

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
JULY 26, 2021 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 7:39pm.

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

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Mondora, Monico, Schnackel and Skrobola, Police Chief King, Fire Chief Unruh and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Mayor Barnett led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

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

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

CORRESPONDENCE

Mayor Barnett mentioned that she had contacted the Michigan Public Service Commission (MPSC) regarding continued power outages in Farmington Hills and thanked the citizens for calling in their complaints. She stated that the city will be filing a complaint with the MPSC with regard to DTE services. She added that staff is also in conversations with State Representative Steckloff and State Senator Moss on this issue.

CONSENT AGENDA

MOTION by Knol, support by Newlin, to approve consent agenda as read.

Roll Call Vote:

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

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

PUBLIC QUESTIONS AND COMMENTS

Suzanne Zimmerman, resident, informed Council that the deer spray mentioned at the study session was called Deer Stopper by Messina and works very well. She added that some of her plants she thought were being eaten by deer were actually being eaten by ground hogs.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

The following comments and announcements were made:

- The City's Suicide Awareness for Everyone (SAFE) softball tournament is being held at the Founders Sports Park on Saturday, August 7, 2021
- Happy Birthday to Kathryn Massey
- Request for inspection of commercial parking lots for blight and potholes
- Request for staff to review options for more speed limit signage in neighborhoods to reduce speeding

CITY MANAGER UPDATE

City Manager Mekjian provided the following update:

- Thank you to residents for their patience during the power outages while the city is in discussions with DTE
- The city is continuing to pick up storm debris and has five sections of the city still to be picked up. Any questions can be directed to the city's Department of Public Works at 248.871-2850
- The Eleven Mile Road project started today
- The non-emergency number for the Police Department has been out, which is an ongoing issue and staff has been working with AT&T to try and isolate the problem

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF ADOPTION OF A RESOLUTION APPROVING THE BROWNFIELD PLAN FOR ROSE SENIOR LIVING LOCATED AT 29000 WEST ELEVEN MILE ROAD. CMR 7-21-72

Sam Seimer, AKT Peerless and representing the city, reported that before City Council for consideration is the Brownfield Plan for 29000 W. Eleven Mile Road for the redevelopment of a 305,000 square foot facility that will include 117 independent living and 98 assisted living units. The plan was approved by the Brownfield Redevelopment Authority through the Chair on July 8, 2021; and represents a private investment of \$40 million and would generate 60 new, full-time jobs. She explained the terms of the plan and noted that this is a local only brownfield plan and will not capture school taxes.

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

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

RESOLUTION APPROVING A BROWNFIELD PLAN FOR 29000 WEST ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

RESOLUTION NO. R-130-21

At a regular meeting of the Farmington Hills City Council held on the 26th day of July 2021, at 7:30 PM.

PRESENT: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STRICKFADEN

ABSENT: NONE

The following resolution was offered by Councilmember Bridges and supported by Councilmember Massey:

WHEREAS, the Brownfield Redevelopment Authority (the “Authority”) of the City of Farmington Hills, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”), has received and recommended for approval by the Farmington Hills City Council, a Brownfield Plan (the “Plan”) pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the Authority has, at least ten (10) days before the meeting of the Farmington Hills city Council at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions (the “Taxing Jurisdictions”) which are affected by the Plan about the fiscal and economic implications of the proposed Plan, and the Farmington Hills City Council has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Financing Plan and in accordance with Sections 13(13) and 14(1) of the Act; and

WHEREAS, the Farmington Hills City Council has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Farmington Hills City Council desires to proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Plan Approved. Pursuant to the authority vested in the Board by the Act, and pursuant to and in accordance with the provision so Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit “A” to this resolution.
2. Severability. Should any section, clause, or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

In response to Council, Attorney Joppich confirmed that a major part of the discussion by Council during the study sessions was about developing fair and reasonable standards of conduct and license review for all applicants so as not to be arbitrary in the process.

MOTION by Massey, support by Strickfaden, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an ordinance to amend the Farmington Hills Code of Ordinances, Chapter 8, "Business Licensing" by adding Article II, "Smoking Lounges," to license and regulate smoking lounges in the City in the interest of the public health, safety and welfare.

Roll Call Vote:

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

MOTION CARRIED 7-0.

CONSIDERATION OF APPROVAL OF THE INTRODUCTION OF AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 8, "BUSINESS LICENSING" BY ADDING ARTICLE III, "MINIATURE GOLF COURSES, GO-KART TRACKS, AND ARCADES," TO LICENSE AND REGULATE MINIATURE GOLF COURSES, GO-KART TRACKS, AND ARCADES IN THE CITY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, AND WELFARE.

Attorney Joppich explained that this ordinance is drafted similar to the ordinance for smoking lounges. Some differences include the hours of operation that are 8am to 12am; there are no age restrictions and there is no requirement for a separate permit for dance/entertainment.

MOTION by Bridges, support by Strickfaden, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an ordinance to amend the Farmington Hills Code of Ordinances, Chapter 8, "Business Licensing" by adding Article III, "Miniature Golf Courses, Go-Kart Tracks, and Arcades," to license and regulate miniature golf courses, go-kart tracks, and arcades in the City in the interest of the public health, safety, and welfare.

Roll Call Vote:

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

MOTION CARRIED 7-0.

Councilmember Massey mentioned that there was a lot of discussion regarding the last three ordinances that were just introduced at study session meetings with some great discussion and ultimately consensus from Council.

Mayor Barnett explained the first and second readings required for ordinances.

CONSIDERATION OF ADOPTION OF A RESOLUTION REGARDING A CHARTER AMENDMENT FOR A PUBLIC SAFETY MILLAGE TO BE PLACED ON THE NOVEMBER 2, 2021, BALLOT.

City Manager Mekjian explained that staff will be providing information for City Council consideration for the renewal of 2011 public safety millage and options for the proposed ballot language to be placed on the November 2, 2021, ballot. The presentation will provide background on the millage, staffing and programs it allows the city to provide, financial information including the renewal options and respective impact to revenue and staff's recommendation regarding draft ballot language as prepared by City Attorney Joppich.

Fire Chief Gary Unruh, Police Chief King and Finance Director Skrobola presented a power point presentation and spoke on the need for continued public safety millage funding, money the millage would generate for both proposed millage rates and how funding would be utilized for public safety purposes.

City Manager Mekjian reviewed the two options proposed to City Council, Option 1 for a renewal and increase to authorize 1.7 mills as approved by the voters in 2011 and Option 2 is for a straight renewal at the Headlee Rollback of 1.6187 mills. The difference in funding is approximately \$300,000 per year or \$3 million over the 10 years. He noted that these options were discussed with Council as the study session meeting this evening and staff is recommending Option 1 to restore the millage back to 1.7 mills as approved in 2011 to ensure the city's ability to continue to provide first-class public safety services to the community.

Council commented on how well the city has done with the millage funding including the Fire Department's ISO rating that directly impacts the residents' insurance rates and maintaining safe city standards. It was also mentioned that the expiration of the SAFER grant would have an impact on the Fire Department and the city's ability to maintain that staffing level. Support was expressed for staff's recommendation regarding the proposed ballot language.

Mayor Barnett explained the Headlee Rollback and why the language has to read as a renewal and increase to restore the millage back to 1.7 mills.

MOTION by Massey to approve the public safety millage ballot language for 1.7 mills for November 2021 that includes the language for both a renewal and increase that it is for a ten-year term and for the ballot language to include the word "only" so that the ballot language reads the taxes are to be used only for purposes of fire and police staffing and equipment to maintain the current levels of public safety services.

Attorney Joppich clarified the motion language with Councilmember Massey as follows:

MOTION by Massey that City Council adopts the resolution regarding a charter amendment for public safety using Option 1 for a renewal and increase with a change in paragraph 1 that contains the ballot language to go on the ballot to the voters to include the word "only" between the words "used" and "for" in the sixth line of that question in the resolution.

Councilmember Massey confirmed the motion language.

Councilmember Bridges supported the motion.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

**RESOLUTION REGARDING CHARTER AMENDMENT
FOR PUBLIC SAFETY MILLAGE**

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held in the City Council Chambers on July 26, 2021, at 7:30 o'clock p.m., with those present and absent being:

PRESENT: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STRICKFADEN

ABSENT: NONE

The following preamble and resolution were offered by Councilperson Massey and supported by Councilperson Bridges:

WHEREAS, pursuant to Act No. 279 of the Public Acts of Michigan of 1909, the Home Rule Cities Act (HRCA), as amended, and pursuant to City Charter Sections 7.02.A. and 10.06, provisions of the City Charter may be amended for the purposes stated herein by a Charter amendment proposal that has been approved by a majority vote of the electors of the City voting at a regular election or special election called for said purpose; and

WHEREAS, pursuant to City Charter Sections 7.02.A, a Charter amendment that includes an increase of the tax rate may be made for a specially designated purpose, providing that the specially designated purpose shall be included in a ballot question stating the nature of such purpose and the amount of ad valorem tax to be raised to fund such purpose; and

WHEREAS, pursuant to the HRCA, a City Charter amendment may be proposed by the City Council on three-fifths (3/5) vote of its seated members.

WHEREAS, the voters previously approved a Charter Amendment on November 8, 2011, amending the City Charter Tax Rate Limits to add a special tax rate of 1.7 mills for the special purposes of fire and police staffing and equipment to maintain the current levels of City public safety services, which special tax rate is currently set to expire on June 30, 2022; and

WHEREAS, such Charter Amendment is incorporated as Section 7.02d of the City Charter; and

WHEREAS, considering the City's current and forecasted fiscal circumstances, and in an effort to continue to provide the current level of public safety services, the City Council has determined that it is necessary and appropriate to submit a proposal to the voters for a continuation and increase to the original level of this additional tax rate for the special purpose of public safety functions of the police and fire departments, at the regular election to be held on November 2, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Farmington Hills as follows:

- 1) The following proposition shall be submitted to the electors of the City at the regular election to be held in the City on November 2, 2021:

**CHARTER AMENDMENT
PUBLIC SAFETY MILLAGE**

Shall the Farmington Hills City Charter be amended to allow a renewal and increase to the original voter-approved level of the additional special tax rate for public safety functions of the Fire and Police Departments by authorizing the City to levy a millage in the amount of 1.7 mills, for ten years, starting with the July 2022 levy (authorizing collection of an estimated \$6,328,528 in the first year if approved and levied), which taxes are to be used only for purposes of fire and police staffing and equipment to maintain the current levels of public safety services?

[] YES

[] NO

- 2) Upon adoption of the proposed amendment, Section 7.02d “Additional Special Tax Rate for Public Safety Functions of the Fire and Police Departments” of the City Charter would be amended to read as follows:

Section 7.02d. Additional Special Tax Rate for Public Safety Functions of the Fire and Police Departments.

In addition to the Charter Tax Limit stated in Section 7.02 and the Special Tax Rates stated in Sections 7.02a, 7.02c, 7.02e and 7.02f, starting with the July 2021 levy, the City may levy an annual ad valorem tax not exceeding .17% (1.7 mills) of the state equalized value of all real and personal property subject to taxation in the City. The levy shall be used only for purposes of fire and police staffing and equipment to improve the public safety function of the Fire and Police Departments of the City. This section shall be effective for a period of 10 (ten) years commencing July 1, 2022, and expiring on June 30, 2032.

- 3) The City Clerk is hereby directed to post and publish the proposed City Charter amendment set forth in Section 2 of this Resolution in a newspaper of general circulation in the City in the manner prescribed by law, and to do all other things necessary to provide for the submission of the Proposal set forth in Section 1 of this Resolution to the electors at the regular election to be held on November 2, 2021.

AYES: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STRICKFADEN
NAYES: NONE
ABSENT: NONE
ABSTENTIONS: NONE

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF BODY ARMOR AND RELATED EQUIPMENT WITH ALLIE BROS. UNIFORMS REPRESENTING GH ARMOR SYSTEMS IN AN AMOUNT NOT TO EXCEED \$73,000, WITH POSSIBLE EXTENSIONS. CMR 7-21-76

MOTION by Knol, support by Newlin, that the City Council of Farmington Hills hereby authorizes the City Manager to issue a purchase order to Allie Bros. Uniforms for GH Armor Systems for body armor and related equipment in an amount not to exceed \$73,000; and

IT IS FURTHER RESOLVED, that the City Council authorizes future budgeted purchases for body armor and related equipment to Allie Bros. Uniforms under the same terms and conditions with negotiated price increase not to exceed 5% per year (beginning at year 3) for a period of five (5) years.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF AUTHORIZATION OF PAYMENT FOR CARPETING AND FLOOR WORK ON THE 3RD FLOOR OF THE HAWK TO BECKWITH FLOORS IN THE AMOUNT OF \$13,965. CMR 7-21-77

MOTION by Knol, support by Newlin, that the City Council of Farmington Hills hereby authorizes the payment of \$13,965 to Beckwith Floors. The total amount will be reimbursed to the City of Farmington Hills by the Friends of the Parks.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL STUDY SESSION MEETING MINUTES OF JULY 12, 2021.

MOTION by Knol, support by Newlin, that the City Council of Farmington Hills hereby approves the City Council study session meeting minutes of July 12, 2021.

Roll Call Vote:

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

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF THE CITY COUNCIL REGULAR SESSION MEETING MINUTES OF JULY 12, 2021.

MOTION by Knol, support by Newlin, that the City Council of Farmington Hills hereby approves the City Council regular session meeting minutes of July 12, 2021.

Roll Call Vote:

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

MOTION CARRIED 7-0.

ADDITIONS TO AGENDA

None.

CLOSED SESSION

CONSIDERATION OF APPROVAL TO ENTER INTO A CLOSED SESSION TO DISCUSS AN EMPLOYEE REQUESTED REVIEW (NOTE: COUNCIL WILL RETURN TO OPEN SESSION IMMEDIATELY FOLLOWING THE CLOSED SESSION TO TAKE ACTION IF NEEDED AND TO CLOSE THE MEETING).

MOTION by Massey, support by Strickfaden, that the City Council of Farmington Hills hereby approved entering into a closed session to discuss an employee requested review.

Roll Call Vote:

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

MOTION CARRIED 7-0.

Council entered back into regular session.

MOTION by Massey, support by Strickfaden, that the City Council of Farmington Hills hereby affirms the 2.85% increase for the City Clerk based on her annual review and as previously approved as part of the FY 2021/22 budget.

MOTION CARRIED 7-0.

ADJOURNMENT

MOTION by Massey, support by Bridges, to adjourn the regular session City Council meeting at 9:19pm.

MOTION CARRIED 7-0.

Respectfully submitted,



Pamela B. Smith, City Clerk