

FARMINGTON CITY COUNCIL
REGULAR MEETING

A regular meeting of the Farmington City Council was held on Monday, February 21, 2005 in Council Chambers, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 8:00 p.m. by Mayor Campbell.

PRESENT: Campbell, Knol, McShane, Mitchell.

ABSENT: Bush.

CITY ADMINISTRATION: Clerk/Treasurer Cantrell, Director Gushman, Deputy Clerk Halberstadt, Director Nebus, City Manager Pastue, Assistant City Manager Richards, City Attorney Schultz.

APPROVAL OF AGENDA

02-05-024 MOTION by Knol, seconded by Mitchell, to approve the agenda as amended, removing item 5C “Kitty Ostach – F/FH Youth Services Volunteer – Update Re: 3rd Annual Reverse Raffle, Chili Cook off and Battle of the Bands”. MOTION CARRIED UNANIMOUSLY.

MINUTES OF PREVIOUS MEETING

02-05-025 MOTION by Mitchell, seconded by McShane, to approve the special meeting minutes of January 24, 2005 and the special and regular meeting minutes of February 7, 2005. MOTION CARRIED UNANIMOUSLY.

PRESENTATION/PUBLIC HEARINGS

RECOGNITION OF ARLEY ROLPH FOR HER CONTRIBUTION TO THE LOW VISION SUPPORT GROUP AND “2004 MARGARET WHITE HEAD SENIOR CITIZEN OF THE YEAR AWARD FOR LEADERSHIP”

Council presented Arley Rolph with a proclamation recognizing her as recipient of the 2004 Margaret Whitehead Senior Citizen of the Year Award for Leadership and for her contributions to the Low Vision Support Group.

Ms. Rolph thanked the Council for the recognition.

CHRIS MCRAE – EARLY CHILDHOOD TASK FORCE

Chris McRae provided an update on the activities of the Early Childhood Taskforce Committee and on new research on the importance of early childhood development.

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Councilmember McShane referred to a report provided by McRae, noting that parents believe this community to be a safe and nurturing environment for children. She cited the importance of communicating to parents the resources available for early childhood development.

Councilmember Knol asked about providing information to new parents through their first contact, the hospitals. McRae responded that families of newborns receive a packet of information from hospitals.

BRENT MORGAN, DDA DIRECTOR – DDA UPDATE

Brent Morgan, Downtown Development Authority (DDA) Director, provided an update on DDA activities. He noted the strength of the Main Street program and the City's efforts to keep it moving forward. He discussed the changes in the DDA and the Downtown that have occurred over the past two years. He stated that the Main Street Program is in an evolutionary process in which its constituents are not just the Downtown merchants, but property owners, residents of Farmington, members of Boards and Commissions, in essence it is everyone's Downtown. He further stated that as a result of the varying agendas of these groups, the DDA Board decided to hold a retreat to plan its future direction.

Morgan stated that at the retreat the Board discussed the future of Farmington including issues such as parking and infill. He further stated that some of the items addressed included: development of a new mission statement, expansion of the DDA Board, election of new officers and establishment of an executive committee. He indicated that the Board discussed the Master Plan implementation and the development of the Downtown Center Project and construction of the pavilion. He noted that the DDA Board has reconvened the pavilion committee. He announced that there would be a public meeting on February 23, 2005 at 7:00 p.m. at the Farmington Training Center to present plans for the pavilion and the Downtown Center Project.

Morgan further noted that at the retreat the Board discussed parking and attracting large retailers. He stated that the Board concluded the retreat with a discussion of allocation of resources and prioritization. He noted that the Board was in agreement that the pavilion and Downtown Center Park were the top priorities; that additional Board members would be needed in order to further implement the Main Street Program; and that an additional staff person, reporting to the DDA Director and responsible for promotions, would be advisable.

Morgan stated his recommendation to the Board to fund the summer concert series for FY 2005-06 if it is relocated to the pavilion. He noted that the concerts have been scheduled for this year and the brochures available in March. He stated that the DDA budget committee is currently developing a FY 2005-06 budget to fund the new promotions position.

Morgan thanked the Main Street Committee members for their time and service. He noted that the Main Street Organization Committee is planning an appreciation event to coincide with the groundbreaking of the pavilion and the Downtown Center Project.

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Morgan introduced the DDA Board President-elect, Dirk Beamer. Beamer spoke about a meeting held earlier concerning the Promotion Committee's planned calendar of events for 2005. He stated that early distribution of the calendar allows for both planning and coordinating of other events. He expressed his excitement regarding events planned by the Pavilion Committee. He stated that the pavilion would be a focal point for most of the future events in the Downtown.

McShane asked when construction of the pavilion would begin. City Manager Pastue responded construction would begin after the Founders Festival.

Knol asked about the timing of the Main Street appreciation event. Morgan responded that a specific date had not been set but it would coincide with the groundbreaking for the Downtown Project in the Spring.

Knol asked regarding sponsorships for the concert series this year. Morgan responded that previously the sponsorships had covered the brochure costs. He stated that in FY 2004-05 the City provided \$5,000 to carry the series through until the next fiscal year. He noted that the sponsored concert series was dropped in the past because the merchants believed that they did not benefit from the location of the concerts at the gazebo. He further noted that the City brought back the concert series with scheduling and brochures provided by the DDA. Pastue confirmed that the City had budgeted \$5,000 for the concert series in FY 2004-05; \$2500 in FY 2005-06; and that the DDA would take over complete funding in FY 2006-07. Discussion followed regarding how concerts would be administered in the future.

Knol noted that the Mayor's Youth Council is looking to conduct a recycling program in Heritage Park and the Downtown Park. She asked about the process for implementing this program in the park. Pastue stated that this type of program could be incorporated in the design of the park.

Knol stated that at a recent meeting of the Super Bowl Committee ideas were discussed for fundraising events including an adult indoor party on Friday evening of Super Bowl weekend and a family activity on Saturday at either the pavilion and/or Shiawassee Park. She invited Director Morgan and the DDA Board to a meeting of the Super Bowl Committee after the State of the Cities meeting.

Beamer noted the increasing challenge of coordinating resources and activities between Farmington, Farmington Hills and the Chamber.

Mitchell congratulated Dirk Beamer on his soon-to-be position as President of the DDA Board. He thanked Beamer and Morgan for attending the Council meeting. He noted that it takes time to accomplish the major projects undertaken by Main Street and the need for patience from the community. He commended Beamer, Morgan and Pastue for their involvement in moving the projects forward. He stated that he feels very good about what is happening in the community.

Beamer stated that he welcomed discussion with Council at anytime regarding DDA activities.

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Mayor Campbell stated that it is important for the DDA Director and Board to provide a quarterly update to Council.

McShane thanked the DDA Board for taking the time to attend a retreat to address future goals. She noted that the Chamber of Commerce is planning a market diversity program on the morning of March 10th and suggested that the DDA communicate this event to the downtown merchants.

McShane asked Morgan about including youth on Main Street committees. Morgan responded that now would be a good time to encourage youth to participate on the promotions committee.

Beamer recognized Scott Freeman for his efforts in developing a website.

Council thanked Morgan and Beamer for their presentation and comments.

PETITIONS AND COMMUNICATIONS

NOAH'S GOURMET MARKET, REQUEST FOR OUTSIDE SALES

Administration recommended approval of a request from Noah's Gourmet Market to conduct outside sales and displays for the next twelve-month period.

Noah's Gourmet Market owner, Sabri Dakho, and Scott Saxton, who is employed by the Market, were present to respond to questions.

McShane expressed concern regarding rubbish at the rear of the building and a clothes box located north of the building. Dakho responded that the clothes box is for the Salvation Army and would be moved when the outside display is installed. Saxton stated that the rubbish at the rear of the building would be cleaned up.

RESOLUTION 02-05-026 Motion by McShane, seconded by Knol, to grant permission for outside sales displays and an expanded hanging flower/basket area, as requested, for the next twelve-month period to Noah's Gourmet Market, 35243 Grand River; outside sales and displays are for flower sales from April 8 through September 29; a 64' x 28' fenced area on the north side for mulch and topsoil storage; pumpkin sales from September 18 through November 1; and Christmas tree sales from November 20 through December 28. MOTION CARRIED UNANIMOUSLY.

REQUEST FOR SIGN VARIANCE – JOE'S HEADQUARTERS, 23603 FARMINGTON ROAD

Administration advised that a request was received from Joe Smotherman to place a projecting sign with rotating red, white and blue stripes at the rear entrance of his barbershop at the northwest corner of Farmington Road and State Street. Administration further advised that the current sign ordinance prohibits projecting signs and signs with movable objects. Administration advised that under Section 25-17 of City Code, a variance could be granted under specific conditions.

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Mr. Smotherman was present to respond to questions.

Mitchell asked if this request would have come before Council if the proposed sign ordinance were in place. Pastue responded that Council would have still needed to take action regarding the moveable parts of the sign.

Knol noted that this type of barbershop sign is typically seen in a downtown. Smotherman confirmed that he is proposing placing an awning over the door.

McShane stated that she has no problem with this sign request.

RESOLUTION 02-05-027 Motion by Knol, seconded by Mitchell, to approve a sign variance as requested, at Joe's Headquarters, 23603 Farmington Road, to display a projecting sign with red, white & blue rotating stripes, at the rear entrance of the building at the northwest corner of Farmington Road and State Street. MOTION CARRIED UNANIMOUSLY.

REQUEST FOR SIGN VARIANCE – 2005 CROP WALK FOR THE HUNGRY

Administration advised that a request for a sign variance was received from the Farmington Area Crop Walk to display a temporary banner on the front lawn of the United Methodist Church. Administration further advised that under Section 25-17 of the City Code, a sign variance could be granted under specific conditions.

Mr. Earl Hagen was present to respond to questions and discuss the purpose of the Crop Walk. He presented a newsletter that highlights the number of programs that the Crop Walk sponsors. He discussed the type of banner he is requesting to display.

Mitchell advised that the proponent should ensure that the trademark on the banner could be legally used.

RESOLUTION 02-05-028 Motion by Mitchell, seconded by Knol, to approve a sign variance request, as stated, from the Farmington Area Crop Walk, to place a 7 ½" x 8' temporary banner on the front lawn of the First United Methodist Church, 33112 Grand River, for a period beginning April 21, 2005 and ending May 5, 2005. MOTION CARRIED UNANIMOUSLY.

BOARD AND COMMISSIONS

CONSIDERATION OF APPOINTMENT TO THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

Mayor Campbell noted the excellent candidates who applied for the position on the DDA Board and invited Council to discuss the appointment.

McShane stated that it is important to maintain a balance between business owners and residents on the board and that if the board is expanded the next appointment should be a resident.

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Knol concurred with McShane regarding the addition of a resident to an expanded DDA Board.

Mayor Campbell recommended the appointment of Diane Cassidy who he stated has excellent credentials.

Mitchell stated that all the candidates that were interviewed did extremely well. He expressed his hope that they would continue their interest in serving on the Board. He stated his support for Ms. Cassidy who has excellent qualifications as a business owner and as a woman gives the board a better balance.

McShane stated her support for Ms. Cassidy who she stated has an excellent background for the position.

Knol, in stating her support for Ms. Cassidy, noted that one of the best ways to mend fences with the merchants is to appoint someone who would represent them well. She noted the excellent candidates that interviewed for the position. She asked Council for their agreement that the next appointment on an expanded board would be a resident.

Pastue stated that it would take a couple of months before the next appointment in order to allow time for the ordinance amendment process to expand the DDA Board.

Mayor Campbell stated his concurrence that the next appointment should be a resident.

Mitchell stated his support for expanding the DDA Board. He suggested that interested candidates attend the next DDA meeting. He stated that he could support either of the candidates interviewed to serve on an expanded DDA Board.

02-05-029 MOTION by Mitchell, seconded by McShane, to appoint Diane Cassidy to the Downtown Development Authority Board of Directors for a four-year term, expiring February 28, 2009. MOTION CARRIED UNANIMOUSLY.

McShane noted that one of the candidates was Tom McDoniel, owner of Recherche'. She stated that Ms. Cassidy's involvement with the merchants is a fine quality that she will bring to the Board.

Knol thanked the candidates who applied for the position and expressed her hope that they would continue to keep their names in the mix.

CONSIDERATION OF APPOINTMENTS TO THE HISTORIC DISTRICT STUDY COMMITTEE

02-05-030 MOTION by McShane, seconded by Mitchell, to appoint Charles Carvell, Jane Gundlach, Michael Harrison, Nancy Leonard, William Lindblad, Laura Myers, Les Newcomer, Douglas Peterson and Richard Tengler to the Historic District Study Committee for open-ended terms. MOTION CARRIED UNANIMOUSLY.

REAPPOINTMENTS TO BOARDS AND COMMISSIONS

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Knol recommended further discussion regarding the need for incumbents to reapply for an open Board or Commission position along with other applicants.

02-05-031 MOTION by Knol, seconded by Mitchell, to reappoint Charles Carvell and Nancy Leonard to the Historical Commission for three-year terms ending March 2008; and James McLaughlin to the Farmington Community Library Board of Directors for a four-year term ending March 2009. MOTION CARRIED UNANIMOUSLY.

REPORTS FROM CITY MANAGER

CONSIDERATION TO SELECT FINANCIAL ADVISOR FOR DOWNTOWN CENTER IMPROVEMENT PROJECT BOND ISSUE

Administration advised that the bond issue for the Downtown Center Improvement Project would likely exceed \$1,000,000 and as a result, a preliminary official statement and final official statement, plus additional disclosures must be prepared. Administration further advised that at the recommendation of bond counsel, the City should select a financial advisor for this bond issue.

RESOLUTION 02-05-032 Motion by McShane, seconded by Mitchell, to accept a proposal from Public Financial Management to provide financial advisory services for the financing of the Downtown Center Improvement Project in the amount of \$7,200, inclusive of all services.

ROLL CALL

Ayes: Campbell, Knol, McShane, Mitchell.

Nays: None.

Absent: Bush.

MOTION CARRIED UNANIMOUSLY.

FIRST READING – ORDINANCE #C-701-2005 REGARDING ZONING TEXT CHANGES

Administration advised that at the last meeting, Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, provided an overview of the zoning text changes recommended for approval by the Planning Commission. Administration recommended that Council introduce Ordinance C-701-2005 and move it to the second reading.

02-05-033 MOTION by Knol, seconded by Mitchell, to introduce Ordinance No. C-701-2005 and move it to a second reading, to amend Chapter 35, Zoning of the Farmington City Code, in order to revise various sections of Article II General Provisions and Article XII Special Land Uses, and to revise Article VIII Industrial District; Article XIV Off-Street Parking and Loading Standards and Access Design; and Article XV Landscape Standards. **[SEE ATTACHED ORDINANCE]**. MOTION CARRIED UNANIMOUSLY.

CONSIDERATION OF RESOLUTION TO ADOPT PARKS AND RECREATION MASTER PLAN

Administration advised that both the Recreation Master Plan Update Committee and the Planning Commission unanimously recommended approval of the 2005-2009

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Community Recreation Master Plan. Administration further advised that with this Plan the City would become eligible for Michigan Department of Natural Resources grants.

RESOLUTION 02-05-034 Motion by McShane , seconded by Knol, to adopt a resolution to approve the City of Farmington 2005-2009 Community Recreation Master Plan. [SEE ATTACHED RESOLUTION].

ROLL CALL

Ayes: Knol, McShane, Mitchell, Campbell.
Nays: None.
Absent: Bush.

MOTION CARRIED UNANIMOUSLY.

CONSIDERATION OF PROFESSIONAL SERVICES PROPOSAL TO DEVELOP DOWNTOWN DESIGN STANDARDS

Administration advised that at an earlier study session, Council expressed the need to pursue the development of downtown design standards. Administration recommended approval of a professional services agreement with Langworthy, Strader, LeBlanc & Associates (LSL) in order to facilitate the development of those standards.

RESOLUTION 02-05-035 Motion by Mitchell, seconded by Knol, to approve a professional services agreement with Langworthy, Strader, LeBlanc & Associates, Inc. in the amount of \$13,500 to facilitate and develop downtown design standards.

ROLL CALL

Ayes: McShane, Mitchell, Campbell, Knol.
Nays: None.
Absent: Bush.

MOTION CARRIED UNANIMOUSLY.

SCHEDULE PUBLIC HEARING TO CONSIDER AMENDMENT TO ORDINANCE TO INCREASE DDA BOARD MEMBERSHIP AND CONSIDER TERM LIMITS

Administration advised that the Downtown Development Authority (DDA) Board has recommended the expansion of the board from nine to eleven members and Council has expressed the need for DDA Board term limits. Administration further advised that an ordinance amendment is required in order to implement these proposed changes.

Mitchell expressed support for DDA board term limits.

Responding to a question, City Attorney Schultz stated that discussion regarding the proposed amendment to the ordinance would take place at the April 4th meeting when the public hearing is scheduled.

02-05-036 MOTION by Mitchell, seconded by McShane, to schedule a public hearing for Monday, April 4, 2005 at 8:00 p.m. for the consideration of expanding the Downtown Development Authority Board from nine to eleven members and setting term limits.
MOTION CARRIED UNANIMOUSLY.

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MISCELLANEOUS

PUBLIC COMMENT

No public comments were heard.

COUNCIL COMMENTS

Responding to a question from McShane, Director Gushman stated that Farmington participates in the Ash tree replacement program through Steinkopf Nurseries.

McShane recommended scheduling a meeting for the proposed Mansion Committee, either as a discussion with Council or a meeting with prospective candidates.

Council concurred to discuss the proposed Mansion Committee at the March 7, 2005 special meeting.

Pastue noted a meeting with the Road Commission scheduled on March 1, 2005 at 10:00 a.m. He further noted that a training session with the Planning Commission and Council led by LSL would be scheduled.

Mitchell recognized Pastue's recent second anniversary with the City. He commended Vince for all his efforts and accomplishments over the past two years.

Pastue expressed gratitude for the recognition and acknowledged his staff for their efforts and community volunteers.

Mayor Campbell stated that he received a notice from Oakland County regarding a special meeting that has been scheduled for March 22nd regarding an update on the tornado siren warning system.

ADJOURNMENT

02-05-037 MOTION by Knol, seconded by Mitchell, to adjourn the meeting. MOTION CARRIED UNANIMOUSLY.

The meeting adjourned at 9:35 p.m.

Arnold T. Campbell, Mayor

Patsy K. Cantrell, City Clerk/Treasurer

APPROVED: MARCH 7, 2005
Secretary

Susan K. Halberstadt, Recording