

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
JANUARY 24, 2022 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 7:32pm.

Council Members Present: Barnett, Boleware, Bridges, Bruce, Knol, Massey, and Newlin

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Gardiner, Mondora, Monico and Skrobola, and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Mayor Barnett led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Newlin, support by Boleware, to approve the agenda as amended, with the addition of item #5a Appointments to SEMCOG and item #11 Request for Approval of Continued Employment in the Police Department under Section 10.01a of the City Charter.

MOTION CARRIED 7-0.

INTRODUCTION AND PRESENTATION BY SUSAN ARLIN, EXECUTIVE DIRECTOR FOR GREATER FARMINGTON AREA CHAMBER OF COMMERCE

Susan Arlin, Executive Director for the Greater Area Chamber of Commerce was not present at the meeting.

CORRESPONDENCE

The following correspondence was received and acknowledged regarding:

- Geese challenges and questioned “goose chase”
- PUD comment from Jason Fleck
- Failing septic field

CONSENT AGENDA

MOTION by Boleware, support by Bridges, to approve consent agenda items #6 through #8 and item #11, as read.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

MOTION by Massey, support by Knol, to approve consent agenda items #9 and #10, as read.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: BOLEWARE

MOTION CARRIED 6-0-0-1.

PUBLIC QUESTIONS AND COMMENTS

Mike Clarahan, Highview, asked what is being done about the deer population. City Manager Mekjian stated that over the last 6 months the city has taken lead on regional efforts. There have been Town Hall meetings that included Oakland County and the effort to get state and DNR involved.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

The following council member comments and announcements were made:

- Commission on Aging is planning a series of programs to address elder abuse
- Upcoming concerts to be held at the Hawk, including Blackthorn who will be performing on March 5th
- Thank you to the Police Officers who saved 11 guinea pigs
- Announcement regarding the new website refresh that officially launched today

CITY MANAGER UPDATE

City Manager Mekjian provided the following update:

- Reviewed on-line payment options for city services and taxes

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF PLANNED UNIT DEVELOPMENT PLAN 4, 2021, LOCATED ON THE SOUTH SIDE OF NORTHWESTERN HIGHWAY BETWEEN GREENING STREET AND HIGHVIEW AVENUE.

Ed Gardiner, Planning and Community Development Director, outlined the proposal and process for the public hearing this evening.

John Ackerman, representing the proponent, outlined the area of the proposed project and surrounding zoning and noted that this site has many zonings so the PUD option works well for the site. He reviewed the type of buildings proposed, density, parking, height of the proposed buildings and development benefits, including improvements to several area streets.

Jennifer Fritz, Architect from Humphreys and Associates, discussed the exterior of the buildings noting the materials to be used for the buildings and proposed amenities.

Rod Arroyo, Planning Consultant, reviewed the PUD qualifications of the project, conformance with city's master plan and exceptions that would be granted under the PUD proposal before Council this evening.

In response to Council, Mr. Arroyo commented that the city would not typically see off-site amenities under a PUD such as the surrounding street improvements proposed and there are other amenities that would be considered a benefit to the city such as the dog park, street trees and landscaping. He added that he is not overly concerned with the parking as there are options for additional parking if needed. He pointed out that there are other 4-story buildings nearby as shown to Council in the proponent's review.

He stated that while the proposed rooms as the ordinance considers the definition of a “room” is much higher (300 rooms permitted, 800 proposed), other permitted uses under the current zoning would be more intense but it is up to City Council to determine what is acceptable for the site.

Mayor Barnett opened the public hearing.

John Clarahan, Highview, stated that he spoke at the Planning Commission regarding his concerns for cut-through traffic and the developer explained how this would be mitigated but wanted assurances that those road improvements would be made as proposed. He also expressed concern with rush hour traffic in this area due to the density and hoped this development would not worsen but improve their issues with excess water on their properties. Mr. Clarahan was also concerned with the potential for increased crime and noise in the area and suggested a barrier to address the noise. He stated that he is not opposed to growth and development but wants Council to take the concerns of area residents into consideration.

Mayor Barnett pointed out that the proposed improvements made this evening to Council will become part of the PUD agreement that will come back to City Council for approval.

Mayor Barnett acknowledged emails from Jason Fleck expressing concern with the following:

- Cut-through traffic
- What portions of the roads are to be paved
- Noise
- The current detention pond always being full and being a breeding ground for mosquitos and other pests and provided pictures of the flooding of Highview Street
- Parking garage and the potential for crime or mischief in that area

There being no further comments, Mayor Barnett closed the public hearing.

Council questioned the lack of parking and ability to include the options for additional parking and commitment for maintenance to keep these “luxury” apartments and cost of the units.

Tom Herbst, ADG Development on behalf of the proponent, stated that the units are proposed to be approximately \$1,500 for the one bedroom and up to \$2,500 for larger units. The units will be at top market price and for financial reasons will need to be maintained in order to keep them at that top market price.

Mr. Ackerman, in response to questions from the public hearing, addressed the following:

- How the detention and storm water management would work to address the flooding issues/concerns
- The road improvement proposed to mitigate cut-through traffic and route traffic appropriately
- Proposed extensive landscaping including screening on south side of development to limit noise
- Proposed parking and data showing that their proposal is ideal for this type of development
- This will be a full-time, monitored site that should limit concerns for crime or mischief on site

Council asked for clarification on the approval process this evening. Director Gardiner clarified that before Council this evening is consideration of the PUD plan and a PUD agreement will be developed based on the plan proposed this evening to come back to Council for approval.

Attorney Joppich further clarified that Council could provide for further conditions this evening when approving the plan that would be incorporated into the PUD agreement and if done, should be part of any motion made.

Considerable discussion as held by City Council members who expressed the following concerns and suggestions:

- Concern with insufficient parking
- Commitment to maintain the units as “luxury” units
- Preference for owner-occupied units
- Suggestion to include electric vehicle charging stations
- Improved drainage for the area
- Paving of Highview to just past Luden Street and additional screening preferred for abutting residential areas. Request for public services department to review this as well since the city has road millage funds.
- Consider offering extension of utilities

Assistant City Manager Mekjian added that as part of the engineering review there will be a traffic impact study.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby authorizes the application for approval of Planned Unit Development Plan 4, 2021, dated October 18, 2021 be granted; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Attorney to prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval; and

IT IS FURTHER RESOLVED, that additional parking is added to Greening Street if necessary and beyond that, if necessary, the parking is extended on the southeast side of the development as discussed by the Planning Commission; electrical vehicle stations are included on the site and the paving of Highview is extended.

MOTION CARRIED 6-1 (Massey opposed).

UNFINISHED BUSINESS

CONSIDERATION OF APPROVAL OF THE ENACTMENT OF ORDINANCE C-1-2022 AMENDING THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 2, “ADMINISTRATION,” ARTICLE V, “EMPLOYEE BENEFITS,” TO AMEND SECTION 2-360 TO ADD A NEW SUBSECTION RELATING TO REEMPLOYMENT OF COURT EMPLOYEES; AND APPROVAL OF SUMMARY FOR PUBLICATION.

Tom Skrobola, Finance Director, explained that this is the second reading to amend the ordinance to allow for re-employment of court employees who have retired. He clarified the restriction on working 1,000 hours and to which employee groups that would apply.

MOTION by Bridges, support by Massey, that the City Council of Farmington Hills hereby approves the ENACTMENT of Ordinance C-1-2022 amending the Farmington Hills Code of Ordinances, Chapter 2, “Administration,” Article V, “Employee Benefits,” to amend Section 2-360 to add a new subsection relating to reemployment of court employees; and approval of summary for publication.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF REAPPOINTMENTS AND APPOINTMENTS FOR VARIOUS BOARDS AND COMMISSIONS.

APPOINTMENTS TO SEMCOG

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby appoints Jackie Boleware as delegate and Michael Bridges as alternate delegate to SEMCOG; and

IT IS FURTHER RESOLVED, that the City Council 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:
Kurt Brauer	3 years	February 1, 2025
Ed Gardiner	3 years	February 1, 2025
Jackie Boleware	3 years	February 1, 2025

Building Appeals Board

	Length of Term:	Term ending:
Frank Reid	3 years	February 1, 2025

Commission on Children, Youth & Families

	Length of Term:	Term ending:
Sharon Snodgrass	3 years	February 1, 2025
Tammy Luty	3 years	February 1, 2025

Commission on Community Health

	Length of Term:	Term ending:
Andrea Anderson	3 years	February 1, 2025
La Keshia Young	3 years	February 1, 2025
Bernard Hooper	3 years -alternate	February 1, 2025

Committee to Increase Voter Participation

	Length of Term:	Term ending:
Rose Christoph	3 years	February 1, 2025
Karen Bartos	3 years	February 1, 2025

Corridor Improvement Authority

Kimberly Guesman	Length of Term: 4 years	Term ending: February 1, 2027
------------------	-----------------------------------	---

Economic Development Corporation

Fritz Beiermeister	Length of Term: 6 years	Term ending: February 1, 2028
--------------------	-----------------------------------	---

Emergency Preparedness Commission

Keith Ciaramitaro	Length of Term: 3 years	Term ending: February 1, 2025
Dan Wecker	3 years	February 1, 2025

Farmington Area Arts Commission

Cindy Carleton	Length of Term: 3 years	Term ending: February 1, 2025
Lindsay Hawkins	3 years	February 1, 2025

Farmington Area Commission on Aging

Carl Christoph	Length of Term: 3 years	Term ending: February 1, 2025
Daniel Fantore	3 years	February 1, 2025
Colleen Irvin	3 years	February 1, 2025

Farmington Hills Beautification Commission

Katherine Massey	Length of Term: 3 years	Term ending: February 1, 2025
Sherry Jones	3 years	February 1, 2025

Farmington Community Library Board of Trustees

Ernie McClellan, Jr.	Length of Term: 4 years	Term ending: February 1, 2026
----------------------	-----------------------------------	---

Fire Board of Appeals

Frank Reid	Length of Term: 3 years	Term ending: February 1, 2025
------------	-----------------------------------	---

Historical Commission

Earl Baxtresser	Length of Term: 3 years	Term ending: February 1, 2025
John Willyard	3 years	February 1, 2025

Historic District Commission

James Paulson	Length of Term: 3 years	Term ending: February 1, 2025
Ken Klemmer	3 years	February 1, 2025
Steve Olson	3 years	February 1, 2025

Housing Rehabilitation Loan Board

	Length of Term:	Term ending:
John Goshorn	2 years	February 1, 2024
Tracy Clark	2 years	February 1, 2024
Samuel Ramsey III	2 years	February 1, 2024

International Property Maintenance Board

	Length of Term:	Term ending:
Frank Reid	3 years	February 1, 2025

Parks and Recreation Commission

	Length of Term:	Term ending:
Don Fritz	3 years	February 1, 2025
David Prueter	3 years	February 1, 2025

Planning Commission

	Length of Term:	Term ending:
Joseph Mantey	3 years	February 1, 2025

Water Advisory Council

	Length of Term:	Term ending:
Tammy Gushard	3 years	February 1, 2025
Mike Pucher	3 years	February 1, 2025
Anthony Drautz	2 years	February 1, 2024
Erin Quetell	2 years	February 1, 2024

Zoning Board of Appeals

	Length of Term:	Term ending:
Azam Masood	3 years	February 1, 2025
Dan Irvin	3 years	February 1, 2025

Water Advisory Council

	Length of Term:	Term ending:
Katrina Kennedy	1 years	February 1, 2023

Children Youth & Families

	Length of Term:	Term ending:
Jeff Boyle	3 years	February 1, 2025

Committee to Increase Voter Participation

	Length of Term:	Term ending:
Marjorie Whittemore	Unexpired term	February 1, 2025
Ashley Riley	3 years	February 1, 2025

Emergency Preparedness Commission

	Length of Term:	Term ending:
Michael Sweeney	Unexpired term	February 1, 2023
Tim Siegrist	3 years	February 1, 2025

Board of Review

Andrew Exline
Thomas Downs

Length of Term:
Unexpired term
3 years - Alternate

Term ending:
February 1, 2025
February 1, 2025

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF EXTENSION OF AGREEMENT FOR 2022 SPRING/SUMMER CITYWIDE PLANTING PROGRAM WITH CRIMBOLI NURSERY INC., IN THE AMOUNT OF \$77,000. CMR 1-22-07

MOTION by Boleware, support by Bridges, to that the City Council of Farmington Hills hereby approves the extension of agreement with Crimboli Nursey Inc., for the 2022 Spring/Summer Citywide Planting Program; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Manager and City Clerk to prepare and execute the extension of agreement on behalf of the City of Farmington Hills for \$77,000 and issue a purchase order for the same.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF ESTABLISHING THE NORMANDY HILLS WATER MAIN PAYBACK DISTRICT. CMR 1-22-08

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby approves the establishment of the Normandy Hills Water Main Payback District subject to final costs being determined upon completion of construction, and it is the staff's recommendation that funds be utilized from the City of Farmington Hills Water Reserve Fund to construct these improvements.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

ACKNOWLEDGEMENT OF THE CITY'S SECOND QUARTER FINANCIAL SUMMARY REPORT AND INVESTMENT REPORT.

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby acknowledges the city's second quarter financial summary report and quarterly investment report.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF JANUARY 10, 2022.

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby approves the City Council study session meeting minutes of January 10, 2022.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: BOLEWARE

MOTION CARRIED 6-0-0-1.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR SESSION MEETING MINUTES OF JANUARY 10, 2022.

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby approves the City Council regular session meeting minutes of January 10, 2022.

Roll Call Vote:

Yeas: BARNETT, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: BOLEWARE

MOTION CARRIED 6-0-0-1.

REQUEST FOR APPROVAL OF CONTINUED EMPLOYMENT IN THE POLICE DEPARTMENT UNDER SECTION 10.01A OF THE CITY CHARTER

MOTION by Boleware, support by Bridges, that the City Council of Farmington Hills hereby approves the status change of Officers Ward and Rodriguez, pursuant to City Charter, Article X, Section 10.01A.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, BRUCE, KNOL, MASSEY, AND NEWLIN
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

There were no additions to the agenda.

ADJOURNMENT

The regular session City Council meeting was adjourned at 9:41pm.

Respectfully submitted,



Pamela B. Smith, City Clerk