



FINAL

REGULAR MEETING MINUTES

A Regular meeting of the Farmington City Council was held on December 16, 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 7:00 PM by Mayor William Galvin.

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Greg Cowley	Councilmember	Absent	
William Galvin	Mayor	Present	
JoAnne McShane	Councilmember	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

City Administration Present

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

2. PLEDGE OF ALLEGIANCE

Angela Wolf, President of the Farmington Area Jaycees, led the Pledge of Allegiance.

3. PUBLIC COMMENT

Angela Wolf, President of Farmington Jaycees, spoke about the recent tree lighting event at the Warner Mansion sponsored by the Jaycees. She introduced next year's president, Adam Dennison.

Mr. Dennison spoke about activities of the Jaycees and recruiting efforts for new members. He is looking forward to working with the City on events.

McShane requested contact information for the Jaycees.

George Wright, 21492 Birchwood, thanked City Manager Pastue and Director

Christiansen for recently holding an informational meeting on the Flanders elementary school property. He also thanked the Farmington school board for listening to the concerns of his fellow neighbors regarding sale of this property.

Mr. Wright recognized that all parties involved have a special interest in the property. The school board needs the income from the sale of the property, the city desires new housing to attract new residents, and the neighborhood would like to preserve the property as a park.

Mr. Wright expressed hope that with some creative planning and a willingness to work together all parties can achieve their goals. He stated there is an interesting parallel with a development in Farmington Hills known as River Walk which borders the north side of the Flanders property.

Mr. Wright discussed the development of River Walk beginning in 2004. He stated the developer requested Farmington Hills re-zone the property to allow for development of cluster condominiums.

Mr. Wright stated this development allowed 32 single family homes to be built on only 7 of the 12 1/2 acre parcel. He stated 44% of the property was left as open space. He also noted there is a 35' buffer of natural vegetation all around it.

Mr. Wright stated the residents would have preferred an undeveloped property, but they recognized the seller had a right to sell and the developer presented a creative way to build homes on 7 acres while preserving a significant amount of open space.

Mr. Wright encouraged the school board and city to work together with a developer to achieve a similar plan for Farmington. He believed this would achieve the goals of each party.

4. APPROVAL OF ITEMS ON THE CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Steve Schneemann, Mayor Pro Tem
AYES:	Galvin, McShane, Schneemann, Scott
ABSENT:	Cowley

- 1. Minutes of the City Council - Special Study Session - Nov 18, 2013 5:30 PM**
- 2. Minutes of the City Council - Regular - Nov 18, 2013 7:00 PM**
- 3. Minutes of the City Council - Joint Meeting of the City Council and DDA Board - Dec 2, 2013 6:30 PM**
- 4. Farmington Monthly Payments Report November 2013**
- 5. Farmington Public Safety Monthly Report November 2013**

6. Consideration to Renew Michigan Municipal League Membership**7. Letter from City of Farmington Retirees****8. Board and Committee Reappointment****5. APPROVAL OF REGULAR AGENDA**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Scott, Councilmember
SECONDER:	Steve Schneemann, Mayor Pro Tem
AYES:	Galvin, McShane, Schneemann, Scott
ABSENT:	Cowley

6. PRESENTATION/PUBLIC HEARINGS**1. Aubrey Perry - Recipient of Dennis Archer Scholarship Fund**

Galvin read an introduction regarding the Dennis Archer Scholarship Fund and invited the 2013 scholarship recipient, Aubrey Perry, to speak about her achievement.

Ms. Perry spoke about her attendance at the National League of Cities conference in Seattle, Washington.

McShane asked Ms. Perry what she will do with what she has achieved.

Ms. Perry responded she would like to bring people together from all backgrounds.

Mayor Galvin congratulated Ms. Perry on her accomplishments.

2. Special Event Request - Winter Story Time

City Administration reviewed a special event request from the Farmington Library to hold a special event at the Sundquist Pavilion on January 25, 2013.

Motion to approve a special event request from the Farmington Community Library to host an Outdoor Winter Story Time activity at the Sundquist Pavilion and Riley Park on Saturday, January 25, 2014, beginning at 11:00 a.m.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Jeff Scott, Councilmember
SECONDER: JoAnne McShane, Councilmember
AYES: William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT: Greg Cowley

3. Special Event Request - 2014 Farmington Founders Festival

Pastue reviewed the Greater Farmington Area Chamber of Commerce special event request for the Founders Festival. He invited Chamber Executive Director Mary Engelman to comment on the event and answer questions.

Schneemann commented that he would like to see Alley Regally become a more significant part of the Founders Festival.

Engelman responded that increasing the presence of that event is part of their plan. She stated Chamber members from Farmington and Farmington Hills are asking to be involved. She expressed excitement about the opportunity to plan this event.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Jeff Scott, Councilmember
SECONDER: JoAnne McShane, Councilmember
AYES: William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT: Greg Cowley

4. Public Comment - Bright House Cable Television Franchise Renewal

City Administration advised the Bright House cable television franchise is scheduled to expire in 2015. He discussed the process for renewal which includes an opportunity for the public to provide comment regarding the service.

Mayor Galvin read an introductory statement prior to public comment.

Mayor Galvin invited Bob McCann from Bright House to offer comments and answer questions.

McShane inquired whether Bright House offers seasonal service.

McCann responded they have offered seasonal service for many years.

Responding to a question from Scott, Mr. McCann spoke about the advanced WiFi service, currently known as Juice Box, that will be introduced into homes in the next six months.

Responding to an additional question from Scott, Mr. McCann stated the nature of their business is to have a backbone fiber optic network. He confirmed Farmington is fully equipped for this service.

Discussion followed regarding the future of local cable access.

Raj, a Farmington resident, asked why the contract can't be less than 15 years.

Pastue responded the length of the contract will be part of the negotiation process. He noted that Bright House is not an exclusive franchise in Farmington.

5. 2014 Downtown Development Authority Work Plan

Annette Knowles, Assistant to the City Manager, provided a DDA workplan update.

Knowles spoke about the recent organizational changes that have occurred including:

- Farmington Founders Festival management transferred to Greater Farmington Area Chamber of Commerce; DDA event planning staff transitioned to Chamber;
- DDA office absorbed in city management effective December;
- Farmers Market to be managed by the city effective 2014; and
- contract employees to manage some DDA events.

Knowles provided an update on Core Themes: Walkable Infrastructure, Downtown Marketing and Business Development, in terms of past and future goals.

Knowles reviewed the DDA Dashboard for 2008 - 2013 in terms of DDA & city investments, private investment, new buildings and rehabs, net new businesses, net new jobs, special event days, events and promotions, and estimated volunteer hours.

Responding to a question from Schneemann, Knowles stated net new jobs is calculated by tracking opening and closing of businesses.

Discussion followed regarding the direction of the Business Development Committee and the involvement of Knowles and the Director of Economic and Community Development.

McShane pointed out retaining and recruiting new businesses to the community is one of the most important functions of the DDA.

McShane noted Main Street was designed with historic preservation in mind. She asked what the goals are toward that end.

Knowles discussed the studies that have been completed in order to identify contributing and non-contributing historic buildings in the downtown. She stated the good news is there are a number of buildings that would be considered contributing to an Historic District. She stated the importance of maintaining those buildings for future generations.

7. UNFINISHED BUSINESS

No unfinished business was heard.

8. NEW BUSINESS

1. Consideration to Adopt Resolution Approving the 2014 DDA Community Events Calendar, Temporary Liquor License Applications, Street Closures and Sidewalk Shopping Dates

City Administration reviewed the proposed 2014 DDA Community Events Calendar.

Motion to adopt a resolution approving the 2014 DDA Community Events Calendar, temporary liquor license applications, street closures, and designated sidewalk shopping dates. [SEE ATTACHED RESOLUTION] CRM 12-13-059

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Steve Schneemann, Mayor Pro Tem
AYES:	William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT:	Greg Cowley

2. Consideration to Approve Amendment No. 2 to Water Services Contract Between the City of Farmington and City of Detroit

City Administration reviewed the changes in the agreement with Detroit Water and Sewer (DWSD) as the result of negotiations with same.

Responding to a question from McShane, Pastue confirmed that by increasing the volume the City is agreeing to an increase in the cost of 2/10 of 1% which he indicated will have limited impact.

Responding to an additional question, Pastue confirmed there will be no other rate increases.

McShane asked regarding the financial impact if Farmington exceeds its peak hour rate flow.

Pastue responded that based on past experience, exceeding the peak hourly rate flow is unlikely to occur.

Discussion followed regarding the impact of Detroit's bankruptcy on DWSD customers.

Motion to approve Amendment Agreement No. 2 to the existing City of Farmington Water Service Contract with the City of Detroit and authorize the Mayor and City Clerk to sign the agreement on behalf of the City.

CMR 12-13-060 [SEE ATTACHED AGREEMENT].

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steve Schneemann, Mayor Pro Tem
SECONDER:	JoAnne McShane, Councilmember
AYES:	William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT:	Greg Cowley

3. Consideration to Approve Construction Estimate #7 for the 2013 Streetscape & Utilities Improvements and Change Order #4

City Administration reviewed construction estimate #7 and change order #4 relative to the Grove Street and Warner/Oakland projects.

Motion to approve construction estimate #7 and issue payment to Warren Contractors in the amount of \$238,037.20 for work completed on the Grove Street and Warner/Oakland projects through December 9, 2013; and approve change order #4 reducing the contract amount by \$22,859.48.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT:	Greg Cowley

4. Consideration to Approve Construction Estimate #6 (Final) for Drakehire Center Improvements Project

City Administration advised that the agreement with DIC Properties included

language that if the final project amount exceeded the special assessment bonds amount they would be required to provide the balance. The exceeded amount changed from \$19,000 to \$3,435.78 due to the retainage that was not considered in the original calculation.

Motion to approve construction estimate #6 (Final) and issue payment to Richard Hyman Builders in the amount of \$35,805.25 for work completed on Drakeshire Center improvements; and to authorize a temporary loan from the Capital Improvement Fund necessary to cover final payment.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT:	Greg Cowley

5. Consideration to Approve Civic Theater Rental Agreement with Third New Hope Baptist Church

City Administration reviewed proposed provisions of rental agreement with Third New Hope Baptist Church for use of the lower level of the Civic Theater.

Motion to approve Civic Theater rental and authorize the City Attorney to prepare a one-year rental agreement with Third New Hope Baptist Church for Sundays beginning January 5, 2014 through December 28, 2014; use of the lower theater only from 8:00 a.m. to noon; and a rental amount of \$350 per week.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Scott, Councilmember
SECONDER:	Steve Schneemann, Mayor Pro Tem
AYES:	William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT:	Greg Cowley

6. Consideration to Approve Farmington Farmers and Artisans Market General Manager Agreement

City Administration reviewed proposed 2-year contract with Walt Gajewski to serve as the Farmers Artisans Market General Manager.

Schneemann questioned the 2-year contract in light of the fact that the General Manager will be overseeing the market without any administrative help. He

expressed concern that with only one person running the market the city does not know how well that approach will work.

Pastue pointed out Mr. Gajewski completed a third year of running the market and has a good understanding of what is involved. It is understood there will be allowances in the budget for contracting out some of the functions such as marketing and promotions. He noted there is a 90-day notice in the contract where either party can terminate the agreement.

Responding to a question from McShane, Pastue stated the allowances for contracting out some of the work are additional to Mr. Gajewski's base salary.

McShane would like a comparison of what the DDA was spending on the market versus what the city will now be spending.

Pastue pointed out the market will pay for itself. He also indicated a budget will be provided.

Motion to approve a two-year agreement with Walt Gajewski to serve as the Farmington Farmers and Artisans Market General Manager. [SEE ATTACHED AGREEMENT].

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT:	Greg Cowley

7. Consideration to Extend Purchase Agreement with Cypress Partners for Purchase of Old Courthouse Property

City Administration advised a request was received from Balfour Farmington LLC to extend the period for submittal of a planned unit development for an additional 90 days.

Motion to approve a 90-day extension to the Sale of Land Agreement between the City of Farmington and Balfour Farmington LLC; and to allow the City Attorney to amend language in Paragraph 4 of the agreement regarding the Planned Unit Development (PUD) application. [SEE ATTACHED AGREEMENT].

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT:	Greg Cowley

9. DEPARTMENT HEAD COMMENTS

Halberstadt noted the success of the recent tree lighting event at the Warner Mansion sponsored by the Jaycees.

Eudy indicated his department with reduced staff survived their first snow event. He noted progress is being made on the ice rink.

Schulz spoke about the challenges his department faced with the recent snow storm. He indicated drivers responded appropriately to the inclement weather.

10.COUNCIL COMMENT

Schneemann echoed Halberstadt's comments regarding the tree lighting at the Warner Mansion. He stated it was a delightful event and encouraged the community to attend next year and visit downtown restaurants afterwards.

Galvin spoke about ongoing redevelopment in Farmington. He pointed out that we are all promoters of this city. He encouraged anyone who has an idea on how to redevelop a property to contact the city. He stated it is a good time to be living in Farmington and next year will be a very good year for redevelopment.

11.ADJOURNMENT

1. Motion to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Steve Schneemann, Mayor Pro Tem
AYES:	William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT:	Greg Cowley

The meeting adjourned at 8:46 PM.

Mayor William Galvin

Susan K. Halberstadt, City Clerk

Approval Date: _____