



FINAL

REGULAR MEETING MINUTES

A Regular meeting of the Farmington City Council was held on March 18, 2013, in City Council Chambers, 23600 Liberty Street, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 7:08 PM by Mayor J.T. Buck.

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
J.T. Buck	Mayor	Present	
Greg Cowley	Councilmember	Present	
William Galvin	Mayor Pro Tem	Present	
Kristin Kuiken	Councilmember	Present	
JoAnne McShane	Councilmember	Present	

City Administration Present

Superintendent Eudy
 Director Christiansen
 City Clerk Halberstadt
 City Manager Pastue
 Attorney Schultz
 Director Schulz
 Treasurer Weber

2. PLEDGE OF ALLEGIANCE

Ed Cherkinsky, representing the Commission on Children, Youth and Families, led the pledge of allegiance.

3. APPROVAL OF ITEMS ON CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Kristin Kuiken, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

A. Minutes of the City Council - Regular - Feb 4, 2013 7:00 PM

B. Minutes of the City Council - Special Study Session - Feb 18, 2013 5:45 PM

- C. **Minutes of the City Council - Special - Feb 18, 2013 6:30 PM**
- D. **Minutes of the City Council - Special Study Session - Mar 4, 2013 7:00 PM**
- E. **Approve Farmington Monthly Payments Report January 2013**
- F. **Approve Farmington Public Safety Monthly Report, February 2013**
- G. **Approve Farmington Financial Report Quarter Ended December 31, 2012**
- H. **Approve Farmington Investment Report Quarter Ended December 31, 2012**
- I. **Approve 47Th District Court Financial Report Quarter December 31, 2012**
- J. **Special Event Request - American Cancer Society Relay for Life**
- K. **Consideration to Approve Road Race Request - August 17, 2013**
- L. **Special Event Request - Our Lady of Sorrows Annual Church Picnic**
- M. **Special Event Request - South Farmington Baseball Movie Night**

4. **APPROVAL OF REGULAR AGENDA**

Move to approve the regular agenda as amended; moving Public Comment to item No. 5 and adding Department Head Comment as item No. 9.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Kristin Kuiken, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

5. **PUBLIC COMMENT**

No public comment was heard.

6. **PRESENTATION/PUBLIC HEARINGS**

A. **Farmington Area Commission on Aging/Project Living Susan Lightner**

Susan Lightner, representing the Farmington Area Commission on Aging, spoke about Project Healthy Living scheduled for March 22, 9am - 2pm, at the Costick Center.

B. **Consideration to Approve Resolution Accepting Bids and Issuance of 2013 Capital Improvement Bonds Laura Bassett - Miller, Canfield, Paddock and Stone**

Laura Bassett, representing Miller, Canfield, Paddock and Stone, was present to discuss the bid award for the 2013 Capital Improvement Bonds. She announced the bid by Robert W. Baird & Co. was determined to be the lowest true interest cost to the City.

Responding to a question from Buck, Pastue stated the interest rate for the 2011 Capital Improvement Bonds was over 4.00%.

Responding to a question from McShane, Ms. Bassett confirmed the City's AA bond rating made a difference in securing a lower rate.

At the request of Galvin, Pastue reviewed the projects that will be funded by the bonds. Galvin discussed "good debt" and what it will do for the downtown.

Move to approve the Awarding Resolution for the 2013 Capital Improvement Bonds. [SEE ATTACHED RESOLUTION NO. 03-13-009].

The votes were taken in the following order: Cowley, Galvin, Kuiken, McShane, Buck.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Galvin, Mayor Pro Tem
SECONDER:	Kristin Kuiken, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

C. Consideration of Resolution to Support the Commission on Children, Youth and Families Providing Oversight and Administration to the Call to Action Coalition Programs Ed Cherkinsky

Ed Cherkinsky, representing the Commission on Children, Youth and Families (CYF), was present to discuss the Commission's proposed oversight of the Call to Action Coalition. He discussed the common goals of both groups. He advised the Farmington School Board voted to support this change at their last meeting and he expected Farmington Hills City Council will do the same.

Buck stated there is no better home for the Call to Action Coalition than the CYF.

Kuiken asked about the opportunity for new volunteers to join the Coalition.

Cherkinsky responded they are encouraging new volunteers and directed anyone interested to the CYF website.

Responding to a question from McShane, Cherkinsky stated the CYF would not only continue the Call to Action annual breakfast, but would expand their activities.

McShane stated the Call to Action Coalition provides an important service to the community through their programs and activities and she would like to see them continue.

Mitch Seeley, representing the Call to Action Coalition, stated they will continue the Babes Program for third graders and the Middle School Mayday program. He noted they will be working with the Michigan School of Psychology to write grants in order to obtain funds for other projects.

Motion to adopt a resolution supporting the Commission on Children, Youth and Families providing oversight to the Call to Action Coalition programs. [SEE ATTACHED RESOLUTION NO. 03-13-010].

The votes were taken in the following order: Galvin, Kuiken, McShane, Buck, Cowley.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Kuiken, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

D. Recognition of Donald Munter/Historical Commission

City Council recognized Donald Munter's 32 years of service on the Historical Commission.

Mayor Buck thanked Mr. Munter for his commitment to the city.

McShane recognized Mr. Munter's dedication to the commission, and the positive attitude and candor with which he conducted himself.

E. Proclamation - Christiane Lenz

Council presented a proclamation to Christiane Lenz in recognition of her 10+ years of service to the Warner Mansion.

Jean Schornick, Mansion volunteer, spoke about Ms. Lenz's many contributions to the Mansion.

Ms. Lenz thanked Council for their recognition and expressed how much she enjoyed working with the volunteers at the Mansion.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. NEW BUSINESS

A. Consideration to Conditionally Accept Bids for Grove Street and Warner/Thomas Construction Project and Award Contract to Warren Construction

Pastue discussed bids received on the Grove Street and Warner/Thomas Construction Projects noting they came in over budget. He spoke about a review of the bids at the last Council meeting and Council's authorization to negotiate costs and re-engineer elements of the project to make it fit within available resources. He stated based on a quality based review, Orchard Hiltz and McCliment recommended the City award the construction contract to Warren Construction. He advised Warren Construction was able to reduce their original bid amount based on a reduction in the scope of the work and re-engineering.

Cowley congratulated Vince and his staff for reducing the original bid amount for the project by \$200K.

Responding to a question from Kuiken, Pastue stated Warren Construction was chosen

based on a quality based review, their experience with downtown streetscapes, and the quality of their subcontractors, as well as their competitive bid.

Responding to a question from McShane, Pastue advised the reduction in the cost of the project was a combination of re-engineering and a minimal reduction in its scope. He pointed out the changes have no real impact on the project.

Galvin asked about the start dates of the project and disruption of traffic.

Superintendent Eudy responded the biggest factor in starting the project is weather. The goal is to complete the Grove Street Project by the start of Founders Festival.

Pastue thought the project would start in another 2-3 weeks. He stated the City should consider some type of groundbreaking ceremony.

Galvin recommended educating the public on construction timing, detours, etc.

DDA Director Knowles spoke about meeting with businesses that will be affected by construction to discuss how their needs will be met in terms of signage, parking, etc.

Buck emphasized that businesses will remain open throughout the construction period and will be accessible. He encouraged the public not to be deterred by the construction.

Move to conditionally accept bids for the Grove Street and Warner/Thomas Construction Project and award contract to Warren Construction in the amount of \$1,988,168.20 based on a Qualifications Based Selection Process and with the negotiated reduction in the scope of work and re-engineering of elements of the project as agreed to by the bidder, and authorize the City Manager and City Clerk to sign the construction contract conditioned upon and only to become effective to the extent of (1) signature by all parties of the agreements approved by the City Council relating to the Grove Street Project on February 4, 2013, including the Agreement for Conveyance of Land relating to the acquisition of property owned by the Groves LLC needed for public right-of-way, and by the Farmington Downtown Development Authority on February 18, 2013; and (2) the City closing on and securing title to the property described in the Agreement for Conveyance of Land as approved by the City Council. The City Manager and City Clerk shall not sign the contract with Warren Construction until the City has closed on and secured title to property described in the Agreement for Conveyance of Land needed for public right-of-way.

The votes were taken in the following order: Kuiken, McShane, Buck, Cowley, Galvin.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Kristin Kuiken, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

B. Consideration to Adopt Resolution to Allocate Remaining Proceeds from the 2011 Capital Improvements Bond Issue to the Grove Street and Warner/Oakland Water Main Replacement Project

Responding to a question from Kuiken, Pastue stated the 2011 Capital Improvement Bonds could not be paid off early.

Move to adopt a resolution authorizing allocation of remaining proceeds from the 2011 Capital Improvements Bond Issue to cover capital expenditures associated with the water main replacement along Grove Street and Warner/Oakland. [SEE ATTACHED RESOLUTION 03-13-011].

The votes were taken in the following order: McShane, Buck, Cowley, Galvin, Kuiken.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Kristin Kuiken, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

C. Consideration to Approve Lot Split - 33200 Grand River Avenue, Former Dimitri's Restaurant

Pastue advised the City received an application from the Downtown Development Authority to split the former Dimitri's Restaurant property. The DDA intends to split the property into two parcels in order to lease the existing building to Los Tres Amigos restaurant.

Responding to a question from Cowley, Pastue advised work would be done to enclose the dumpster.

Kuiken asked how many additional parking spaces would result from the lot split. Pastue responded approximately 30 spaces.

Galvin inquired about signage for the new municipal parking lot.

Pastue responded there has been limited discussion regarding signage for the lot. He stated there should be a sign at the corner of Grand River and Warner informing the public of additional municipal parking.

Galvin pointed out other municipal parking lots do not have consistent signage.

Pastue recognized that the city needs a consistent wayfinding plan.

Move to approve lot split request involving parcel located at 33200 Grand River Avenue as presented. [SEE ATTACHED LOT SPLIT SKETCH AND DESCRIPTION].

The votes were taken in the following order: Buck, Cowley, Galvin, Kuiken, McShane.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kristin Kuiken, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

D. Consideration to Authorize the Purchase of Two Patrol Vehicles

Responding to a question from McShane, Pastue confirmed the quotes for the patrol cars came through the state bidding process.

Discussion followed regarding the benefits of an SUV versus a sedan patrol car.

Schultz confirmed patrol cars are replaced every 2 years.

Move to approve the purchase of two police patrol vehicles from Gorno Ford Woodhaven, MI, in the amount of \$51,130.

The votes were taken in the following order: Cowley, Galvin, Kuiken, McShane, Buck.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	William Galvin, Mayor Pro Tem
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

E. Consideration to Adopt Resolution for Continued Membership with the Alliance for Alliance for Rouge Communities (ARC) and Adoption of Amended Bylaws

Pastue advised the Alliance for Rouge Communities resolution affirms the City Council's continued membership, appoints the City Manager as the ARC delegate and Public Works Superintendent as the alternate, and approves the amended bylaws.

Move to adopt a resolution for the City of Farmington's continued membership with the Alliance for Rouge Communities and adoption of amended bylaws. [SEE ATTACHED RESOLUTION NO. 03-13-012].

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Galvin, Mayor Pro Tem
SECONDER:	Kristin Kuiken, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

F. Consideration to Authorize City Manager and City Treasurer to Solicit Proposals to Finance Purchase of Digital Projection Equipment for the Civic Theater

Pastue discussed the proposed purchase of digital projection equipment for the Civic Theater.

Discussion followed regarding the process for purchasing the equipment and further defining the actual cost.

Responding to a question from McShane, Pastue stated the installation of the equipment will be the responsibility of the vendor from which the equipment is purchased. He stated the vendor would be local so any issues that arose could be addressed promptly.

McShane advised City Council believes the proposed ticket price increase of .50 to cover the cost of the equipment is fair to families. She discussed the absolute need of purchasing the digital equipment.

Responding to a question from Kuiken, Pastue advised the video and audio quality will improve with the digital equipment.

Cowley expressed support for increasing the ticket price to \$5.00 which would result in a \$1.50 increase. He would like a public survey done to find out if residents would support such an increase if they knew it was going towards the purchase of new digital equipment. He expressed concern about moving the needle only incrementally and not solving the problem.

McShane noted a \$1.50 increase could make it very expensive for a family to see a movie at the Theater. Ticket prices can always be increased in the future if it becomes necessary.

Buck noted that the purchase of digital equipment for two theaters at a cost between \$150k - \$180K is a big project. He stated it is important for the Civic to catch up to the technology of other theaters. He noted the cost will be paid out of operations and not the city budget. He also leaned toward a higher increase in the ticket price, but is satisfied with the small increase recognizing that future increases can be made as needed.

Move to authorize the City Manager and City Treasurer to solicit proposals to finance the purchase of digital projection equipment for the Civic Theater.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Galvin, Mayor Pro Tem
SECONDER:	Kristin Kuiken, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

G. Consideration to Approve Contract with the Michigan Department of Transportation for Improvements to Sewer Transmission Main Along M-102

Pastue discussed the proposed contract with the Michigan Department of Transportation for improvement to the sewer transmission main along M-102.

Move to approve a contract with the Michigan Department of Transportation for improvements to the sewer transmission main along M-102. [SEE ATTACHED CONTRACT].

The votes were taken in the following order: Galvin, Kuiken, McShane, Buck, Cowley.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Kristin Kuiken, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

H. Consideration to Amend City Pay Plan Involving Assistant Public Works Superintendent & Building Official

Pastue discussed an amendment to the City Pay Plan in order to re-establish the pay grades for the Assistant Public Works Superintendent and Building Inspector/Official.

Move to amend City pay plan by establishing the Assistant Public Works Superintendent at Pay Grade 8 and the Building Inspector/Building Official at Pay Grade 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kristin Kuiken, Councilmember
SECONDER:	William Galvin, Mayor Pro Tem
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

The votes were taken in the following order: Kuiken, McShane, Buck, Cowley, Galvin.

I. Recognition of John Anhut - 90Th Birthday

Pastue read a proclamation recognizing the 90th birthday of John Anhut.

Motion to proclaim the Farmington City Council's sincere appreciation to John W. Anhut for his decades of service to the Farmington/Farmington Hills community.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Kristin Kuiken, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

J. Board and Committee Appointments

Motion to appoint Kevin Christiansen to the Brownfield Redevelopment Authority for a 3-year term ending February 28, 2016.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kristin Kuiken, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

Motion to appoint Jennifer Stacey to the Historical Commission for a 3-year term ending March 31, 2016.

RESULT: APPROVED [UNANIMOUS]
MOVER: JoAnne McShane, Councilmember
SECONDER: Kristin Kuiken, Councilmember
AYES: Buck, Cowley, Galvin, Kuiken, McShane

Motion to appoint Janet McDonald to the Historical Commission for a 3-year term ending March 31, 2016.

RESULT: APPROVED [UNANIMOUS]
MOVER: JoAnne McShane, Councilmember
SECONDER: William Galvin, Mayor Pro Tem
AYES: Buck, Cowley, Galvin, Kuiken, McShane

Motion to appoint Sean Murphy to the Downtown Development Authority for a 4-year term ending February 28, 2017.

RESULT: APPROVED [UNANIMOUS]
MOVER: JoAnne McShane, Councilmember
SECONDER: Greg Cowley, Councilmember
AYES: Buck, Cowley, Galvin, Kuiken, McShane

Motion to re-appoint Valerie Greer to the Downtown Development Authority to fill an unexpired term ending February 28, 2015.

RESULT: APPROVED [UNANIMOUS]
MOVER: Kristin Kuiken, Councilmember
SECONDER: William Galvin, Mayor Pro Tem
AYES: Buck, Cowley, Galvin, Kuiken, McShane

9. DEPARTMENT HEAD COMMENT

Schulz thanked Council for their approval of the purchase of two patrol cars and continued support of the Department of Public Safety. He announced the department is now participating in "Operation Medicine Cabinet", a program where they will now accept any prescription medication.

Eudy spoke about continued training of staff on the water and sewer system. He stated his department is moving forward with the purchase of the generator previously approved by Council.

Christiansen advised the Planning Commission approved the site plans for Los Tres Amigos. He expects renovation work to begin on that property shortly. He stated the Planning Commission will be considering plans for Brightside Dental, formerly Dunleavy's. He noted a liquor license will become available as a result of this change.

Christiansen stated the Planning Commission believes the City should move forward with special land use for liquor license transfers. He advised the City has had several meetings regarding the courthouse property, however, there are no specifics at this time.

Christiansen noted there has been considerable interest in the Drakeshire Plaza. He believes with the onset of warmer weather the project work should be wrapped up. He stated redevelopment discussions have taken place with the landlords of shopping centers outside of the downtown including the K-Mart Center.

Christiansen noted the current Master Plan will be 5 years old in 2013. He advised that if the Parks and Recreation Plan is updated it would be eligible for State funding and other resources as well. He stated they are currently working on a capital improvement plan as well as an economic and community development plan.

Christiansen advised the economic and community development plan will include a focus on parking with a review of the parking study that was previously done and consideration of a Parking Authority.

Christiansen discussed an upcoming visioning session scheduled for March 27th and publicizing of same.

Halberstadt announced the Warner Mansion would re-open on Sunday, April 7th.

Pastue announced the yard waste program would resume the first week in April.

10. COUNCIL COMMENT

Kuiken spoke about the success of a recent Corridor Improvement Authority meeting and the impressive visual displays that were included.

Cowley noted the last visioning session was well attended, however, the average age was well over 55. He stated there needs to be an effort to recruit millenials to this process.

Cowley advised progress in downtown redevelopment will put increased stress on parking.

Cowley expressed alarm at the number of "calls" made to apartment complexes by Public Safety, as indicated in Director Schulz's monthly reports. He further expressed concern about where Public Safety dollars are being spent. He is unsure if he would support development of another apartment building in the City. He noted there was not one incident at his restaurant on St. Patrick's Day.

Galvin discussed the upcoming pothole season and expressed his concern regarding the condition of Grand River. He asked if there are any plans in the works to address this issue.

Pastue responded MDOT has no plans in the near future for Grand River. He stated there needs to be a dialogue about whether Grand River should be under State or local jurisdiction. He noted this should be discussed a part of the visioning process.

McShane commented a resident had recently expressed interest in purchasing city bonds. She asked where someone would go to buy a City of Farmington bond.

Pastue recommended securing city bonds through a financial advisor who could obtain them from Robert W. Baird Associates.

Buck encouraged young people of the community to attend the visioning sessions. He noted that relative to parking, the actions Council has taken recently will add over 50 spaces to downtown public parking. He stated this shows progress is being made on the public parking issue, however, he recognized there is more work to be done.

Buck noted the city's AA bond rating, which is among the highest found in the state for cities, indicates sound financial practices. He stated the low bond interest rate received by the city shows it is meeting all of its obligations and is proactive in meeting long term obligations as well.

Galvin commented there are cities with a AAA bond rating, however, AA bond rating is the highest a small community can receive.

11. CLOSED SESSION - LAND ACQUISITION

Move to enter closed session to discuss land acquisition.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Galvin, Mayor Pro Tem
SECONDER:	Kristin Kuiken, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

Council took a 5 minute break.

Council entered closed session at 9:08 p.m.

Move to exit closed session.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

Council exited closed session at 9:45 p.m.

Discussion followed regarding the importance of DDA Boardmembers attending the visioning sessions. Discussion continued regarding the commitment required to serve.

McShane spoke about a previous practice of tracking attendance of board and committee members.

Discussion followed regarding the parking needs of the downtown, including additional wayfinding signs and improved lighting.

12. ADJOURNMENT

Motion to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	William Galvin, Mayor Pro Tem
AYES:	Buck, Cowley, Galvin, Kuiken, McShane

The meeting adjourned at 10:05 p.m.

Mayor J.T. Buck

Susan K. Halberstadt, City Clerk

Approval Date: _____