



FINAL

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on August 15, 2016, in 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 7:00 PM by Mayor Galvin.

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Sara Bowman	Councilmember	Present	
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

City Administration Present

Director Christiansen
Director Demers
Superintendent Eudy
City Clerk Halberstadt
City Manager Murphy
Attorney Schultz
Treasurer Weber

2. PLEDGE OF ALLEGIANCE

Connie O'Malley, Senior Vice-President of Beaumont Hospital- Farmington Hills, led the Pledge of Allegiance.

3. PUBLIC COMMENT

No Public Comment was heard.

4. APPROVAL OF ITEMS ON CONSENT AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Steve Schneemann, Mayor Pro Tem
SECONDER: Sara Bowman, Councilmember
AYES: Bowman, Cowley, Galvin, Schneemann, Scott

A. Minutes

1. Minutes of the City Council - Regular - July 18, 2016 7:00 PM

B. Public Safety Monthly Report-July 2016

C. Farmington Monthly Payments Report - July 2016

D. Special Event Request-American Legion Groves-Walker Post 346, 9/11 Memorial Service

5. APPROVAL OF REGULAR AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Greg Cowley, Councilmember
SECONDER: Steve Schneemann, Mayor Pro Tem
AYES: Bowman, Cowley, Galvin, Schneemann, Scott

6. PRESENTATION/PUBLIC HEARINGS

A. Fresh Thyme Farmers Market Presentation - Bruce VanOverloop, Director of Operations

Bruce VanOverloop presented a power point presentation on Fresh Thyme Farmers Market operations.

Responding to a question from Scott, VanOverloop stated they have hired 94 employees with an additional 21 coming on board, totaling 115 employees.

Responding to a question from Galvin, VanOverloop stated no problems have been reported regarding truck access to the store.

Schneemann stated he is glad to see Fresh Thyme in our community, noting they will be a significant partner in the downtown. He requested VanOverloop return to Council in 12 months to provide an update.

Cowley noted Walker Parking Consultants is returning to Farmington for an update on the status of downtown parking.

Responding to a question from Cowley, VanOverloop stated he does not know the exact number of parking spaces the store will ultimately need. He advised a grand opening typically draws 15,000 per week. He recommended delaying the visit by Walker Consultants for six weeks to allow sales to settle down.

Cowley noted Fresh Thyme offers a phenomenal product and is very happy to have them in the downtown.

B. Beaumont-Farmington Hills Presentation

Connie O'Malley, Senior Vice-President, Beaumont Hospital-Farmington Hills, gave a power point presentation on the status of the hospital and its future direction.

Council thanked Ms. O'Malley for her presentation and expressed appreciation for the hospital's investment in our community.

C. Founders Festival Wrap-up

Dan Irvin and Kristin Houchins, Chamber of Commerce representatives, were present to discuss the success of the recent Founders Festival. Irvin indicated they would have surpassed last year's profit if it were not for the liquor license issue that occurred on Thursday night of the festival. He thanked Council for their ongoing support of the event.

Galvin thanked both Irvin and Houchins for their feedback on the festival. In recognizing Irvin's recent departure from the Chamber, he commented that Irvin achieved the two goals the Chamber Board set for him when he was hired: grow membership and events.

Bowman expressed her regret in Irvin's departure from the Chamber. She thanked the Chamber for engaging tweens and teens in the Founders Festival.

Schneemann thanked Irvin and Houchins for a job well done on the festival. He also expressed gratitude for re-integrating activities for all age groups in the festival.

Scott expressed appreciation for the hard work and effort that was put into the festival. He wished Irvin success in his future endeavors.

Cowley recognized the huge undertaking of the Founders Festival. He recommended encouraging artists from Art on the Grand to participate in the festival. He will miss Irvin and his leadership of the Chamber.

D. Consideration to Approve Special Liquor License for Farmers Market Special Event

Gajewski was present to request approval for a special liquor License for Farmers & Artisans Market Cultural Heritage Day scheduled for October 8th. He discussed the details of the event.

Move to approve Michigan Department of Licensing and Regulatory Affairs, Liquor Control Commission resolution for Special License for the Farmington Farmers & Artisans Market Cultural Heritage Day on October 8, 2016, 11:00 AM to 3:00 PM. [SEE ATTACHED RESOLUTION].

RESULT: APPROVED [UNANIMOUS]
MOVER: Sara Bowman, Council Member
SECONDER: Greg Cowley, Councilmember
AYES: Bowman, Cowley, Galvin, Schneemann, Scott

7. NEW BUSINESS

A. Consideration to Accept and File the Financial Reports for the City of Farmington Brownfield Redevelopment Authority for the TCF Project

City Administration advised that in 2014 the Michigan Economic Development Corporation (MEDC) revised the annual Brownfield Redevelopment Authority report that municipalities are required to submit. As a result, the City's submittal for the period ending June 30, 2015 is due August 31, 2016.

Move to accept the financial reports for the City of Farmington Brownfield Redevelopment Authority for the project year ending June 30, 2015 and authorize filing with the State Tax Commission.

RESULT: APPROVED [UNANIMOUS]
MOVER: Sara Bowman, Council Member
SECONDER: Greg Cowley, Councilmember
AYES: Bowman, Cowley, Galvin, Schneemann, Scott

B. Consideration to Appoint a Member of the Farmington City Council to Serve on the Charter Review Committee

Bowman volunteered to serve on the Charter Review Committee.

Move to appoint Councilmember Bowman to serve on the Charter Review Committee for a term ending December 31, 2016.

RESULT: APPROVED [UNANIMOUS]
MOVER: Greg Cowley, Councilmember
SECONDER: Jeff Scott, Councilmember
AYES: Bowman, Cowley, Galvin, Schneemann, Scott

C. Consideration to Approve Construction Change Order No.1 and Final Construction Pay Estimate No. 3 for the 2015 Power Road Bridge Scour and Streambank Stabilization

Present: Jessica Howard, Orchard, Hiltz and McCliment (OHM)

Superintendent Eudy discussed the basis for the Power Road Bridge Scour and Streambank Stabilization project and its final payout.

Responding to a question from Schneemann, Eudy stated some underpinning was done to the foundation where it was scoured.

Responding to an additional question from Schneemann, Eudy advised only loose soils were removed around the sewer line; the line was never interrupted.

Responding to a question from Cowley, Eudy stated the city does not control the high water flow of the river.

Cowley and Scott congratulated Eudy for coming in under budget on the project.

Move to approve construction estimate no. 3 and change order no. 1 for work completed on the Power Road Bridge Scour and Streambank Stabilization and authorize payment in the amount of \$11,771.69 to Anglin Civil, LLC.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Scott, Councilmember
SECONDER:	Sara Bowman, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

The votes were taken in the following order: Cowley, Galvin, Schneemann, Scott, Bowman.

D. Consideration to Authorize Purchase of Replacement Pick Up for DPW Parks

Eudy requested Council approval for the purchase of a 2017 GMC cab & chassis.

Move to authorize the purchase of a 2017 GMC Cab from the MiDeal GMC vendor in an amount not to exceed \$25,000.00.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Sara Bowman, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

The votes were taken in the following order: Galvin, Schneemann, Scott, Bowman, Cowley.

E. Consideration to Approve Extension of the Sale of Land Agreement with SDC Ventures LLC, for the Former 47th District Court Property on Ten Mile Road

Present: Roger Scherr, SDC Ventures

Director Christiansen advised SDC Ventures is requesting an extension of the Sale of Land Agreement for the former 47th District Court property on Ten Mile Road executed on May 16, 2016. The request is being made in order to provide additional time to fully and completely submit an application for approval of a Planned Unit Development (PUD) on the property. He advised SDC Ventures has submitted a revised concept development plan. City Administration is recommending a 30-day extension.

Responding to a question from Scott, Christiansen stated the original agreement provided 90 days to submit a PUD application. He noted the proponent has met with city staff many times regarding the application.

Scott pointed out one of the original responders to the RFP for the courthouse property submitted a similar plan to what SDC Ventures is now proposing. He commented the proponent is now asking to keep the property off the market for another 30 days. He stated the proponent should have done his due diligence on the original proposal, but was looking for bigger fish. He expressed support for the extension providing the \$25K earnest money is made non-refundable. If that is not possible, he suggested calling the other developer.

Schultz advised that under the agreement the \$25K does not immediately become non-refundable. He pointed out that the proponent has 90-days to submit application and then there is another 120 days in which the city processes the PUD. At the end of the 120 days either party can walk away from the agreement.

Roger Scherr explained the reasons for his request for a 30-day extension and revised concept development plan. He discussed his efforts to work with the Farmington School District to purchase the additional bus depot and administration property. He stated the schools were not prepared to sell their property yet. As a result, the original concept plan was revised in order to build

a development more suitable to the courthouse property. He discussed the features of the revised plan.

Responding to a question from Scott, Scherr stated SDC Ventures has built a number of attached unit developments.

Schneemann also noted Council approved SDC Ventures proposal based on development of courthouse property, not including school property. In looking at the revised plans he would not support two curb cuts on Ten Mile. He expressed concern regarding number of garage doors facing the front street. He suggested the plans include sidewalks and shared driveways.

Scherr responded that if they put the driveways together they would end up with a sea of concrete. He suggested green space could be added relative to the look of the garages. He will discuss suggested ideas with his architect.

Bowman does not have a concern with the 30-day extension. She noted her preference for single family homes and is less inclined to support duplexes. She did not realize the original proposal was contingent on the proponent acquiring the school property.

Scherr responded he was led to believe the school property would be available sooner than later. He made a purchase offer to the schools to assure potential homebuyers relative to developing the school property.

Schultz advised that by approving the extension council is essentially allowing the proponent to revise original plans.

Responding to a question from Cowley, Scherr stated the price point of the revised plan is \$50K lower than the original one. He stated the revised project would be targeted more towards senior living, but also believes young families will be buying as well.

Cowley believes the proposed development would be sold out quickly given its proximity to downtown. He asked if committing to duplexes casts the die for development of the school property.

Scherr responded not necessarily; the two properties can be developed separately. He prefers owner occupied housing.

Cowley expressed no issue with the 30-day extension. He stated the proponent should not be penalized for trying to put a big project in place.

Responding to a question from Schneemann, Schultz stated council is approving a 30-day extension with a memorandum that changes the type of plan proposed.

Galvin stated the proponent's presumption that the schools would be ready to sell their property was valid given his experience on the Farmington Public School Building Site Utilization Committee. He is eager to see the hill redeveloped and will continue to push schools to move forward with the sale of that property. He is not sure he is interested in the proposed attached condo project. He stated the city has an opportunity to do it right. He asked proponent about staying with the original concept of single family residences.

Scherr responded there are two decisions to be made: development that contributes to the community and Return on Investment (ROI).

Galvin stated he prefers single family housing, but does not want to delay the project.

Schneemann noted the revised plans for 19-22 units would provide a higher ROI than the original one. He requested the proponent pour some of the additional profits back into a higher quality development.

Move to approve the extension of the Sale of Land Agreement with SDC Ventures LLC, for the former 47th District Court Property on Ten Mile Road; and authorize City Administration to prepare a memorandum of the proposed change and that the extension is effective when memorandum is signed by both parties.

RESULT:	APPROVED [4 TO 1]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Sara Bowman, Councilmember
AYES:	Sara Bowman, Greg Cowley, William Galvin, Steve Schneemann
NAYS:	Jeff Scott

The votes were taken in the following order: Schneemann, Scott, Bowman, Cowley, Galvin.

8. DEPARTMENT HEAD COMMENTS

Eudy noted leaf pick-up will begin in 70 days. He requested residents rake leaves to the curb.

Demers stated Commander DuLong will be conducting "Active Shooter" presentations to employees. He was advised by representatives from Community EMS that they are looking to transition from two paramedic trucks to a paramedic basic truck. He advised there will be no change in level of service. He stated they will appear before Oakland County Medical Control to discuss this change in service.

He commented the end goal would be more trucks available for medical runs in Farmington. He noted to date Community EMS is meeting the city's demand during peak response times.

Responding to a question from Galvin, Demers advised his department will be providing maps to Fresh Thyme employees regarding where to park. They are prepared to handle large crowds following the grand opening of the store.

Christiansen discussed four proposals the school district received for the Maxfield Training Center (MTC) property. He stated the schools are scheduling interviews with the proponents on September 6th. He noted the last permit on the Flanders development has been issued.

9. COUNCIL COMMENT

Scott expressed deep regret at the loss of a great Farmington volunteer, Bill Newton, who passed away on August 6th. He went on to describe what an extraordinary life Mr. Newton had led and the difference he made to so many in the community.

Cowley thanked volunteers for their efforts during Founders Festival.

Galvin noted the new artwork hanging in city hall should be more representative of Farmington's diverse population and events. He stated new artwork might include but not limited to: Farmington High Friday night football, High School baseball or softball game, Farmington Glen Swim Club, beautification award winner, block parties, pictures of DPW workers and Public Safety as they provide service to the community; game of cricket in Drake Park; and a picture of family that recently immigrated. He suggested scheduling a study session to further discuss artwork in city hall going forward.

10. CLOSED SESSION – PROPERTY ACQUISITION AND CITY MANAGER'S REVIEW

Motion to enter closed session to discuss property acquisition and conduct City Manager's annual review.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Sara Bowman, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

The votes were taken in the following order: Galvin, Schneemann, Scott, Bowman, Cowley.

Council took a 5-minute recess at 9:30 p.m. and returned at 9:35 p.m.

Motion to exit closed session.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steve Schneemann, Councilmember
SECONDER:	Greg Cowley, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

Council exited closed session at 10:36 p.m.

11. AMENDMENT TO THE CITY MANAGER'S EMPLOYMENT AGREEMENT

Motion to amend the City Manager employment agreement to increase the annual base salary from One Hundred Ten Thousand Dollars (\$110,000.00) to One Hundred Twelve Thousand Two Hundred Dollars (\$112,200.00), which is a two percent (2%) increase calculated on an annual basis, with the initial additional amount of Two Thousand Two Hundred Dollars (\$2,200.00) to be spread equally in installments from the pay period commencing August 26, 2016, to the pay period ending June 30, 2017, and thereafter, unless increased by the employer following employee's subsequent performance evaluations, said amount to be spread evenly in monthly installments for the following year(s).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steve Schneemann, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

The votes were taken in the following order: Bowman, Cowley, Galvin, Schneemann, Scott

12. ADJOURNMENT

Move to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steve Schneemann, Councilmember
SECONDER:	Sara Bowman, Councilmember
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

The meeting was adjourned at 10:38 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: _____