



**Regular City Council Meeting  
7:00 p.m., Monday, April 17, 2017  
City Council Chambers  
23600 Liberty Street  
Farmington, MI 48335**

**FINAL**

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**REGULAR MEETING MINUTES**

A regular meeting of the Farmington City Council was held on April 17, 2017, at 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 7:04 PM by Mayor Pro Tem Steve Schneemann.

**1. ROLL CALL**

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

**City Administration Present**

City Manager Murphy  
Deputy City Clerk Mullison  
Assistant to the City Manager Knowles (present from 7:15 PM to 7:30 PM)  
Attorney Schultz  
Treasurer Weber  
Director Eudy

**2. PLEDGE OF ALLEGIANCE**

Steve Schneemann led the pledge of allegiance.

**3. PUBLIC COMMENT**

**Faye Schuett, 23211 Cass Ave**, thanked Council for providing Riley Park and the Sundquist Pavillion for their special event held on Saturday, April 15, 2017. She stated more than 350 people attended the Tax Rally, plus counter-rally people. Farmington Public Safety took good care of everyone there. She stated businesses complained about the opposition truck blocking customers, but rally organizers went out of their way to patronize those businesses following the gathering. She thanked Council for the opportunity to raise their voices.

**4. APPROVAL OF ITEMS ON CONSENT AGENDA**

- A. Special Event – Our Lady of Sorrows Year-End Celebration**
- B. Annual Special Event – South Farmington Baseball Parade**
- C. Annual Special Event – Farmington Community Band**
- D. Farmington Monthly Payments Report**
- E. Farmington Public Safety Monthly Report**

**F. Minutes of the City Council**

- 1. Special – March 20, 2017
- 2. Regular – March 20, 2017
- 3. Regular – April 3, 2017

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

**5. APPROVAL OF REGULAR AGENDA**

**Move to approve the agenda as amended, tabling Item No. 6A, Miss Farmington Pageant Update, and removing Item No. 7B, Consideration to Amend Traffic Control Order – Shiawassee between Grand River and Farmington Road.**

**RESULT:** APPROVED AS AMENDED [UNANIMOUS]  
**MOVER:** Scott, Councilmember  
**SECONDER:** Cowley, Councilmember  
**AYES:** Bowman, Cowley, Schneemann, Scott  
**ABSENT:** Galvin

**6. PRESENTATION/PUBLIC HEARINGS**

**A. Principal Shopping District Special Assessment Renewal Public Hearing**

**Motion to open public hearing to receive comment on the Special Assessment Renewal.**

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

No public comment was heard. Murphy noted that three letters from businesses all opposed to renewal had been received. Council was provided with copies of letters dropped off on day of meeting.

**Motion to close public hearing.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Cowley, Councilmember
<b>SECONDER:</b>	Bowman, Councilmember
<b>AYES:</b>	Bowman, Cowley, Schneemann, Scott
<b>ABSENT:</b>	Galvin

**7. NEW BUSINESS**

**A. Consideration to Adopt Resolution to Reestablish the Principal Shopping District Special Assessment for a Five-Year Period**

City Manager Murphy turned presentation over to Assistant to the City Manager Annette Knowles. Knowles reiterated the details of the Principal Shopping District Special Assessment renewal. The Assessment is used primarily for maintenance and marketing related expenses included for projects in the DDA's annual work plan and budget. The recommended renewal is for a five year period with amounts beginning at \$180,000 for the first year, increasing incrementally each year over a five year period. The five year renewal is the maximum that can be asked by State law. DDA will be asking for lesser funding in their annual budget because of the two mil levy.

Cowley spoke as a resident and business owner and expressed support for the renewal of the PSD Special Assessment.

Bowman asked about how the PSD impacted both residents and businesses. Knowles responded the special assessments can only be levied on businesses. She advised all residents within the PSD were also notified even though they will not be assessed.

Schneemann spoke about the residents' confusion in the allocation of the PSD assessment. He advised that he might have to recuse himself because a property in which he has ownership interest was erroneously included in the Special Assessment Roll. Attorney Schultz questioned Knowles about the circumstances and then agreed.

**Motion to recuse Mayor Pro Tem Schneemann from vote on Principal Shopping District Special Assessment due to residential property conflict.**

**RESULT:** APPROVED  
**MOVER:** Scott, Councilmember  
**SECONDER:** Bowman, Councilmember  
**AYES:** Bowman, Cowley, Scott  
**ABSTAIN:** Schneemann, Mayor Pro Tem  
**ABSENT:** Galvin

**Motion to Adopt Resolution No.5 to Re-establish the Principal Shopping District Special Assessment for a Five-Year Period. [SEE ATTACHED RESOLUTION].**

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Cowley, Councilmember  
**SECONDER:** Scott, Councilmember  
**AYES:** Bowman, Cowley, Scott  
**ABSTAIN:** Schneemann, Mayor Pro Tem  
**ABSENT:** Galvin

Roll Call: Cowley, Scott, Bowman

**B. Consideration of Resolution to Accept Oakland County West Nile Grant**

Murphy provided background on the county grant and the current plan to eradicate mosquitos.

Bowman stated that she would personally spend as much as needed to eradicate mosquitos. Eudy stated he thought we had sufficient funding. Bowman asked about the ecological effect of anti-larvae briquettes and Eudy assured her that there is no problem with them.

**Motion to adopt resolution authorizing the City Manager to submit a reimbursement request to Oakland County in the amount of \$1,375.97 under the West Nile Fund program. [SEE ATTACHED RESOLUTION].**

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

**C. Consideration of Resolution Amending Water and Sewer Connection Fees**

Murphy explained the current residential water and sewer connection fee structure. He advised that the proposed increased fees are competitive with surrounding communities and would be more than fair.

Bowman confirmed with city administration that this increase is only for new development and that connection fees have not been raised in many years.

Scott concurred with Murphy's conclusions about comparables with other cities.

Schneemann stated an increase is long overdue.

**Motion to Approve a resolution amending water and sewer connection fees as presented. [SEE ATTACHED RESOLUTION].**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bowman, Councilmember
<b>SECONDER:</b>	Scott, Councilmember
<b>AYES:</b>	Bowman, Cowley, Schneemann, Scott
<b>ABSENT:</b>	Galvin

Roll Call: Scott, Bowman, Cowley, Schneemann

#### **D. Consideration to Accept Bid for the 2017 Farmington Sidewalk Improvement Program**

Present: Matt Parks, OHM

Eudy provided a status update on the sidewalk improvement program and discussed the process used to choose 2017 projects. He advised OHM, City Engineers, recommended awarding the contract to Audia Construction in the amount of \$88,496.75. He noted all three bids submitted were within \$7,000 of each other.

Responding to a question from Cowley, Parks stated the per square foot bid prices were competitive with last year's rates.

Scott commented on the close bids and noted that all neighborhoods on the program would be affected. He commended Eudy and his department for their preliminary work on this project.

Bowman appreciated that the Department of Public Services has "boots on the ground" walking all the areas that were under consideration.

Schneemann clarified that this program is strictly residential and requested the City also address sidewalks in the downtown in some way.

**Move to accept bids and award the 2017 Farmington Sidewalk Improvement Program to Audia Construction, 2985 Childs Lake Road, Milford, MI, in the amount of \$88,486.75, and include an \$8,853.25 contingency (approximately 10%) for a total construction budget of \$97, 350.00.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Cowley, Councilmember
<b>SECONDER:</b>	Bowman, Councilmember
<b>AYES:</b>	Bowman, Cowley, Schneemann, Scott
<b>ABSENT:</b>	Galvin

Roll Call: Bowman, Cowley, Schneemann, Scott

#### **E. Consideration to Approve Warner Mansion Renovations**

Present: Kim Shay, Mansion Director; Richard Graham, R. Graham Construction

Director Shay and Director Eudy presented plans for stabilizing the foundation of the back portion of the Warner Mansion. Eudy provided Council with a last-minute addendum to the contract requested by the City Attorney. He advised Graham Construction has agreed to the addendum. Eudy summarized the background information on the proposed Mansion repairs and the description of the planned project.

Responding to a question from Cowley, Eudy explained the proposed repairs to the foundation under the rear addition is a permanent fix and no future repairs should be necessary.

Bowman commented that she had received a tour of the rear of the house where the damage has occurred and noted it is dramatic. She stated that the Warner Mansion is a city icon and should be maintained, but questioned how the repairs will be funded.

Murphy stated a significant amount of the cost would be covered by proceeds from events over the last several years and donations made to the "Friends of the Mansion". Any additional funds required to cover the cost would come from an insurance fund established for cases where the City's insurance coverage does not cover actual cost.

Responding to a question from Scott, Eudy explained they made every effort to find ways to cut costs and still get the job done. He pointed out that R. Graham Construction, a local contractor, bid on this job because they want to become more involved in the community.

Matt Parks spoke to engineer and construction adjustments and referred to the addendum. He stated OHM is comfortable with the proposed changes and solution. He indicated that the prior proposals that came in over budget included trying to save the original cobblestone foundation, but that has been found not to be practical.

Responding to a question from Scott, Eudy assured council that the proposal submitted by R. Graham Construction follows all recommendations from city engineers.

Schultz noted amendments were made to the proposed agreement and Eudy indicated that he was in agreement with them.

Schneemann requested more information about the difference between the specifications from OHM and Graham Construction proposal. Shay clarified that the OHM specifications included two alternatives for construction: one using the original cobblestone, and one using more modern repair methods.

Discussion regarding the cost factor vs engineering concerns ensued. Richard Graham assured Council that the plans were unchanged from the original specifications. The contract is aligned with the original drawings, but materials have changed.

Responding to a question from Schneemann, Eudy confirmed that OHM would be conducting ongoing inspections of the renovation work, as well as the City Building Inspector and himself.

**Move to approve an agreement between R. Graham Construction, LLC, and the City of Farmington, in an amount not to exceed \$79,000, subject to the contractor and City obtaining insurance meeting minimum requirements identified by the City's insurance risk manager; and that the approval is subject to the contractor and the City entering into an Addendum to the contract addressing concerns raised by the City Attorney's Office and the City Engineer.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bowman, Councilmember
<b>SECONDER:</b>	Scott, Councilmember
<b>AYES:</b>	Bowman, Cowley, Schneemann, Scott
<b>ABSENT:</b>	Galvin

Roll Call: Cowley, Schneemann, Scott, Bowman

## 8. DEPARTMENT HEAD COMMENT

Eudy reminded Council that the Grand River resurfacing began earlier in the day at the eastern end of Farmington near Target. He enumerated a few restrictions and closures that would occur over the summer. He indicated MDOT will be posting detours, primarily to Freedom Road. He stated no work will occur during city events, except perhaps during one weekend of the Farmers Market.

Bowman commented about detour signs and asked what sort of signage will be posted. Eudy responded that MDOT has determined placement and timing of signage, and that social media will assist in educating residents about the plans. He stated Public Safety has been alerted to possible problems.

Cowley asked about specific dates of closures. Eudy responded the city will be receiving weekly updates that will be provided to both residents and businesses. Cowley suggested that the DDA give businesses as much forewarning as possible.

Scott asked if major work would be done early, or whether curb work and detail work would occur first. Matt Parks discussed the patching process and indicated it would be a progressive effort.

Weber informed Council that the city employee manual has undergone major revisions along with reviews by department heads and city attorney. He indicated the final draft will be sent to the Council for review prior to asking for approval at the May 1, 2017 meeting. He commended Deputy Clerk Mary Mullison for leading the project and Deputy Treasurer Jaime Pohlman for her efforts as well, noting the many hours spent on this comprehensive and detailed project.

Murphy requested Council consider moving the time for the April 24, 2017 meeting from 7:00 PM to 6:00 PM, in order to allow more time for review of the proposed budget.

**Motion to change the time for April 24, 2017 Budget Meeting from 7:00 PM to 6:00 PM and advise the public that it is an open meeting.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Cowley, Councilmember
<b>SECONDER:</b>	Bowman, Councilmember
<b>AYES:</b>	Bowman, Cowley, Schneemann, Scott
<b>ABSENT:</b>	Galvin

## 9. CITY COUNCIL COMMENTS

Cowley spoke of budget considerations and the future. He stated he has heard a number of comments from the public, both pro and con, concerning the development of the Maxfield Training Center (MTC). He noted city revenue is tied to a residential appreciation strategy, and with the crash of residential property values there has been a sizable reduction in taxable base. He estimated that it will take another ten years to return to 2008 values and stressed that Farmington needs more revenue for capital improvements. He noted the challenge of finding funding for capital improvements, as well as legacy costs. He stated the operating expense budget is the most in need.

Cowley warned that these challenges will require a millage increase in the near future. He pointed out that the development of MTC will help to increase city revenue, but more similar projects are needed. He stated residents should understand that there are some tough decisions that will need to be made relative to services and taxes. If not those, then the city needs increased taxable revenue through shepherding growth with density. The challenge is how to keep Farmington the quaint and charming city everyone loves while maintaining financial stability. He recognized the excellent work of Chris Weber and his staff and David Murphy in assembling a five year budget forecast.

Bowman took a moment to thank Assistant to the City Manager Annette Knowles for her service to the city. She wished her well in her new position.

Scott supported Cowley's remarks regarding new development as the primary source of new revenue for the city. He cited a preview of the Downtown Master Plan at a recent Council meeting and the vision offered for the future of the downtown. He stated with no capital improvement budget, citizens need to take a hard look and figure out what future they want for the city. He noted there hasn't been much spending on capital improvements. He further noted the need to update our parks and improve amenities. He questioned how we are we going to pay for a parking plan. He pointed out the city is not getting sufficient funding from the state, so we have to step up financially if we don't want



Farmington to shrivel up and die because of lack of maintenance. In contrast to Cowley, he believes there is low hanging fruit outside of large projects that we can capitalize on. He thinks there should be more conversation with residents on how to fund improvements to infrastructure they would like made.

Schneemann also thanked Annette Knowles for her years of service, particularly with the DDA. He expressed appreciation for her hard work and wished her the best. He then spoke about the Maxfield Training Center redevelopment project and the thoughts of residents. He enumerated the problems he and other residents saw with the proposed development. He noted two clear and consistent themes recurring at a recent Planning Commission meeting regarding the proposed 189 unit apartment building. The first was that, to a person, the residents that spoke were all in favor of an increased density of multi-family residential units within the downtown area. The second consistent theme was that the proposed development in its current form was resolutely opposed by all who spoke.

Schneemann stated the proposed building height, unit density, and lack of adequate parking were issues most frequently heard. He noted the Maxfield Training Center project is the most significant development proposed in the downtown in generations. It is a fantastic opportunity with a critically important piece of property. He stated residents deserve the Council's best efforts in engaging with the community and considering critical design concerns.

## 10. ADJOURNMENT

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Cowley, Councilmember
<b>SECONDER:</b>	Bowman, Councilmember
<b>AYES:</b>	Bowman, Cowley, Schneemann, Scott
<b>ABSENT:</b>	Galvin

Meeting adjourned at 8:23 PM.

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Steve Schneemann, Mayor Pro Tem

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Susan K. Halberstadt, City Clerk

Approval Date: May 15, 2017

