

MINUTES  
CITY OF FARMINGTON HILLS  
CITY COUNCIL MEETING  
CITY HALL – COUNCIL CHAMBER  
NOVEMBER 25, 2024 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Pro Tem Bridges at 7:30PM.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, and Knol

Council Members Absent: Rich

Others Present: City Manager Mekjian; Assistant City Manager Mondora; City Clerk Lindahl; Directors Aranowski, Brockway, Kettler-Schmult, Rushlow, Schnackel, and Skrobola, Fire Chief Unruh, and City Attorney Joppich

**PLEDGE OF ALLEGIANCE**

Mike Sweeney, Emergency Preparedness Commission, led the pledge of allegiance.

**APPROVAL OF REGULAR SESSION MEETING AGENDA**

MOTION by Knol, support by Boleware, to approve the agenda as published.

MOTION CARRIED 6-0.

**PROCLAMATION RECOGNIZING NOVEMBER 30, 2024 AS SMALL BUSINESS SATURDAY**

The following proclamation was read by Councilmember Knol and accepted by small business owner Linda Boone.

**PROCLAMATION  
Small Business Saturday®  
Nov. 30, 2024**

**WHEREAS,** the City of Farmington Hills celebrates local small businesses and recognizes that they create jobs, boost the economy and help to preserve our community; and,

**WHEREAS,** the City of Farmington Hills is home to more than 5 thousand businesses that are owned and operated by hard-working people of all kinds. Of each dollar spent at local businesses, 70 cents stays local and recirculates to other area businesses. Shopping small represents your community support and a fellow community member’s dream; and,

**WHEREAS,** Michigan has more than 900 thousand small businesses that amount to more than 99% of Michigan businesses. Small businesses are defined as having fewer than 500 employees, which account for nearly 2 million employees, representing nearly half of Michigan workers; and,

**WHEREAS,** consumers who shop on Small Business Saturday® are making a conscious commitment to support small, independently owned businesses and make purchases with a positive impact; and,

**WHEREAS,** Small Business Saturday® is an important part of small businesses' busiest season, during which consumers are encouraged to shop or eat at independently owned businesses and purchase gift cards from local businesses.

**NOW, THEREFORE, BE IT RESOLVED** that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim Nov. 30, 2024, as Small Business Saturday® and urge our community to support small businesses annually on the Saturday after Thanksgiving and throughout the entire year.

Linda Boone, owner of the recently opened Seeds of Mercy Resale Store at 32232 Eight Mile Road in Farmington Hills, shared her journey as a 40-year resident of Farmington Hills, highlighting her volunteer work, leadership in community organizations, her ownership and stewardship of Seeds of Mercy group home, and the evolution of her small business. The store offered quality home goods and furniture at affordable prices, with proceeds helping to provide for Seeds of Mercy. Ms. Boone expressed gratitude for the community's support, announced special promotions for November, and emphasized her commitment to giving back to the city she loves.

**ANNOUNCEMENTS/PRESENTATIONS FROM CITY BOARDS, COMMISSIONS AND PUBLIC OFFICIALS**

Emergency Preparedness Commissioner Mike Sweeney provided the Preparedness Tip of the Month, which this month focused on winter readiness. He emphasized the importance of home maintenance before the season changes, encouraging residents to clean utility closets, ensure furnaces are unobstructed, and replace old furnace filters. This is also a good time to check smoke, carbon monoxide, and radon detectors (if this had not been done in October), as well as clean dryer lint traps – a fire hazard source. Sweeney highlighted the value of utilizing local maintenance professionals for those unable to perform these tasks. Everyone should prepare their homes for a safe and comfortable winter.

**CORRESPONDENCE**

There was no correspondence received.

**CONSENT AGENDA**

A citizen requested that Consent Agenda Item 12 be removed from the Consent Agenda and placed on the regular agenda.

MOTION by Knol, support by Bruce, to remove Consent Agenda Item 12 RECOMMENDED APPROVAL OF SETTING THE CITY COUNCIL GOALS SESSION DATE OF JANUARY 11, 2025 from the Consent Agenda and place this item under Consent Agenda Items for Discussion.

Motion passed by voice vote 4-2 (Bridges, Dwyer opposed).

MOTION by Boleware, support by Aldred, to approve consent agenda items 5 through 11, and 13 through 15.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, AND KNOL

Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**CONSENT AGENDA ITEMS FOR DISCUSSION**

Noting that a blue card had been received regarding Consent Agenda Item 12. Setting the City Council Goals Session Date of January 11, 2025, Mayor Pro Tem Bridges recognized resident PG.

PG expressed concerns about the City's approach to goal setting and decision-making, as this related to the current proposal to allow a truck stop in a residential area. She suggested that greater resident involvement in setting Council goals could help avoid similar situations in the future. PG recommended organizing meetings to gather input from residents, encouraging them to share priorities and collaborate with the City as a team. PG emphasized the importance of a resident-focused and inclusive approach to governance.

In response, Mayor Pro Tem Bridges explained that the goal setting session was an open public meeting, and the public was welcome to attend and offer comments.

**RECOMMENDED APPROVAL OF SETTING THE CITY COUNCIL GOALS SESSION DATE OF JANUARY 11, 2025.**

MOTION by Aldred, support by Knol, that the City Council of Farmington Hills hereby schedules the annual goals study session meeting for Saturday, January 11, 2025, beginning at 9:00 a.m. in the Community Room at City Hall.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, AND KNOL  
Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**COUNCIL MEMBERS' COMMENTS AND ANNOUNCEMENTS**

Council Members Boleware, Bruce, and Knol had recently attended a City Summit that was hosted by the National League of Cities as part of its 100<sup>th</sup> anniversary commemoration. Farmington Hills was among the 100 cities visited during the celebration, and Heritage Park was highlighted.

The National League of Cities represents over 2,000 municipalities and advocates for policies benefiting local governments while offering opportunities to learn best practices.

- Council Member Boleware emphasized two key takeaways from her attendance: the potential use of artificial intelligence to enhance responsiveness to constituents and improve efficiency for city staff, and the concept of adult playgrounds in senior communities or city parks. She expressed enthusiasm for exploring the implementation of adult playgrounds in local spaces such as the Hawk, the Costick Center, and/or city parks.
- Council Member Knol shared insights from a session on asset management. The session emphasized cataloging city assets, such as roads, sidewalks, buildings, and parks, to aid in capital improvement

planning and ensure timely replacements. Simplified rating systems such as red-yellow-green coding made asset evaluations more accessible to the public. Educating residents about project costs, such as placing signs on maintenance projects to display their expense, can help the public understand the value of their tax contributions. The session also cautioned cities about accepting grant money without accounting for long-term maintenance and replacement costs, citing examples like benches installed through grants but left without funding for eventual replacement. Knol praised the City's existing asset management plan, developed under the City Manager's leadership, as a tool to allocate resources wisely, plan for the future, and maintain transparency with taxpayers.

- Council Member Bruce highlighted the variety of sessions available to help council members improve in areas such as transportation, housing, and budgeting. He noted the presence of vendors showcasing innovative technologies, including a system that uses cameras in city vehicles and artificial intelligence to monitor property conditions and detect changes over time. Bruce expressed enthusiasm for the potential of AI to enhance municipal operations. Bruce thanked the City and its taxpayers for supporting participation in such valuable learning opportunities.

Mayor Pro Tem Bridges wished everyone a Happy Thanksgiving and encouraged everyone to support the small businesses in the community, particularly on Black Friday and going forward through the holiday season.

#### **CITY MANAGER UPDATE**

City Manager Mekjian provided the following update:

- Yard waste collection will end on residents' regularly scheduled day during the week of December 9th.
- The holiday lighting event at City Hall will take place on Tuesday, December 3rd, from 6:30 to 8:30 PM at the City Hall campus. The event includes a lighting ceremony, Santa's arrival on a fire truck, and cookies and milk at the fire station.
- The holiday extravaganza at the Costick Center is scheduled for Friday, December 6th, from 11:00 AM to 3:00 PM.
- The Light Up the Grand Parade, hosted by the Farmington Area Chamber of Commerce, will occur on Saturday, December 2nd, starting at 5:30 PM on Grand River in downtown Farmington.

#### **PUBLIC HEARING**

**PUBLIC HEARING AND CONSIDERATION OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING" IN ORDER TO RESTATE CERTAIN PERMITTED AND SPECIAL APPROVAL USES, IN PARTICULAR REGARDING GAS STATIONS, CAR WASHES, AND AUTO REPAIR SHOPS; TO ESTABLISH OR CLARIFY STANDARDS FOR APPROVAL OR REDEVELOPMENT OF USES; AND TO ADDRESS DRIVE-THROUGH WINDOW STANDARDS. CMR 11-24-114**

#### **Background**

Director of Planning and Community Development Kettler-Schmult introduced draft Zoning Text Amendment No. 2-2024. City Planner Erik Perdonik was also present.

There had been multiple meetings between the Planning Commission and City Council to review and revise this draft ordinance, concluding with the Planning Commission public hearing meeting on October

17, when the Planning Commission recommended approval to Council. City Council subsequently held a study session on October 28. The minutes of the relevant meetings are in tonight's packet.

The purposes of the text amendments are to:

- Align the Zoning Ordinance with the City's newly adopted Master Plan for Future Land Use.
- Enhance the Planning Commission's discretion regarding placement of high-impact businesses, such as gas stations, car washes, auto repair shops, drive-in restaurants, vehicle wash, vehicle sales, veterinarian hospitals, and commercial kennels. Additionally, the updated text allows for greater opportunity in placement of cigar bars, lounges, arcades, and other indoor entertainment.
- Introduce higher development standards to reduce visual blight and improve code enforcement.

### **Public hearing**

PG, resident, expressed support for the proposed zoning text amendment, emphasizing its potential to prevent large corporations such as Sheetz from displacing small, family-owned businesses. She highlighted the need to limit the proliferation of certain businesses like dollar stores and pawn shops, while encouraging fine dining and family-oriented entertainment options. She requested additional specificity in the amendment to ensure it prioritizes small business preservation and balanced development.

Steven Ludwig, resident, advocated for more transportation options in the City. He related his own experience with the Smart Flex program, which did not always work.

As no other public indicated they wished to speak, Mayor Pro Tem Bridges closed the public hearing.

### **Council discussion**

Mayor Pro Tem Bridges noted that Council has spent significant time meeting with the Planning Commission and in its own meetings discussing the proposed zoning text amendments.

For the sake of the public present, Council Member Aldred clarified that the zoning text amendment would result in the following:

- In the B-3 (primary commercial) district, gas stations and vehicle wash facilities can only be approved at locations where such businesses already exist, preventing the proliferation of new establishments in that district.
- These uses are permitted in light industrial districts.
- In the B-1 district, gas stations and vehicle wash facilities require special approval rather than regular permission, allowing for case-by-case evaluation.
- Planned Unit Developments (PUDs) can request deviations from these restrictions, and any PUD proposal would require council review and approval.

Council Member Bruce said that the text amendments will be a positive change and give the City more flexibility as it increases its attraction for certain businesses.

MOTION by Bruce, support by Dwyer, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to amend the Farmington Hills Code Of Ordinances, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.25, "B-3 General Business District," and Section 34-3.1.29, "Li-1 Light Industrial"; Article 4, "Use Standards," Section 34-

4.28, "Gasoline Service Stations," Section 34-4.31, "Retail Business And Fabrication, Repair, And Processing Of Goods," Section 34-4.35, "Drive-In Restaurants," Section 34-4.36, "Outdoor Space For Sale Or Rental Of New Or Used Motor Vehicles, Trailers, Mobile Homes, Boats, Recreational Vehicles And Other Similar Products," and Section 34-4.40, "Vehicle Wash," in order to restate certain permitted and special approval uses, in particular regarding Gas Stations, Car Washes, and Auto Repair Shops; to establish or clarify standards for approval or redevelopment of uses; and to address drive-through window standards.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, AND KNOL

Nays: NONE

Absent: RICH

Abstentions: NONE

MOTION CARRIED 6-0.

**NEW BUSINESS**

**CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF CITY OWNED PROPERTY, PARCEL 22-23-34-408-009, TO CLAUDIO RODRIGO AGUILERA QUEZADA. CMR 11-24-115**

Director of Economic Development Brockway provided an overview of this agenda item, which was an ordinance to authorize the conveyance of city-owned property to Claudio Rodrigo Aguilera Quezada.

**Property History**

- The City acquired the property through tax foreclosure from Oakland County in September 2011.
- The property, zoned RA-3 (one-family residential), is 0.40 acres and fronts Osmus Avenue.

**Purchase Details**

Claudio Rodrigo Aguilera Quezada has offered \$5,000 for the parcel, a value reviewed by the City Assessor. As part of the purchase agreement, Mr. Quezada will combine the parcel with his existing property, and the application process for this combination is underway. Mr. Quezada has submitted \$750 earnest deposit.

**Ordinance and Legal Review**

- The City Charter requires City Council to adopt an ordinance for the conveyance of city-owned property.
- The City Attorney's office has reviewed and prepared all necessary documentation, including the quitclaim deed and ordinance.

MOTION by Knol, support by Aldred, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance to authorize the conveyance of the property located at parcel 22-23-34-408-009, to Claudio Rodrigo Aguilera Quezada for the sum of \$5,000, and authorizes the City Manager to sign the quit claim deed and any other documents necessary for closing and conveying said property to Claudio Rodrigo Aguilera Quezada, conditioned upon and subject to his compliance with the terms of the Purchase Agreement between Claudio Rodrigo Aguilera Quezada and the City.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, AND KNOL  
Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**CONSENT AGENDA**

**RECOMMENDED APPROVAL OF AWARD OF BID FOR THE PURCHASE AND INSTALLATION OF LOCKERS IN THE WOMEN'S LOCKER ROOM AT THE POLICE DEPARTMENT TO SHELIVING.COM IN THE AMOUNT OF \$26,953. CMR 11-24-116**

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order with Shelving.com, Madison Heights, MI in the amount of \$26,953 for the purchase and installation of lockers for the women's locker room at the Police Department.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, AND KNOL  
Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF AWARD OF BID FOR BODY AND PAINT REPAIRS OF A 2016 PUMPER FIRE TRUCK TO TILLEDA PAINT & BODY LLC IN THE AMOUNT NOT TO EXCEED \$36,987.50. CMR 11-24-117**

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for body work and painting of a fire truck to Tilleda Paint & Body LLC in the amount not to exceed \$36,987.50.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, AND KNOL  
Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF BID WAIVERS FOR ALL BUDGETED INSTRUCTORS, SPEAKERS, ARTISTS, MUSICIANS AND PERFORMERS FOR A PERIOD OF THREE YEARS. CMR 11-24-118**

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to approve all independent contractor agreements and issue purchase orders for all budgeted instructors, speakers, artists, musicians, and performers for

three (3) years.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, AND KNOL  
Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A RESOLUTION TO VACATE A WATERMAIN EASEMENT LOCATED AT 35700 TWELVE MILE ROAD. CMR 11-24-119**

**CITY OF FARMINGTON HILLS  
EASEMENT VACATION  
RESOLUTION NO. R-231-24**

At a session of the City Council of the City of Farmington Hills, Oakland County, State of Michigan, held in the City Hall on the 25th day of November, 2024, at 7:30 o'clock P.M.

PRESENT: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, AND KNOL  
ABSENT: RICH

The following resolution was offered by Councilmember Boleware and supported by Councilmember Aldred:

WHEREAS, the Council of the City of Farmington Hills did on the 25th day of November, 2024, determine that it is advisable to vacate, discontinue or abolish the following easement, located in the City of Farmington Hills, subject to the jurisdiction of the City of Farmington Hills:

Legal Description - See EXHIBIT A Attached

WHEREAS, the Council has met and heard any and all objections to such vacation, discontinuance or abolition and having determined to proceed in accordance with the Farmington Hills City Code, Chapter 26, Article I, Section 26.4.

NOW, THEREFORE, BE IT RESOLVED:

1. That the above captioned easement is hereby vacated, discontinued or abolished.
2. That the City Clerk is hereby directed to file certified copies of this resolution with the Oakland County Register of Deeds.

AYES: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, AND KNOL  
NAYS: NONE  
ABSTENTIONS: NONE



RESOLUTION DECLARED ADOPTED.

**RECOMMENDED APPROVAL OF ASSIGNMENT OF EASEMENT LOCATED ALONG THE SOUTHSIDE OF BIDDESTONE LANE, EAST OF FARMINGTON ROAD TO THE EVERGREEN-FARMINGTON SANITARY DRAIN DRAINAGE DISTRICT. CMR 11-24-120**

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager and City Clerk to sign the Assignment of Easement to the Evergreen-Farmington Sanitary Drain Drainage District.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, AND KNOL  
Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A COST PARTICIPATION AGREEMENT WITH THE ROAD COMMISSION FOR OAKLAND COUNTY FOR THE CULVERT REPAIR PROJECT ON MIDDLEBELT ROAD OVER THE SHIAWASSEE TRIBUTARY. CMR 11-24-121**

MOTION by Boleware, support by Aldred, 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 #55313 with the Road Commission of Oakland County to address the cost associated with replacement of the City's water main located in the RCOC right-of-way.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, AND KNOL  
Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF AMENDMENTS TO THE DEFINED CONTRIBUTION PLAN POLICY. CMR 11-24-122**

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby adopts the amended Defined Contribution Plan Policy.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, AND KNOL  
Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CHARTER FOR A LABORER 1 - GOLF.**

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby approves an employment request per Section 10.01A of the City Charter for Alec Shapic, who is related to an employee of the City, Allison Shapic, who is a Nature Center Coordinator for Special Services.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, AND KNOL  
Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MEETING MINUTES OF NOVEMBER 11, 2024.**

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby approves the city council special study session meeting minutes of November 11, 2024.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, AND KNOL  
Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF NOVEMBER 11, 2024.**

MOTION by Boleware, support by Aldred, that the City Council of Farmington Hills hereby approves the city council regular meeting minutes of November 11, 2024.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, DWYER, AND KNOL  
Nays: NONE  
Absent: RICH  
Abstentions: NONE

MOTION CARRIED 6-0.

**ADDITIONS TO AGENDA**

There were no additions to the agenda.

**PUBLIC COMMENTS**

Mayor Pro Tem Bridges reviewed the process and rules relative to public comment.

Angela Teamer, Winterset Circle, Timbercrest Subdivision, expressed her opposition to the proposed Sheetz gas station near her neighborhood. The addition of another gas station, which would bring the total to six within a one-mile radius of her home, does not align with the community-oriented character of Farmington Hills. Ms. Teamer urged Council to carefully consider the impact on residents and small, locally owned businesses which contribute significantly to the City's identity.

Steven Ludwig, Running Stream, spoke in support of small businesses and Small Business Saturday.

PG, resident, expressed concern about the departure of Police Chief King. She advocated promoting from within, highlighting the importance of leadership that understands the City and its officers.

Angie Smith, resident and School Board member, expressed gratitude to City Council members for their transparency, dedication, and service to the community. She acknowledged the challenges of their roles, commending their efforts to engage with residents and navigate complex decisions. She looked forward to their joint meeting in January.

**ADJOURNMENT**

The regular session of City Council adjourned at 8:27PM.

Respectfully submitted,

Carly Lindahl, City Clerk