

MINUTES
CITY COUNCIL MEETING
CITY OF FARMINGTON HILLS
DECEMBER 11, 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 7:30 p.m.

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

Council Members Absent: Bridges and Bruce

Others Present: City Manager Boyer, City Clerk Smith, Assistant City Manager Mekjian, Directors Gardiner Mondora and Monico, Fire Chief Unruh, Police Chief Nebus and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Preston Buszka, Mayors Youth Council and Emergency Preparedness Commission member, led the pledge of allegiance.

APPROVAL OF AGENDA

MOTION by Rich, support by Steckloff, to approve the agenda as published.

MOTION CARRIED 5-0.

INTRODUCTION OF THE MAYOR’S YOUTH COUNCIL AND ADMINISTRATION OF OATH

Veena Thamilselvan, Vice Chair, discussed the purpose of the Mayor’s Youth Council, activities, volunteer efforts and projects completed in 2017 and future projects. She thanked the Xemplar Club for the donation to the Council.

Each member of the Mayor’s Youth Council introduced themselves and City Clerk Pam Smith administered the Oath of Office.

Mayor and Council thanked the Mayor’s Youth Council for their service to the community.

EMERGENCY PREPAREDNESS COMMISSION TIP OF THE MONTH

The following Tip of the Month was read by Emergency Preparedness Commission Chair, Keith Ciaramitaro:

**EMERGENCY PREPAREDNESS COMMISSION
TIP OF THE MONTH
DECEMBER 2017**

During this holiday season, the Emergency Preparedness Commission (EPC) reminds everyone that one of the best gifts you can give your family is the gift of financial preparedness.

Fires . . . hurricanes . . . tornadoes . . . earthquakes . . . acts of terrorism . . . business cycles . . . unemployment . . . natural or other disasters can strike suddenly, at any time and anywhere. Your first priority is to protect your family and your property. It is also essential to protect against the financial consequences of a disaster which can damage or destroy your property, forcing you to temporarily

relocate, cut your flow of income or ruin valuable records. Financial preparedness helps ease your family's anxiety should you be forced to go through any period of crisis.

How do you prepare financially for the crisis moments of life? The City's Preparedness Handbook has an entire section and a checklist to help you do just that. To obtain a free copy of the handbook, please visit the website at www.fhready.org.

And as the year-end season is filled with gift giving, consider giving the gift of preparedness to your family and friends. Commercial emergency preparedness kits are available through the Red Cross and other sources. Paying the cost for your family members to take first aid classes, or organizing a pet's preparedness kit, make wonderful gifts for those you care the most about.

The EPC wishes everyone a safe and prepared holiday season.

Mr. Ciaramitaro stated that in the event of natural disasters, financial preparedness is especially important and the senior population is the most vulnerable. Seniors often don't trust direct deposit so they have checks mailed to them and if they lose their home it can take 30-90 days to forward that to a new address so he suggests having checks automatically forward to their bank.

SUSTAINABLE FARMINGTON HILLS TIP OF THE MONTH

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

SUSTAINABLE FARMINGTON HILLS TIP OF THE MONTH DECEMBER 2017

Have yourself a Green December by trying these tips:

1. Recycle your wrapping paper
2. Use real dishes instead of paper, plastic, or Styrofoam
3. Recycle the tree when you're finished
4. Lower the thermostat
5. Switch to LED holiday lights

Visit sustainablefh.com for more tips on how to be green.

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

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

Roll Call Vote:

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

MOTION CARRIED 5-0.

Mayor Massey explained that with regard to Consent Agenda Item #9, Postponement of ballot language for local road millage, City Council and the City Attorney are working with legislators to try and move

legislation forward that would assist the city with ballot language as originally proposed. He stated that an update on this issue was provided at the study session meeting earlier this evening and more information is forthcoming.

PUBLIC QUESTIONS AND COMMENTS

There were no public questions or comments.

COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS

Councilmember Rich commented on the following:

- She held a community outreach event December 10th that was very well attended and there were many questions regarding infrastructure. Her next outreach event is scheduled for February 11th at the Farmington Community Library.
- She attended the “Stop the Bleed” training put on by the Emergency Preparedness Commission/Beaumont Farmington Hills and the Farmington Hills Fire Department. She felt this was a tremendous training opportunity and acknowledged Farmington resident Doug Reynolds who purchased tourniquets for all participants and supplied the Fire Department with ballistic vests and helmets for the fire trucks.

CITY MANAGER UPDATE

City Manager Boyer provided an update on the following:

- City procedures for snow plowing within the subdivisions.

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-10-2017 AMENDING CHAPTER 34, “ZONING”, TO INCLUDE NEW SECTION 4.59 “ONE-FAMILY DWELLING STANDARDS”; ZONING TEXT AMENDMENT 3, 2017; AND APPROVAL OF SUMMARY FOR PUBLICATION.

Planning and Community Development Director, Ed Gardiner, explained that the two ordinances before Council this evening were Introduced by City Council at their last meeting. This ordinance would create a new section in the Zoning Ordinance for One-Family Dwelling Standards and essentially move those standards from the City Code to the Zoning Ordinance and allow for the elimination of the One Family Construction Review Board for purposes of appeals that would now go before the Zoning Board of Appeals.

MOTION by Knol, support by Lerner, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-10-2017 amending the City of Farmington Hills Code of Ordinances, Chapter 34, “Zoning,” Article 4, “Use Standards,” to add a new section 4.59 entitled “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; and approval of summary for publication

Roll Call Vote:

Yeas: KNOL, LERNER, MASSEY, RICH AND STECKLOFF

Nays: NONE

Absent: BRIDGES AND BRUCE

Abstentions: NONE

MOTION CARRIED 5-0.

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-11-2017 AMENDING CHAPTER 21, "PLANNING", TO DELETE ARTICLE IV, "ONE-FAMILY CONSTRUCTION REVIEW", IN ITS ENTIRETY; CITY CODE AMENDMENT 2, 2017; AND APPROVAL OF SUMMARY FOR PUBLICATION.

Director Gardiner explained that this ordinance relates to the ordinance previously enacted and would eliminate the One-Family Construction Review standards from the City Code that are now in the Zoning Ordinance.

MOTION by Steckloff, support by Rich, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-11-2017 amending 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; and approval of summary for publication.

Roll Call Vote:

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

MOTION CARRIED 5-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 7, "BUILDINGS AND BUILDING REGULATIONS," ARTICLE III OF THE CODE OF THE CITY OF FARMINGTON HILLS BY ADOPTING THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE. CMR 12-17-105

Director Gardiner explained that currently Chapter 7 of the City Code references by adoption the 2009 International Property Maintenance Code. His staff together with the Fire Marshal and City Attorney's Office reviewed the option of adopting by reference the 2015 International Property Maintenance Code that would include a section on handling fire damaged structures. The ordinance is proposed for introduction this evening.

MOTION by Rich, support by Steckloff, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance amending Chapter 7, "Buildings and Building Regulations," Article III of the Code of the City of Farmington Hills, by adopting the 2015 International Property Maintenance Code, with certain amendments.

Roll Call Vote:

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

MOTION CARRIED 5-0.

CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF OUTLOT B OF NORMANDY HILLS SUBDIVISION NO. 1 TO WILLIAM AND DIANE HOLCOMB. CMR 12-17-106

Assistant City Manager Mekjian stated that the property in question is Outlot B of Normandy Hills Subdivision that was transferred to the city in 1986. The Upper Rouge River cuts through this property to the extent that a portion is in the floodway and the river is flowing across the property during large storms. He explained that the adjacent property owners have expressed a desire to have the property transferred to them in order to maintain that property to their standards; and the City feels conveying the property would be mutually beneficial as the city would save resources it has been expending to maintain the property thus far. He noted that the sanitary sewer interceptor will be preserved in an existing easement. The City Attorney's Office reviewed the purchase agreement and proposed quit claim deed and the proposed cost is \$250. Mr. Mekjian added that the City paid \$60 for four parcels back in 1986 and this was one of the four.

Councilmember Knol inquired how the state acquired the property before the city purchased the property.

Mr. Mekjian stated that the best guess when there is such an outlot in a development was that the developer at the time felt there may be a community well or other piece of infrastructure that would sit on that property to serve the entire development. He added the city currently is the only party that has rights to this parcel.

MOTION by Lerner, support by Knol, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an Ordinance authorizing the conveyance of Outlot B of Normandy Hills Subdivision No. 1 to William A. Holcomb and Diane K. Holcomb; and authorizes the City Manager to sign the Quit Claim Deed conveying the property for the sum of \$250.00.

Roll Call Vote:

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

MOTION CARRIED 5-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF THE POSTPONEMENT OF RECONSIDERATION OF PROPOSAL LANGUAGE FOR A LOCAL ROAD MILLAGE.

MOTION by Steckloff, support by Knol, that the City Council of Farmington Hills hereby postpones reconsideration of the proposed ballot language for a local road millage to March 12, 2017.

Roll Call Vote:

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

MOTION CARRIED 5-0.

RECOMMENDED APPROVAL OF A REQUEST FOR EMPLOYMENT UNDER SECTION 10.01A OF THE CITY CODE.

MOTION by Steckloff, support by Knol, that the City Council of Farmington Hills hereby approves the request for employment under Section 10.01A of the City Code for Christina Pappas

as a Special Events Leader in the Special Services Department. Christina Pappas is the sister of Elizabeth Pappas, Camp Aide in the Special Services Department and the daughter of Marybeth Lee-Pappas, Department Aide in the Special Services Department.

Roll Call Vote:

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

MOTION CARRIED 5-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR THE PURCHASE AND INSTALLATION OF LIGHTS, SIRENS AND RELATED EQUIPMENT IN TO TWO FIRE DEPARTMENT VEHICLES TO PRIORITY ONE EMERGENCY IN THE AMOUNT OF \$15,368.00. CMR 12-17-107

MOTION by Steckloff, support by Knol, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order for the purchase and installation of lights, sirens and related equipment to Priority One Emergency in the amount of \$15,368.00.

Roll Call Vote:

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

MOTION CARRIED 5-0.

RECOMMENDED APPROVAL OF THE EXTENSION OF AWARD OF BID FOR PORTABLE FORENSIC LIGHT KIT TO SAFEWARE INC. IN THE AMOUNT OF \$13,498.58. CMR 12-17-108

MOTION by Steckloff, support by Knol, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Safeware Inc. in the amount of \$13,498.58 for a portable forensic light kit.

Roll Call Vote:

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

MOTION CARRIED 5-0.

RECOMMENDED AUTHORIZATION TO EXTEND THE BID FOR THE PURCHASE AND INSTALLATION OF FOUR PICK-UP TRUCK SNOW PLOWS TO WEINGARTZ SUPPLY IN THE AMOUNT OF \$20,148.00. CMR 12-17-109

MOTION by Steckloff, support by Knol, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a purchase order with Weingartz Supply in the amount of \$20,148.00 for the purchase and installation of four pick-up truck snow plows.

Roll Call Vote:

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

MOTION CARRIED 5-0.

**RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING
MINUTES OF NOVEMBER 27, 2017**

MOTION by Steckloff, support by Knol, that the City Council of Farmington Hills hereby approves the study session meeting minutes of November 27, 2017 as submitted.

Roll Call Vote:

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

MOTION CARRIED 5-0.

**RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR MEETING MINUTES OF
NOVEMBER 27, 2017.**

MOTION by Steckloff, support by Knol, that the City Council of Farmington Hills hereby approves the regular meeting minutes of November 27, 2017 as submitted.

Roll Call Vote:

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

MOTION CARRIED 5-0.

ATTORNEY'S REPORT

The City Attorney's report was received by Council.

ADJOURNMENT

Mayor Massey adjourned the regular City Council meeting at 8:09pm.

Respectfully submitted,



Pamela B. Smith, City Clerk