

MINUTES
CITY COUNCIL MEETING
CITY OF FARMINGTON HILLS
NOVEMBER 27, 2017 – 7:30 PM
CITY HALL – COUNCIL CHAMBER

The regular meeting of the Farmington Hills City Council was called to order by Mayor Massey at 7:37 p.m.

Council Members Present: Bridges, Bruce, Knol, Lerner, Massey, Rich and Steckloff

Council Members Absent: None

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Barr, Gardiner and Monico and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Steve Barr, Finance Director, led the pledge of allegiance.

APPROVAL OF AGENDA

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

MOTION CARRIED 7-0.

OATH OF OFFICE TO MAYOR PRO-TEM

City Clerk Smith administered the Oath of Office for Mayor Pro-Tem to Richard Lerner.

SUSTAINABLE FARMINGTON HILLS TIP OF THE MONTH

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

**Sustainable Farmington Hills
Tip of the Month
November 27, 2017**

If you're looking to give green this holiday season, check out these green gifts.

1. Smart thermostat – give the gift of a thermostat that can be adjusted from your smart phone to reduce energy usage when you're not home.
2. Energy Efficient TV – Most TVs should show an “Energy Guide” this guide will tell you your estimated yearly energy cost. Purchasing a TV with a lower estimated yearly energy cost will save money and energy!
3. Shower Head – choose a shower head that saves on water while your shower is warming up and that also lets you stop or reduce the flow of water while you're lathering up.
4. Smart Power Strip – a smart or advanced power strip can help to reduce vampire energy, they work by turning off the power supply to appliances when they are no longer on and in use.
5. Finally our last green gift idea is LOVE.

For more information visit www.sustainablefh.com

PRESENTATION AND ACCEPTANCE OF THE CITY'S FY 2016/17 AUDITED COMPREHENSIVE ANNUAL FINANCIAL REPORT

Director Barr informed Council that the City was awarded the Certificate of Achievement for Excellence in Advance Reporting from the Government Finance Officers Association for its CAFR ending June, 2016. The City has received this for the 18th year in a row and will receive it again this year. He noted that only 3.72% of communities receive this award. The City also received the Distinguished Budget Presentation Award for the current 2017/18 budget for the 32nd consecutive year and only 25 municipalities received this award and he thanked all involved, including his predecessor, Dave Gajda.

Director Barr explained that the City Auditors, Plante and Moran, have provided the City with an unmodified opinion, which is the best and highest opinion they can render an organization. An unmodified opinion reflects the City's financial statements to be presented clearly and accurately, and can be relied upon by the City and its representatives to make informed decisions going forward.

He noted that the General Fund balance increased by approximately 7% so they have a financial sound, cautious general fund. The General Fund's unassigned fund balance was approximately 25% of expenditures. The City maintained its AAA Standard and Poor's bond rating and AA1 bond rating from Moodys.

Mr. Barr noted that the pension system is 79% funded and the retirement and health plan is 107% funded.

He expressed his appreciation to the entire Finance Department, and particularly Shu Fen-Lin, for their hard work and providing such a comprehensive budget document.

Doug Bohrer, Plante and Moran, thanked the Mayor and Council for their time this evening and the City staff for their efforts in assisting with the audit. He noted that Council should have received the Comprehensive Annual Financial Report, Federal Awards Report (Compliance Audit), graph package, ACT 51 Compliance Audit and an end of audit letter addressed to the Mayor and Council. He stated that they also prepare a separate audit of the Retirement System and Post-Retirement Healthcare Fund, which were delivered to the Retirement Board in early November.

He stated that they issued unmodified opinions on both the financial statements as well as the compliance audits for Federal Awards and ACT 51 compliance. The Federal Awards were the Safe Reward and CDBG, which is an ongoing larger award for the City, and both have been tested and found to be in compliant with federal requirements. He called attention to the CAFR in the area of Management Discussion and Analysis and Transmittal letter, stating that both are prepared by City staff and there is a wealth of information in those documents as well as an overlook for all financial activities of the City.

Mr. Bohrer noted that the City continues to invest consistently in its infrastructure, this year in particular in roads, facilities, equipment, water and sewer systems was significant. He stated that the City did take some additional debt associated with that, however, the rates on those debts are very favorable. He stated that the City has consistently funded its annual required contribution and that has helped smooth out the contributions on the health care side, which have declined dramatically from 5-6 years ago and the City is now 100% funded on post-retirement health care.

Tim St. Andrew, Plante and Moran, reviewed the following graphs with Mayor and Council:

- General Fund Revenues
- Property Tax Composition
- Tax Value Trends
- State Shared Revenue

- General Fund and Public Safety Fund Expenditures
- Retirement System and Retiree Health Care – City Contributions
- Capital Outlay for last 3 Fiscal Years

Councilmember Bridges asked, in regards to the 107% funding for retiree health care, where was the City at with the pension 3 years ago. Mr. St. Andrew responded that he believes it was in the low-mid 80's.

Councilmember Bridges asked why pension funding obligations were declining. Mr. St. Andrew responded that it is important to note that when talking about funding levels, those amounts are guesses that the actuary is making based on a lot of different assumptions, so when looking at retiree healthcare the big assumption is if the plan is open or closed and for retiree healthcare it is now closed, essentially capping the liability; as long as the City keeps meeting the assumption, it will lead to higher funding levels. He added that on the pension side, it is still open for several groups so the City has not capped it but the reason it has come down is due to investment return.

Councilmember Bridges questioned the performance audit for ACT 51 and what are some of the things looked at as far as compliance. Mr. St. Andrew responded that the big piece of that was allowability, they took a sample of expenditures in the Major Road and Local Road Funds and make sure that the money was spent in accordance with ACT 51 and look at the actual ACT 51 report and make sure that what the City was telling the State was in fact true.

Councilmember Knol stated that the State is currently looking at introducing legislation to address the issue of retiree healthcare and pension because it is such a big problem for many communities. She noted that the City being at over 100% funded is incredible and she thanked the City Manager, Department Heads and all City employees for their hard work.

Councilmember Knol asked where the City was with debt, in relationship to other communities of similar size. Mr. St. Andrew responded that overall the City is very low compared to others and when looking at the debt load, most of it is Special Assessment debt for road improvements which will be paid over a period of time.

City Manager Boyer commented that the ACT 51 audit was a one-time audit, there was a requirement this year and that requirement will be gone in the future.

Mayor Massey noted that City staff does a great job and they are very pleased that the auditors confirmed that on several different levels.

CORRESPONDENCE

Mayor Massey received a letter from the President of the Homeowners Association for Old Farm Colony regarding water hydrants.

CONSENT AGENDA

MOTION by Bruce, support by Knol, to approve Consent Agenda as published.

Roll Call Vote:

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

MOTION CARRIED 7-0.

PUBLIC QUESTIONS AND COMMENTS

Suzanne Zimmerman, Kilreigh Court, commented that she is continuing her pursuit on feral cat awareness and in July she received an email from Franklin Knolls Homeowners Association stating that their feral cat population was out of control so they hired a company to trap the cats and have them killed. She stated there was concern with the method used and she called Oakland County Animal Control who indicated that any cat or dog trapped in Farmington Hills must go to Oakland County Animal Control, however, they are full and could not take the cats. The Huron Valley Humane Society stepped up, free of charge, and came in and over a week's period of time trapped, sterilized and returned 21 cats. She explained that this is the right way to do it as the cats are cared for and the population will not continue to grow.

She also commented on the fire on Quaker Valley Lane noting that there are four cats missing and asked if anyone sees the cats do not try to catch them, instead contact the owners.

COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS

Councilmember Rich announced:

- December 10th from 1:30pm-2:30pm she will be hosting a resident outreach event in the Heritage Room of the Farmington Community Library
- Two weeks ago she participated in a ride along with the Fire Department

Councilmember Lerner announced:

- Goodfellows warehouse has opened at 38855 Hills Tech Drive
- The Goodfellows newsletter has gone out to Farmington and Farmington Hills residents
- Student Council President at Farmington High led a group of students to triple their food drive this year
- Harrison High School Seniors made a food drive rap song which can be found on TV 10 and YouTube

Mayor Massey announced:

- December 9th at 1:00pm, the Groves Walker American Legion Post 346 is placing a holiday wreath at the Farmington War Memorial monument
- City Council members are invited to join the Mayor in Livonia for a holiday coffee, December 14th from 9:30am – 11:00am at the Livonia City Hall

CITY MANAGER UPDATE

City Manager Boyer made the following announcements:

- December 5th at 6:30pm is the 25th Annual Tree Lighting Ceremony between City Hall and the Fire Station
- This is the last week for yard waste pickup

PUBLIC HEARING:

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 34, "ZONING", TO INCLUDE NEW SECTION 4.59 "ONE-FAMILY DWELLING STANDARDS"; ZONING TEXT AMENDMENT 3, 2017

Director Gardiner explained that 30 years ago there was a major recession in Michigan that left many subdivisions that were recently developed half constructed with new housing, this recession lasted a few years and prior to the economy picking up and new housing being established within those subdivisions, at that time, Council was concerned about what type of housing would go into those subdivisions and whether or not they would be compatible with the existing homes. He stated that Council therefore,

adopted a One Family Construction Review Ordinance which dealt with size and general character of the housing to ensure that the new homes would be compatible. Within that ordinance there was an Appeal Board that was authorized to review any appeals during the administrative review of the housing.

Director Gardiner explained that when the current Council was reviewing the Boards and Commissions it was determined that if they relocate the same standards from Chapter 21 of the City Code to the Zoning Ordinance, Chapter 34, those appeals could be authorized by the Zoning Board of Appeals. He stated that the Planning Commission held a public hearing and has recommended approval of this ordinance amendment. He summarized that this ordinance amendment is just deleting it from Chapter 21 and the other ordinance amendment for Chapter 34 would take those exact same standards and place them within the Zoning Ordinance.

Councilmember Bruce asked how long it had been since the review board had met. Director Gardiner responded that it has never met to his knowledge, and added that Farmington Hills has not experienced any problems with housing not being compatible and the board was in place as more of a preventative measure.

Councilmember Bridges asked if Director Gardiner anticipated a significant additional workload to the Zoning Board of Appeals by having this responsibility. Director Gardiner responded that he did not expect that and the Zoning Board of Appeals workload has been lightened quite a bit with other recent ordinance amendments.

Mayor Massey opened the public hearing. There were no public comments; therefore, Mayor Massey closed the public hearing.

MOTION by Bruce, support by Lerner, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an ordinance to amend the City of Farmington Hills Code of Ordinances Chapter 34, "Zoning," Article 4, "Use Standards," to add a new section 4.59 "One-Family Dwelling Standards," and also to amend Article 3, "Zoning Districts," to include references to new Section 4.59 in the appropriate residential districts; Zoning Text Amendment 3, 2017.

Roll Call Vote:

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

MOTION CARRIED 7-0.

PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 21, "PLANNING", TO DELETE ARTICLE IV, "ONE-FAMILY CONSTRUCTION REVIEW", IN ITS ENTIRETY; CITY CODE AMENDMENT 2, 2017

Director Gardiner explained that now that there are two exact same ordinances within Chapter 21 and Chapter 34, he suggests that Chapter 21 be deleted.

Mayor Massey opened the public hearing. There were no public comments; therefore, Mayor Massey closed the public hearing.

MOTION by Knol, support by Bridges, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an ordinance to amend the City of Farmington Hills Code of Ordinances, Chapter 21, "Planning," to delete the regulations of Article IV, "One Family Construction Review," in their entirety and reserve the Article for future use; City Code Amendment 2, 2017.

Roll Call Vote:

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

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF POSTPONING THE AWARD OF BID FOR TOWING AND STORAGE SERVICES.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby postpones the considerations of award for Towing and Storage Services until such time as all issues brought forward during the meeting of November 13, 2017 can be thoroughly vetted and reported to City Council.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED ADOPTION OF RESOLUTION AUTHORIZING THE OAKLAND COUNTY INFORMATION TECHNOLOGY SERVICES AGREEMENT. CMR 11-17-104.

INSERT RESOLUTION

RECOMMENDED APPROVAL OF CANCELING THE DECEMBER 25, 2017 CITY COUNCIL MEETING.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby cancels the regular City Council meeting of December 25, 2017.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF NOVEMBER 13, 2017.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves study session meeting minutes of November 13, 2017 as submitted.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF NOVEMBER 13, 2017.

MOTION by Bruce, support by Knol, that the City Council of Farmington Hills hereby approves regular meeting minutes of November 13, 2017 as submitted.

Roll Call Vote:

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

MOTION CARRIED 7-0.

ADJOURNMENT

Mayor Massey adjourned the regular City Council meeting at 8:29pm.

Respectfully submitted,



Pamela B. Smith, City Clerk