived in this subdivision for 22 years. He stated that in certain areas of the subdivision he agrees that the roads are not very good and asked if all of the roads in the entire subdivision are included in the project.

Mayor Brickner confirmed that the project includes all of the roads in the subdivision.

Mr. Saler stated that he feels only certain areas need to be replaced. Having lived out of state, he inquired why Michigan residents have to pay to maintain their roads.

City Manager Brock explained that over 40 years ago the Charter that established Farmington Hills as a City included this Special Assessment District process and the percentage of which the City can contribute to a District. He explained that all communities may handle the process a bit differently, but this process was set by the Farmington Hills Charter.

There was discussion regarding the bid process. Mr. Cubera explained the process and stated that the construction usually lasts approximately 120 days.

Tom Brichford, Springdale, stated that he and his wife did not sign the petition, but not because they are opposed to the project but because they feel that it is incomplete. He stated that when this project was first discussed, one question asked was regarding speed control and the answer was that could be handled later. He and his wife feel that with the improved roads the speeds will only increase and speed control bumps should be considered as part of the project, particularly on Springdale that provides access out to the main streets. He suggested that because there are no sidewalks and children tend to end up in the street there should be some type of speed control included in the project.

City Manager Brock explained that there is a separate process for speed control and that would be to participate in the Safe T3 Program. He stated that the Engineering Division could provide more information to Mr. Brichford on this program.

Chris McRae, Bycroft, stated that 63% of the home site units reflected the initial percentage in favor of the project according to the petitions; however, some of the signatures could not be verified so he feels this percentage is most likely higher and is a strong indication that this subdivision is ready to move forward on this project.

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby approves the adoption of a resolution for road improvements for Woodbrook Subdivision in Section 5 to include the properties outlined in CMR 11-14-109; and approves the adoption of a resolution for the notice of intent to issue bonds and the declaration of official intent to reimburse project costs with bond proceeds as reviewed by the City's bond council as to form and content.

MOTION CARRIED 6-0

### **UNFINISHED BUSINESS**

#### **CONSIDERATION OF ADOPTION OF A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR THE GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY CMR 11-14-110**

Assistant to the City Manager Geinzer stated that it has taken five years to get to this point on this project. The City Council originally enacted the Grand River Corridor Improvement Authority on October 10, 2011, which set up the governing body. The first task of the group was to create a vision plan, which was adopted August 22, 2013. The CIA Board identified Tax Increment Financing as an important financing mechanism necessary to facilitate the implementation of the Vision Plan and all taxing jurisdictions were notified and the Public Hearing was held on September 22, 2014. As of Friday, November 21, 2014 the City has received three opt-out resolutions from the Huron-Clinton Metropolitan Authority, Oakland Community College, and Oakland County. Mr. Geinzer added that upon the successful negotiation of a contract with Oakland County, per current practices, it is expected that Oakland County will be opting back in. He has also been told that OCC is also willing to negotiate a formal agreement and the city will be pursuing that as well.

MOTION by Bridges, support by Bruce, that the City Council for the City of Farmington Hills based upon the foregoing findings and determinations, and upon further finding that pursuit and execution of the Development Plan and TIF Plans appear to be in the best interest of the City, approves the Development Plan and TIF Plans for the Grand River Corridor Improvement Authority.

MOTION CARRIED 6-0

#### **RECOMMENDED APPROVAL OF A REVISED FEE SCHEDULE FOR THE BUILDING DIVISION OF THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT CMR 11-14-111**

Director of Planning and Community Development Gardiner stated that this resolution would amend the current Department of Planning and Community Development Building Fee Schedule. This is necessary due to the enactment of a single-family rental inspection ordinance on November 10, 2014 and to incorporate those inspection fees. He noted that the proposed fee schedule includes a \$140 registration

and inspection fee. This fee is anticipated to cover the costs for the registration and inspection to help implement this program. The ordinance becomes effective on December 1, 2014 and the Department is working on identifying rental homes.

MOTION by Massey, support by Bruce, that the City Council of Farmington Hills hereby approves the revised Department of Planning and Community Development Building Division Fee Schedule.

MOTION CARRIED 6-0

### **NEW BUSINESS**

#### **RECOMMENDED APPROVAL OF A GRANT APPLICATION FOR THE ASSISTANCE TO FIREFIGHTERS GRANT (AFG) 2014 PROGRAM CMR 11-14-112**

Fire Chief Bartsch stated that FEMA each year has the Assistance to Firefighters Grant and this year they are focusing on three different categories; Operations and Safety, Vehicle Acquisition, and Joint/Regional Projects. The Fire Department has identified a critical project under the Fire Operations and Firefighter Safety Activity that includes modifications to the fire stations and facilities. The project would entail upgrading the vehicle exhaust removal systems at all five fire stations. Current exhaust systems range from 9 years old to over 20 years old and the cost of repairs are increasing each fiscal year. He noted that the cost for the program would be approximately \$315,000 and there is a 10% match required for communities the size of Farmington Hills. Matching funds for the Fire Department is approximately \$31,500. These cost figures are subject to change due to the bid process, but represent an estimate based upon costs provided by our current vendor. The bid process will include a five year parts and labor warranty for the new vehicle exhaust systems.

MOTION by Massey, support by Steckloff, that the City Council of Farmington Hills hereby authorizes the Fire Department to submit a grant application for the Assistance to Firefighters Grant Program; and authorize the Fire Chief to appropriate funds from the Fire Department's budget for this program should the Fire Department be successful with their grant application.

MOTION CARRIED 6-0

#### **CONSIDERATION OF APPROVAL OF APPOINTMENT TO THE COMMITTEE TO INCREASE VOTER PARTICIPATION**

MOTION by Steckloff, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint Jennifer Greening to the Committee to Increase Voter Participation with a term ending February 1, 2018.

MOTION CARRIED 6-0

### **CONSENT AGENDA**

#### **RECOMMENDED ADOPTION OF A RESOLUTION ACCEPTING RESPONSIBILITY FOR A RETAINING WALL FOR SIDEWALK INSTALLATION ON 8 MILE ROAD FROM LUJON TO CONNAUGHT WITHIN WAYNE COUNTY RIGHT-OF-WAY CMR 11-14-113**

MOTION by Bridges, support by Steckloff, that the City Council of Farmington Hills hereby adopts a resolution accepting responsibility for a retaining wall for sidewalk installation on 8 Mile Road from Lujon to Connaught within Wayne County right-of-way

and authorizes Gary Mekjian, Public Services Director for the City of Farmington Hills to sign the permit required from the Wayne County DPS.

Roll Call Vote:

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

MOTION CARRIED 6-0

**RECOMMENDED APPROVAL OF AWARD OF PURCHASE OF FLEET VEHICLES TO RED HOLMAN BUICK/GMC FOR FIVE (5) VEHICLES IN THE AMOUNT OF \$137,769.00 AND TO GORNO FORD FOR SEVENTEEN (17) VEHICLES IN THE AMOUNT OF \$380,952.00 CMR 11-14-114**

MOTION by Bridges, support by Steckloff, that the City Council of Farmington Hills hereby that the City Council of Farmington Hills hereby authorizes the City Manager to issue purchase orders for Fleet Vehicles to Red Holman Buick/GMC for five (5) vehicles in the amount of \$137,769.00 and to Gorno Ford for seventeen (17) vehicles in the amount of \$380,952.00.

Roll Call Vote:

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

MOTION CARRIED 6-0

**RECOMMENDED APPROVAL OF CANCELING THE CITY COUNCIL MEETING SCHEDULED FOR DECEMBER 22, 2014**

MOTION by Bridges, support by Steckloff, that the City Council for the City of Farmington Hills hereby approves the canceling of the City Council Meeting scheduled for December 22, 2014.

Roll Call Vote:

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

MOTION CARRIED 6-0

**RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF NOVEMBER 10, 2014**

MOTION by Bridges, support by Steckloff, that the City Council of Farmington Hills hereby approves the Study Session Meeting Minutes of November 10, 2014.

Roll Call Vote:

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

MOTION CARRIED 6-0

**RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF NOVEMBER 10, 2014**

MOTION by Bridges, support by Steckloff, that the City Council of Farmington Hills hereby approves the Regular Meeting minutes of November 10, 2014.

Roll Call Vote:

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

MOTION CARRIED 6-0

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

Mayor Brickner stated that there were no items scheduled at this time for the next regular City Council meeting of December 8, 2014.

**ADJOURNMENT**

Mayor Brickner adjourned the regular City Council meeting at 9:25 p.m.

Respectfully submitted,



Pamela B. Smith, City Clerk