

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
JANUARY 22, 2024 – 7:30 PM

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

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

Council Members Absent: Dwyer

Others Present: Assistant City Manager Mondora, City Clerk Lindahl, Directors Aranowski, Kettler-Schmult, and Skrobola, Police Chief King, and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Michael Sweeney, Emergency Preparedness Commission member, led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

MOTION CARRIED 6-0.

ADMINISTRATION OF OATH TO CITY CLERK CARLY LINDAHL

Judge Marla Parker administered the Oath of Office to City Clerk Carly Lindahl.

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

MOTION by Bruce, support by Aldred, to approve consent agenda items #7 through #16, as read.

Roll Call Vote:

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

Nays: NONE

Absent: DWYER

Abstentions: NONE

MOTION CARRIED 6-0.

PUBLIC QUESTIONS AND COMMENTS

Mayor Rich thanked the public for being present and explained the protocols for public comment. Council listened attentively to public comment but did not engage in back and forth conversation with the public.

Council had received a number of calls and emails, requesting that Council take a specific action. Council Rich read from a resolution signed by the then City Council on November 29, 2005, which stated:

“Whereas it is recognized that foreign policy and diplomacy are usually handled at the federal and to some extent the state levels of government, And whereas for this reason,

the City Council of the City of Farmington Hills wishes to establish a policy that it will not in the future consider resolutions or proclamations regarding foreign policy or diplomacy, And therefore it is hereby resolved that the City of Farmington Hills will no longer adopt resolutions or make proclamations regarding foreign policy or diplomacy in other countries. This resolution is not intended to preclude the recognition or welcoming of foreign dignitaries visiting the City.”

Mayor Rich affirmed that Farmington Hills is one of the most diverse cities of its size in the United States, and this is why many people choose to live here. However, it has been the City’s long established policy not to offer resolutions as described in the Resolution.

Mayor Rich opened the meeting to public comment.

Michael Sweeney, Emergency Preparedness Commission, gave information about preparing and taking care of one’s home during an emergency, including knowing how to shut off your water, understanding what outlet powers your sump pump, and understanding what your homeowners/renters insurance covers and what it does not.

41 members of the public addressed the continuing violence against Palestinian civilians as a result of the Israel-Hamas war. Most speakers lived in Farmington Hills, 6 did not. Some speakers signed up in advance to speak; others spoke without first signing up. Those who signed up to speak in advance included:

Asim Khan
Rania Masri
Farah Khan
Miranda Almahariq
Rahaf Khatib
Sara Ahmed
Joshua Feinstein
Halima Halilovic
Muhammed Halilovic
Sumaya M.
Asize Smidi
Idrees Khan
Rumaysa Khan
Naeemah Khan
Saalaf Shaukat
Alexandria Berasouous
Adam Eleura,
Hasan Shuttari
Irfran Shuttari
Jannah Peratsakis
Hassnia Peratsakis

The speakers made the following points:

- Asked that Council amend its 2005 policy relative to resolutions regarding foreign policy, and put a resolution demanding a cease-fire on the next meeting agenda for Council consideration.

- What was occurring in Gaza was genocide, aimed at women and children. It was a full-blown humanitarian crisis.
- The request for a resolution demanding a cease-fire grew out of local concerns, and local impacts on Farmington Hills residents, including deaths of friends and relatives living in Gaza, and their own traumatized children.
- Some of the speakers were very young, some read the poems of others, including a poem by Refaat Alareer; others read their own poems. Students spoke of their friends and themselves as being severely shaken, with a loss of a feeling of safety and wellbeing. Some students were experiencing Islamophobia from others.
- City Council adopting a resolution demanding a cease-fire would offer comfort to its residents, as well as make a statement to the world. Other nearby cities and county governments had already adopted the resolution. Issuing a resolution would be a direct response to a deeply local issue.
- Some speakers called for an ethical use of tax dollars.
- Many speakers spoke of their love for and pride in Farmington Hills because it is such a diverse City, and of their joy in establishing families here. Several spoke of the Farmington Community Library, where they felt welcomed and safe.
- Calling for a cease-fire was a moral imperative. Staying silent is being complicit. The war felt close to home and demanded a local response.
- Some speakers spoke of their own experience living in a war zone. One speaker noted he was the child of a Holocaust survivor.

Mayor Rich said this had been a powerful evening and thanked the public for their comments.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

The following Councilmember comments or announcements were made:

- Mayor Pro Tem Bridges attended and enjoyed a Diwali celebration; participants donated 800 pounds of food and a check to CARES.
- Mayor Pro Tem Bridges and Councilperson Boleware attended a Nardin Park Church event focusing on race in the community; good feedback was received relative to how Farmington Hills was doing.
- Mayor Rich attended the US Conference of Mayors in Washington DC.
- "I Still Do" contest and vow renewal is being sponsored by the City.
- Mayor will start coffee hours in February.

CITY MANAGER UPDATE

Assistant City Manager Mondora

- Congratulated City Clerk Lindahl.
- Thanked Public Services and Special Services for snow removal during recent winter storms.
- SYFY networks representative continue to host twice monthly meetings at the Farmington Community Library.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION TO APPROVE THE AMENDMENT TO PLANNED UNIT DEVELOPMENT 1, 2020, INCLUDING REVISED SITE PLAN 56-6-2020.

Director of Planning and Community Development Kettler-Schmult explained that the request before City Council was to amend Planned Unit Development 1, 2020, in order to allow for the demolition of a small chapel. The application is brought forward by Edward Rose & Sons. The site is located at the north side of 11 Mile Road behind the Costick Center. The Planning Commission held a public hearing regarding

this application on December 14, 2023, after which they voted unanimously (9-0) to recommend adoption.

Planning Consultant Bahm, Giffels Webster, that because this building is shown in the original PUD Agreement, the Planning Commission had deemed the change to be a major amendment to the 2020 PUD. Through the PUD Amendment process, the Planning Commission had found that the structure was not historic relative to this property, and recommended City Council amend the PUD as requested by the applicant.

In response to a question from Council, Director Kettler-Schmult said that 3.91 acre parcel to the south of this chapel was open space. The applicant had communicated they don't have plans for construction on that space at this time.

Mayor Rich opened the public hearing. Seeing that no one came forward to speak, Mayor Rich closed the public hearing and brought the matter back to Council.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the amendment to PUD Plan 1, 2020, including Revised Site Plan 56-6-2020, dated October 17, 2023, and

IT IS FURTHER RESOLVED, that the City Council directs the City Attorney to prepare the appropriate PUD agreement stipulating the final PUD approval conditions for City Council consideration and final approval.

Council person Boleware confirmed that once the building is demolished, the site will be appropriately landscaped to fit in with the rest of the development.

MOTION CARRIED 6-0.

PUBLIC HEARING AND CONSIDERATION OF THE INTRODUCTION OF AN ORDINANCE AMENDING CITY CODE, CHAPTER 34, "ZONING", TO AMEND THE OFFICIAL ZONING MAP IN ORDER TO REZONE THE PROPERTY LOCATED AT PARCEL ID 23-33-227-001, 002 AND 003 FROM B-1, LOCAL BUSINESS DISTRICT TO RA-4, ONE FAMILY RESIDENTIAL DISTRICT; REZONING REQUEST 2-10-2023.

Director of Planning and Community Development Kettler-Schmult explained that tonight is the introduction of this item before Council. There will be a second reading if City Council gives a favorable determination this evening. The information is in Council's packet, and Planning Consultant Bahm is present to answer questions.

Mayor Rich opened the public hearing.

Robert Donovic, Fortesa Homes, 37637 Five Mile Road, Livonia, was present on behalf of this application.

Council Person Knol said this was a great location to put single family homes.

Mr. Donovic agreed, noting there was single family development to the west, and plans by another developer for 8 new single family homes down the street from this property.

As no public indicated they wished to speak, Mayor Rich closed the public hearing and brought the matter back to Council.

MOTION by Knol, support by Bruce, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an ordinance amending City Code, Chapter 34, "Zoning", to amend the official Zoning Map in order to rezone the property located at Parcel ID 23-33-227-001, 002 and 003 from B-1, Local Business District to RA-4, One Family Residential District; Rezoning Request 2-10-2023.

Roll Call Vote:

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

MOTION CARRIED 6-0.

NEW BUSINESS

CONSIDERATION OF APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

MOTION by Boleware, support by Knol, the City Council of Farmington Hills hereby confirms the Mayor's recommendation to reappoint and appoint the following individuals to various City Boards and Commissions:

Brownfield Redevelopment Authority

	Length of Term:	Term ending:
Barry Brickner	3 years	February 1, 2027

Board of Review

	Length of Term:	Term ending:
Shaun Toupin	3 years	February 1, 2027

Building Appeals Board

	Length of Term:	Term ending:
Roberta Nebus	3 years	February 1, 2027

Commission on Children, Youth & Families

	Length of Term:	Term ending:
Tanya Nordhaus	3 years	February 1, 2027
Roderick Wallace	3 years	February 1, 2027
Adam Whitfield	3 years	February 1, 2027

Commission on Community Health

	Length of Term:	Term ending:
Eunice Jeffries	3 years	February 1, 2027
Charles Starkman	3 years	February 1, 2027

Committee to Increase Voter Participation

	Length of Term:	Term ending:
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Susan Brown-Simonenko	3 years	February 1, 2027
Dennis Hubbard	3 years	February 1, 2027
Dawn Raymond	3 years	February 1, 2027
Aimee Ergas	3 years	February 1, 2027

Economic Development Corporation

	Length of Term:	Term ending:
T. R. Carr	6 years	February 1, 2030

Emergency Preparedness Commission

	Length of Term:	Term ending:
Roger Avie	3 years	February 1, 2027
MaryEllen Hopfe	3 years	February 1, 2027
Joel Sloan	3 years	February 1, 2027

Farmington Area Arts Commission

	Length of Term:	Term ending:
Sean Deason	3 years	February 1, 2027
Ted Hadfield	3 years	February 1, 2027

Farmington Area Commission on Aging

	Length of Term:	Term ending:
Julianne Villani	3 years	February 1, 2027
Katherine Marshall	3 years	February 1, 2027

Farmington Hills Beautification Commission

	Length of Term:	Term ending:
Jawahar Babu	3 years	February 1, 2027

Fire Board of Appeals

	Length of Term:	Term ending:
Roberta Nebus	3 years	February 1, 2027

Historical Commission

	Length of Term:	Term ending:
James Hulett	3 years	February 1, 2027
John Scott	3 years	February 1, 2027

Historic District Commission

	Length of Term:	Term ending:
Alexander Thomson	3 years	February 1, 2027
John Traftalet	3 years	February 1, 2027

Housing Rehabilitation Loan Board

	Length of Term:	Term ending:
Samuel Ramsey III	2 years	February 1, 2026
John Goshorn	2 years	February 1, 2026
Tracy Clark	2 years	February 1, 2026

International Property Maintenance Board

	Length of Term:	Term ending:
Roberta Nebus	3 years	February 1, 2027

Parks and Recreation Commission

	Length of Term:	Term ending:
Wendi Michael	3 years	February 1, 2027
Amy Hall	3 years	February 1, 2027

Planning Commission

	Length of Term:	Term ending:
Barry Brickner	3 years	February 1, 2027
John Trafelet	3 years	February 1, 2027
Steve Stimson	3 years	February 1, 2027

Water Advisory Council

	Length of Term:	Term ending:
Katheryn DiCea	2 years	February 1, 2026
Anthony Drautz	3 years	February 1, 2027
Erin Quetell	3 years	February 1, 2027

Zoning Board of Appeals

	Length of Term:	Term ending:
Daniel Vergun	3 years	February 1, 2027
Michael O'Connell	3 years	February 1, 2027

Committee to Increase Voter Participation

	Length of Term:	Term ending:
Rev. Dr. Patricia Coleman-Burns	3 years	February 1, 2027

Patricia will fill the expired alternate vacancy.

MOTION CARRIED 6-0.

CONSIDERATION OF REQUEST FROM RECIPES, INC. FOR A NEW CLASS C QUOTA LIQUOR LICENSE TO BE USED AT 31110 HAGGERTY ROAD, FARMINGTON HILLS, MI.

City Clerk Lindahl noted that this application has been routed to all the appropriate departments with no objections.

Duc Vu, co-owner of Recipes Inc., 31110 Haggerty Road, said they had been in business for 15 years, employed about 18 employees, and at the request of their customers were seeking this expansion of their business.

In response to questions, Mr. Vu explained where the restaurant was located, and said that the restaurant specialized in breakfast and lunch, with a variety of Asian dishes also.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby adopts the resolution for approval to the Michigan Liquor Control Commission for the request from Recipes, Inc. for a NEW Class C Liquor License to be used at 31110 Haggerty Road, to be issued

from the City's quota licenses available.

Roll Call Vote:

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

MOTION CARRIED 6-0.

CONSENT AGENDA

RECOMMENDED ADOPTION OF A RESOLUTION DESIGNATING KAREN MONDORA AS ACTING CITY MANAGER IN THE ABSENCE OF THE CITY MANAGER.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

RESOLUTION NO. R-12-24

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held in the Farmington Hills City Hall on the 22nd day of January 2024, at 7:30 p.m., with those present and absent being,

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

the following preamble and resolution were offered by Councilmember BRUCE and supported by Councilmember ALDRED:

WHEREAS, Section 3.07.B of the Farmington Hills City Charter authorizes City Council to designate a City employee to serve as the Acting City Manager during periods of absence or disability of the City Manager; and

WHEREAS, under Resolution R-96-21, the City Council appointed then Assistant City Manager, Joseph Valentine, as the Acting City Manager; and

WHEREAS, Joseph Valentine is no longer an employee of the City, and City Council wishes to appoint the current Assistant City Manager, Karen Mondora, to serve as the Acting City Manager.

NOW, THEREFORE, IT IS RESOLVED that, pursuant to Section 3.07.B of the Farmington Hills City Charter, the Farmington Hills City Council designates Karen Mondora, the current Assistant City Manager, to serve as the Acting City Manager in the absence or disability of the City Manager.

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

RESOLUTION DECLARED ADOPTED.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE CITY HALL CAMPUS FUELING SYSTEM REPLACEMENT PROJECT TO R.W. MERCER COMPANY IN THE AMOUNT OF \$2,460,900. CMR 1-24-05

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Hall Campus Fueling System Replacement Project be awarded to R.W. Mercer Company of Jackson, Michigan in the amount of \$2,460,900.00; and,

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

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF DIGITAL FORENSIC ANALYSIS SOFTWARE, TRAINING, AND LICENSING TO MAGNET FORENSICS LLC IN THE AMOUNT OF \$31,420. CMR 1-24-06

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue purchase orders to Magnet Forensics LLC in the amount of \$31,420, for the purchase of Digital Forensics Analysis Software GRAYKEY, training, and licensing.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF EMERGENCY VEHICLE LIGHTING FOR EMERGENCY VEHICLES FROM PRIORITY ONE EMERGENCY IN THE APPROXIMATE AMOUNT OF \$25,000. CMR 1-24-07

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorize the City Manager to approve an after the fact purchase order in the approximate amount of \$25,000 for required emergency vehicle lighting to Priority One Emergency.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF EXTENSION OF AGREEMENT FOR THE 2024 SPRING/SUMMER CITYWIDE PLANTING PROGRAM WITH CRIMBOLI NURSERY INC. CMR 1-24-08

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the extension of the agreement with Crimboli Nursery Inc., for the 2024 Spring/Summer Citywide Planting Program; and

FURTHER RESOLVE the authorization of the City Manager and City Clerk to prepare and execute the extension of the agreement on behalf of the City of Farmington Hills and issue a purchase order for the same.

Roll Call Vote:

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

MOTION CARRIED 6-0.

ACKNOWLEDGEMENT OF SECOND QUARTER FINANCIAL SUMMARY AND QUARTERLY INVESTMENT REPORTS.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby acknowledges the second quarter financial summary and quarterly investment reports.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR GAS AND DIESEL FUEL TO RKA PETROLEUM COMPANY, MARATHON FLINT OIL CO., INC., AND GEN OIL COMPANY FOR A TWO-YEAR PERIOD WITH AN OPTIONAL TWO-YEAR EXTENSION. CMR 1-24-09

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby award and authorize the City Manager to issue purchase orders for budgeted gasoline and diesel fuel to the following vendors based on bid factors included in their respective bids for a two-year period beginning February 1, 2024, with the option to extend the terms and conditions for an additional two years upon mutual consent beginning February 1, 2024:

Truck Transport deliveries (5,000-9,000 gallons);

1. RKA Petroleum Company
2. Marathon Flint Oil Co., Inc.

Tank Wagon deliveries (5,000 gallons or less);

1. RKA Petroleum Company
2. Gen Oil Company

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL GOALS STUDY SESSION MEETING MINUTES OF JANUARY 6, 2024.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the goals study session meeting minutes of January 6, 2024.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MEETING MINUTES OF JANUARY 8, 2024.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the study session meeting minutes of January 8, 2024.

Roll Call Vote:

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

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF JANUARY 8, 2024.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the regular session meeting minutes of January 8, 2024.

Roll Call Vote:

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

MOTION CARRIED 6-0.

ADDITIONS TO AGENDA

The attorney's report was received.

ADJOURNMENT

MOTION by Aldred, support by Bridges, to adjourn the regular session City Council meeting at 10:17pm.

Respectfully submitted,

Carly Lindahl, City Clerk