



FINAL

REGULAR MEETING MINUTES

A Regular meeting of the Farmington City Council was held on December 17, 2012, 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 7:00 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 Dovre
Director Schulz
Treasurer Weber

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF ITEMS ON CONSENT AGENDA

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

A. Minutes of the City Council - Special Study Session - Nov 5, 2012 7:00 PM

B. Minutes of the City Council - Special - Nov 19, 2012 6:00 PM

C. Minutes of the City Council - Regular - Nov 19, 2012 7:00 PM

- D. Minutes of the City Council - Special Study Session - Dec 3, 2012 7:00 PM**
- E. Approve Farmington Monthly Payments Report, November 2012**
- F. Approve Farmington Public Safety Monthly Report, November 2012**
- G. Consideration to Review Michigan Municipal League Membership**
- H. Consideration to Approve Michigan Suburbs Alliance Annual Membership**

4. APPROVAL OF REGULAR AGENDA

Move to approve the agenda as amended, moving Item 8A - *Consideration to Introduce Ordinance C-768-2012 Amending Chapter 5 of the City Code regarding the Definition of Livestock* to UNFINISHED BUSINESS as Item 7B.

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

5. PUBLIC COMMENT

No public comment was heard.

6. PRESENTATION/PUBLIC HEARINGS

Public Hearing Grove Street Improvement Special Assessment District

Pastue reviewed the proposed Grove Street Special Assessment District.

Move to open the public hearing to receive comment on the Grove Street Improvement Special Assessment District

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

No Public Comment was heard.

Move to close the public hearing.

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

7. UNFINISHED BUSINESS

A. Consideration to Adopt Resolution #3 for Grove Street Improvement Special Assessment District

Pastue identified and discussed minor changes to the resolution.

Move to adopt Resolution #3 for the Grove Street Improvement Project and instruct the Assessor to prepare a preliminary special assessment roll. SEE ATTACHED RESOLUTION 12-12-203.

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

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

B. Consideration to Introduce Ordinance C-768-2012 Amending Chapter 5 of the City Code Regarding the Definition of Livestock

Pastue discussed proposed changes to ordinance relative to the definition of livestock.

Galvin inquired whether there is evidence that property values would increase at a faster rate if horses and ponies are allowed in the City.

Pastue responded he is unaware of any economic impact relative to keeping of horses.

Move to introduce Ordinance C-768-2012 amending Chapter 5 of the City Code regarding the definition of livestock. SEE ATTACHED ORDINANCE.

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| RESULT: | INTRODUCED [4 TO 1] |
| MOVER: | JoAnne McShane, Councilmember |
| SECONDER: | Greg Cowley, Councilmember |
| AYES: | J.T. Buck, Greg Cowley, Kristin Kuiken, JoAnne McShane |
| NAYS: | William Galvin |

C. Consideration to Adopt Ordinance C-767-2012 Amending the Zoning Code to Allow for the Keeping of Horses

Pastue reviewed provisions of the ordinance.

Move to adopt Ordinance C-767-2012 amending Chapter 35, Zoning Code, to allow for the keeping of horses subject to certain requirements. SEE ATTACHED ORDINANCE.

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

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| RESULT: | ADOPTED [4 TO 1] |
| MOVER: | Kristin Kuiken, Councilmember |
| SECONDER: | JoAnne McShane, Councilmember |
| AYES: | J.T. Buck, Greg Cowley, Kristin Kuiken, JoAnne McShane |
| NAYS: | William Galvin |

D. Consideration to Adopt Resolution Accepting Proposal from Orchard Hiltz & McCliment (OHM) to Conduct Community Visioning Program

Pastue discussed proposal from Orchard Hiltz & McCliment to conduct a community visioning program. He requested latitude to use \$5,000 from the contingency fund if needed.

Galvin commented this program could be a great process for Farmington. It will provide direction for the city over the next 15-20 years. He emphasized the importance of the taskforce that will be in charge of the process. He stated the taskforce should be made up of participants who have an eye on the future and understand and connect to the region. He pointed out we are moving from a manufacturing to a knowledge based economy and the visioning process will facilitate the community's response to that change.

Move to adopt a resolution accepting a proposal from Orchard Hiltz & McCliment in the amount of \$29,500 to conduct a community visioning program and authorize the City Manager to utilize up to \$5,000 from Contingency line item if necessary to hold additional public meetings or expand utilization of social media during the process. SEE ATTACHED RESOLUTION NO. 12-12-204.

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

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

8. NEW BUSINESS

A. Moved Item A. to Unfinished Business as Item 7B

B. Consideration to Accept EVIP Grant for Information Technology Services with the City of Farmington Hills

Pastue discussed elements of the EVIP Grant that would allow Farmington to consolidate information technology services with the City of Farmington Hills.

McShane asked if the IT consolidation would benefit the DDA or Historical Commission.

Pastue responded the DDA will benefit, but the greatest benefit longterm will be the geographic information system (GIS).

Kuiken asked how the consolidation will be more efficient than the City's current system.

Pastue responded there will be a significant upgrade in hardware and IT support will be more readily available.

At the request of Galvin, each department head provided feedback on how the consolidation will benefit them.

Cowley expressed full support for the EVIP grant and consolidation of IT services.

Discussion followed regarding additional benefits of IT services provided by Farmington Hills.

Responding to a question from Buck, Pastue advised the total cost of the consolidation is \$200K; \$130K from the grant and \$70K from Farmington.

Move to adopt a resolution to accept an EVIP grant with the Michigan Department of Treasury to consolidate Information System Services with the City of Farmington Hills. SEE ATTACHED RESOLUTION NO. 12-12-205.

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

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

C. Consideration to Advance Funds to the Downtown Development Authority to Purchase Property

Pastue discussed a proposed cash advance of \$100K to the Downtown Development Authority (DDA) to purchase a property in the downtown.

McShane asked if there has been interest in developing multiple housing on that property?

Pastue responded yes; developers have recognized the need for higher scale multiple dwellings. He noted the demographic of Farmington is a good market for this.

McShane asked if the intent is to develop higher scale apartments/condos similar to what is already there.

Pastue responded the City is open to other ideas, but would like to maintain the architectural detail of the condos currently adjoining the property. He pointed out the infrastructure is already in place. He stated the City needs more people in the downtown to utilize businesses. It will also allow for the DDA tax increment finances to grow as

well. He noted the City can't purchase the property, but can advance funds to the DDA.

McShane stated this purchase is a good opportunity for City given the increased interest in economic development. She noted there appears to be a larger population of renters here and surrounding communities. This opportunity will produce more revenue for the city and more people in the downtown.

Galvin asked about the next steps in this process for City Council.

Pastue advised Council's approval of the cash advance allows the DDA to close the transaction. He discussed a possible need to amend the PUD agreement.

Christiansen advised this is the second phase of a two-phased project. He stated it was originally a collective project under the PUD agreement, however, they were separated by the actions of the Planning Commission and Council to allow for phase one to stand on its own.

Christiansen stated there will likely be an amendment to the PUD agreement due to changes that may occur in phase two.

Pastue advised Council would need to approve an amendment to the PUD which provides one last opportunity to make changes to a proposed development. He will provide Council with an outline and timetable of the process going forward.

Galvin confirmed with Pastue that Council through the PUD process has a final opportunity to approve or deny a development. He is not interested in adding more apartments in the City. He stated increasing homeowners in terms of a condominium complex is a better mix.

Move to adopt a resolution advancing the Downtown Development Authority up to \$100,000 toward the purchase of a property in Downtown Farmington. SEE ATTACHED RESOLUTION NO. 12-12-206.

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

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

D. Boards and Commissions Appointments and Resignations

Move to accept the resignations of Gerald Wassen and David Cornwell from the Downtown Development Authority Board effective December 31, 2012.

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

Move to appoint Patrick Thomas to the Corridor Improvement Authority to fill an unexpired term ending 3/31/2013; to appoint Steve Schneemann to the Planning Commission to fill an unexpired term ending 6/30/2015; to appoint Carmen Francis to the Commission on Children, Youth and Families for a 3-year term ending 12/31/2015; and to appoint Cindy Wells to the Downtown Development Authority Board to fill an unexpired term (Gerald Wasen) ending 2/28/2014.

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

9. DEPARTMENT HEAD COMMENTS

Schulz addressed security of Farmington schools in response to a recent shooting at an elementary school in Connecticut. He advised the dispatch phone issue raised at the last meeting has been resolved. He noted a short meeting was held with dispatchers and the consolidation appears to be operating smoothly.

Weber discussed tax payments and three options for payment. He stated payment must be received by December 31st to receive credit for 2012.

Eudy discussed the success of the new meter reading equipment. He noted the leaf pick-up program was successful with no major equipment failures. He commented on the age of the salt trucks and need for replacements down the road.

Christiansen advised the Planning Commission recently considered two site plans. The city is starting to see redevelopment interests that are now bringing in hard projects. He stated the Corridor Improvement Authority for Grand River has been active and moving forward. He noted the recent opening of the Chili Bowl restaurant in the downtown.

Halberstadt announced a new column in the Farmington Observer called "Mansion Musings" that will run every two weeks. She introduced the writer of the column, Maria Taylor.

10. COUNCIL COMMENT

Cowley noted this is a season for reflection. He expressed excitement about redevelopment opportunities in Farmington. He noted at an earlier meeting Council met with the new owners of the T.J. Maxx Center who have plans to invest millions of dollars into that property along with the Grove Street improvements. A public/private partnership working hand in hand to bring benefit to the downtown and every resident who owns a home.

Cowley commented on the Drakeshire Plaza renovations which will hopefully result in new tenants. He noted this project was stimulated by entrepreneurs who took an opportunity to invest in Farmington and were then supported by the City through creative financing.

Cowley also commented on a land banking strategy approved by Council to facilitate another project in the downtown that will bring additional taxable revenue. He is very pleased with all of the investment and redevelopment opportunities taking place in Farmington. He announced Edward Jones, an investment group, has opened an office in the bank building downtown. He is proud that City Council and the DDA are collaborating to move Farmington forward. The City is moving the needle that is being validated by investment.

Galvin noted the visioning program will lay a road map for the city for the next 20 years. He pointed out that whatever is decided regarding the development of the property discussed earlier will be a permanent decision. He further pointed out that the economic environment will change over the coming decades.

Galvin noted at the earlier study session City Manager Pastue had agreed to provide an update on how legislation, recently passed in the lame duck session of the legislature, will impact Farmington. He further noted State Representative Barnett provided a detailed report to the Farmington Hills City Council on this new legislation and requested she do the same for Farmington.

Kuiken was pleased to see that the legislature recently passed the Regional Transportation Authority bill. She stated it is a great step forward towards encouraging economic development and attracting a younger workforce.

Kuiken noted this past Saturday a large number of volunteers came together to distribute food and gifts to seniors and families in need throughout the community. She stated it was gratifying to see neighbors helping neighbors. She thanked the Goodfellows for organizing this event each year.

McShane expressed her thoughts on the recent shooting at an elementary school in Connecticut. She stated the worse thing the City can do in response to this tragedy is to do nothing at all. She expressed concern for not only the safety of schools, but for festivals, playgrounds, movie theaters, etc. She asked what can be done to generate dialogue with our citizens regarding the cause of these shootings. She stated we need to look at our mental health, culture, values, drugs and alcohol abuse to find the answers.

McShane recommended that family health, welfare and safety be a component of the upcoming visioning plan to allow residents to respond to the importance of this issue. She would also like to unite different community groups to develop strategies to ensure our citizens feel safe and have the resources available to address issues in their homes. She stated these groups could include: the Commission on Children, Youth and Families, community leadership, Public Safety, both City Councils, District Court, Suicide Prevention Taskforce, etc.

Buck shared that our hearts go out to the families in New Town, Connecticut, who lost their loved ones in the shooting. He encouraged everyone to keep them in their hearts, prayers, and thoughts.

11. ADJOURNMENT

1. Motion to adjourn the meeting.

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

The meeting adjourned at 8:25 p.m.

Mayor J.T. Buck

Susan K. Halberstadt, City Clerk

Approval Date: _____