



FINAL

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on February 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 William Galvin.

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Sara Bowman	Council Member	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 Saarela
- Treasurer Weber

2. PLEDGE OF ALLEGIANCE

Dan Irvin, Executive Director of the Chamber of Commerce, led the Pledge of Allegiance.

3. APPROVAL OF ITEMS ON CONSENT AGENDA

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

- A. Accept Resignation of Carol Ahmed from the Commission on Children Youth & Families
- B. Farmington Quarterly Court Financial Report - Dec. 2015
- C. Farmington Quarterly Financial Report - Dec. 2015
- D. Farmington Quarterly Investment Report - Dec. 2015
- E. Farmington Monthly Payments Report
- F. Public Safety Monthly Report

G. Minutes

1. **Minutes of the City Council - Special - Dec 7, 2015 7:00 PM**
2. **Minutes of the City Council - Special - Dec 21, 2015 6:00 PM**
3. **Minutes of the City Council - Special - Jan 4, 2016 7:00 PM**
4. **Minutes of the City Council - Special - Jan 19, 2016 6:00 PM**
5. **Minutes of the City Council - Regular - Jan 19, 2016 7:00 PM**

4. APPROVAL OF REGULAR AGENDA

Motion to approve the agenda as amended, adding Item 6B - Bruce Van Overloop, Director of Operations for Fresh Thyme.

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

5. PUBLIC COMMENT

Mayor Galvin offered the following comments:

Before I open up the floor to public comment, I have some opening remarks.

I am sure many of you are here tonight to address City Council and your fellow citizens about the Farmers and Artisans Market on Saturdays at Sundquist Pavillion and Riley Park. Due to the overwhelming interest in this topic, I want to take this opportunity to hopefully clear the air and replace rumors with facts.

City Council is not reviewing any proposals to change our Farmer's Market. No officials from the City have been authorized by City Council to discuss altering any agreements, community events or parking management. Action items are not under consideration.

Throughout 2014 and 2015 City Council, our administrators and attorneys worked to revise PUD and Easement agreements with KIMCO Realty. On January 27, 2015, over one year ago, City Council approved those agreements.

Separately, but along a parallel path, in 2014 we initiated dialogue within the city about creation of a Parking Committee. This was recognition that we must manage parking on a continual basis. The parking committee was established in 2015 and a system of ongoing, continual parking management is working.

Looking back, our revised agreements with KIMCO accomplished three over-arching objectives: first, it secured in place four events as we have traditionally enjoyed them - Art on the Grand, the Summer Founders Festival, the Harvest Moon Dance and the Saturday Farmer's and Artisan's Market. It is apropos to state that in Farmington, our Farmer's and Artisan's market is much more than fruits and vegetables. It is part of our heart beat. It is a community cultural icon. And through the generosity of the Sundquist and Riley families, we have converged a pavilion and park into that experience.

Secondly, the previous PUD and Easement agreements with KIMCO were outdated and created barriers to economic development. The revised 2015 agreements make it easier for KIMCO to fill their properties with high quality stores. KIMCO is an important part of our central business district and these agreements support that. I want to compliment KIMCO. They repeatedly indicated they wanted to bring high quality merchants to Downtown Farmington.

The result is Fresh Thyme Farmer's Market grocery store. We are thrilled they chose Downtown Farmington. Our citizens have wanted a high quality grocer for many years. Many people have contributed comprehensively to create an environment that will promote Fresh Thyme's long term success in Farmington. In my mind, Fresh Thyme is the perfect match for Downtown Farmington.

The third item that stemmed from this was an acknowledgement that too many large events in the pavilion area may pose an obstacle for some businesses in Downtown Farmington. Council agreed that a formalized Event Policy and Procedures was needed throughout the city. Last week Council received a draft of a new Events Policy and we will finalize its approval in the coming weeks.

Our community has worked and planned for over a decade to make significant strides in Downtown Farmington. I believe we are currently prepared to reap the rewards of our efforts.

Public Comment is our portion of the meeting where you can address City Council and the general public with your thoughts or comments. Clerk Halberstadt has sign up cards. She will call your name in the order she received. Please speak into the microphone and state your name and address. We respectfully ask that you limit your comments to no more than 3 minutes. You can also feel free to appoint one person to speak on your behalf if several of you are in agreement.

Tom Buck, DDA President, noted the Downtown Development Authority Board is comprised of volunteers appointed by city council. They are legally semi-autonomous, with a mission focused on downtown development. He believes that vibrancy speaks to how we want the downtown to be engaging, interesting, and worthy of our patronage; success means good businesses and good business neighbors. He mentioned that the DDA's tasks include updating infrastructure, promoting downtown businesses, attracting people to visit and shop, and working collaboratively with council and staff. He acknowledged that the DDA is funded through business tax dollars.

Mr. Buck discussed a document he drafted for the DDA board with the intent of creating a dialogue about how as a governmental body they will support their mission of business growth with respect to specifically promoting Fresh Thyme. He recognized that this draft document, relative to Fresh Thyme coming to town, might have caused quite a stir. He feels fortunate to be part of the growth plans of Fresh Thyme. He stated that Fresh Thyme is a major capstone of the visioning process conducted many years ago. He pointed out that Fresh Thyme will bring many jobs and customers to the city. He asked how do we make Fresh Thyme feel welcomed? How do we balance the needs of the Farmers Market and Fresh Thyme?

Mr. Buck believes that blaming Fresh Thyme for the limited parking and the economic development team for bringing this business to the downtown is not the right approach. He

stated Council has assured the Market Manager and Market participants that this season is confirmed. He would like all of us to work together to balance the needs of residents and businesses. He proposed using the five months before Fresh Thyme opens to find a win-win approach and to be proactive in finding a solution to the problems we face. He asked that we all come together to embrace, not attack, this new business. Let's celebrate its grand opening and enjoy a great fall season where Fresh Thyme feels welcomed and on a path to success with us.

Joe Mantey, 33041 Grove St, owner of Cheese Lady, also representing The Chive Kitchen, truly respects everyone involved in this process. As a member of parking committee, he is aware of the changes to the south parking area with the time limit. He disagrees with Buck, thinks we should wait to see the effect of the Farmer's Market on Fresh Thyme before we make too many changes.

Scott Robestello, 4245 Rogers Hwy, Britton, MI, of Kapnick Orchards, does not feel threatened by Fresh Thyme. He believes that Fresh Thyme and the Farmer's Market can work cooperatively together. He stated that vendors want a commitment that they will be there on Saturdays. He praised the Market Manager.

Jonathan Goetz, 7554 Riga Hwy, Riga, MI, is a vendor at market. He would like to keep a Saturday market.

Johnny Roehrig, 32718 Grand River Ave, was present to speak on parking in the north lot. He expressed his concern for residents who live above the businesses and no longer have a place to park. He would like the city to issue parking permits.

Charlie Copeland, 32190 Bellunet Tr., Beverly Hills, MI, is a vendor at Market. He would like the market to stay as is. He thanks the community for allowing the market.

Chris Gringas, 33318 Grand River, commented that he no longer has a place to park near his apartment. He feels it is reasonable to expect to be able to park near his residence.

Lydia Shannon, 33318 Grand River Ave, addressed the parking issue for residents. She would like to help businesses, as she is a patron, but feels residents should be able to park outside their building.

Pat Phenev, 22948 Hayden, expressed concern regarding why Council would not consider support for permanently locating the Farmers Market in the downtown on Saturdays.

Alexander Steward, Livonia, Director of Swing Farmington, loves the Farmers Market. He believes the Pavilion is the best place for the market on Saturday. He stated that we need a community gathering place and the Pavilion was created for that. He is opposed to moving Farmers Market to Sunday as this is a family/church day.

Kevin Christiansen read a statement from Joe Yacks, 30812 Fink, who expressed support for the Farmers Market remaining in the pavilion on Saturdays.

Jo Cheadle, 33318 Grand River, commented that she can't park her car near her home. She expressed concern regarding walking long distances back to her apartment at night.

Stephen Goetz, Blissfield, MI, vendor at Farmers Market, wants to keep location and Saturday for market.

Karlene Goetz, Riga, MI, expressed gratitude to the community for their support of the Market. She opposed making changes to the Market.

Audrey Salas, 33318 Grand River, loves living in Farmington. She believed the decision on timed parking in the north lot was not handled objectively. She would like to review data on which the parking decision was made.

Jeff Hill, 33318 Grand River, commented that he shares a wall with the Civic Theater. He believes that the Parking Advisory Committee and City Council has made parking more difficult. He feels the problem is not turnover, but capacity.

Maria Taylor, 23750 Gill Rd, expressed support for keeping the Farmers Market at the pavilion on Saturdays. She believes that the job of City Council is to do what is best for community. She discussed the differences between the Market and Fresh Thyme.

Lauren Underwood, 28109 Quail Hollow, Farmington Hills, expressed support for keeping the Farmer's Market at the pavilion on Saturdays. She does not believe Fresh Thyme is competition for the market. She would like to know what she can do to ensure there is a long term commitment to keep the market in the pavilion on Saturdays.

Linda Chiara, 33630 Shiawassee, stated she has been a resident for 48 years. She believes that people who patronize the market also patronize other businesses in the downtown. She has never had a problem parking. She asked Tom Buck, and the DDA, to leave the Market as is.

Kathy Fusilier, 16400 Herman Rd, Manchester, MI, is vendor and is not concerned with Fresh Thyme being there. She spoke about her long term investment in the Farmers Market, noting she has dropped out of other markets. She spoke in favor of keeping the Market at the Pavilion and on Saturday. She would like a long term commitment from the city regarding the market.

Emma Pasqualore, 23662 Cass Street, noted the market is a place to learn.

Dan Irvin, Executive Director of the Chamber of Commerce, stated Council has consistently expressed support for the Farmers Market at the Pavilion on Saturdays. He witnessed Council's effort to work with Kimco in support of the Farmers Market when working through the PUD with Fresh Thyme.

Sherrie Stewart, 35835 West Thirteen Mile Road, Farmington Hills, loves the downtown. She is a vendor in the market and would like a long term commitment that the market will remain in the pavilion on Saturdays.

Ryan Kmiecik, 34199 State St., is a vendor at market. He believes there is a communication problem within the city. He expressed support for keeping market as is.

Suzette Wright, 4970 Canyon Oaks, is a vendor at the market. She expressed support for the market. She believes that moving the market will affect sales.

John Hatfield, of Springbrook Gardens, expressed support for keeping the Farmers Market at the pavilion on Saturdays. He gave a brief history of the origins of the Farmers Market.

David Judge, 23708 Warner Street, spoke about building the pavilion in the heart of the community. He believes that everything will work out in a positive light and everything will be ok. He is in support of keeping the Farmers Market on Saturdays at the Pavilion.

6. PRESENTATION/PUBLIC HEARINGS

A. Todd Lipa - Afterschool Youth Program

Present: Todd Lipa, Director of Youth and Family Services

Mr. Lipa discussed the history and program content of the After School Program, and the children they are serving.

Council expressed appreciation to Mr. Lipa for the success of the After School Program and its impact on the children in this community.

B. Van Overloop - Director of Operations of Fresh Thyme

Christiansen introduced Bruce Van Overloop, Director of Operations for Fresh Thyme

Van Overloop spoke about the Fresh Thyme culture and its efforts to embrace the communities in which they are located. He stated their intention to become a part of the Farmington community.

Cowley expressed Council support for Fresh Thyme locating in the downtown. He noted community surveys have shown that the number one thing people want in Farmington is a grocery store. He noted Council's resolve to address the parking issue and further noted the Farmers Market will remain at the pavilion on Saturdays.

Schneemann expressed his appreciation that Fresh Thyme chose to locate in Farmington.

Bowman is excited about Fresh Thyme coming to Farmington. She believes they will blend nicely into the downtown.

Scott thanked Mr. Van Overloop for attending the meeting. He noted Council worked hard to locate Fresh Thyme in the downtown. He stated through the Planned Unit Development with Fresh Thyme they were able to ensure major events in the downtown would continue. He asked Mr. Van Overloop if he saw a problem with the Farmers Market continuing at the pavilion on Saturdays.

Van Overloop responded that he did not believe there would be a problem and looks forward to working with the market. He noted there are other Fresh Thyme markets where parking is an issue. He stated it can be worked out.

Scott noted Fresh Thyme elected to locate in the downtown knowing what activities would take place throughout the year. He stated the rumors of the demise of the market are greatly exaggerated.

Galvin viewed Fresh Thyme as an expansion of the Farmers Market. He asked Mr. Van Overloop how they will fit into the downtown.

Van spoke about Fresh Thyme as a niche market and their desire to be part of the community. He stated Fresh Thyme will be an extension of the downtown and they are

honored to be part of it.

Galvin noted Council did not leave a stone unturned in working with Kimco to bring Fresh Thyme to downtown.

7. UNFINISHED BUSINESS

No unfinished business was heard.

Council took a 10-minute recess at 8:55 p.m. and returned at 9:05 p.m.

8. NEW BUSINESS

A. Consideration to Approve Payment to Oakland County Water Resource Commissioner (OCWRC) for the Emergency Replacement of the Nine Mile Retention Variable Frequency Drive (VFD) Pump Controls.

Chuck Eudy provided background on the emergency replacement of the Nine Mile Retention Variable Frequency Drive (VFD) Pump controls.

Motion to approve payment in the amount of \$33,849.27 to Oakland County Water Resource Commissioner (OCWRC) for the emergency replacement Variable Frequency Drive (VFD) at Nine Mile Retention.

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

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

B. Request Fiscal Year 2015/16 Budget Amendment

Motion to authorize Fiscal Year 2015/16 Budget Amendment in the amount of \$18,139.00 for the emergency replacement of the Variable Frequency Drive (VFD) at the Nine Mile retention.

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

C. Consideration to Approve Construction Estimate No. 3 for the Twin Valley Pump Station.

Director Eudy discussed a request for payment of Construction Estimate No. 3 for the Twin Valley Pump Station project.

Motion to approve Construction Estimate No. 3 for the reconstruction of the Twin Valley Pump Station and authorize payment in the amount of \$143,100.00, including 10% retainage, to Bidigare Contractors, Inc.

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

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

D. Review of Bel-Aire Subdivision Preliminary CCTV

Eudy advised that at the November 16, 2015 Council meeting approval was given to Pipeline Management Co. of Milford, Michigan, to conduct preliminary CCTV Inspections of the sanitary sewer in the Bel Aire Subdivision. Engineers at Orchard, Hiltz, and McCliment (OHM), have reviewed the 26 segments of sanitary sewer which were CCTV inspected. Of the 26 segments inspected, nine will require at least one open cut repair prior to being considered for Cured in Place Pipe lining (CIPP).

Discussion followed regarding the actual work to be done and how it would proceed.

Motion to authorize Orchard Hiltz and McCliment (OHM) to develop a bid package for the open cut sewer repairs.

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

E. Consideration to Approve Special Event Permit - Farmington Brewing Company St. Patrick's Day Food Vendor

Present: Jason Schlaff and Jason Hendricks, co-owners of the Farmington Brewing Company

Schlaff advised they have friends who are opening a catering service and would like their coming out party held at the Brewery. He believes St. Patrick's Day is a good fit for providing this day long service. He noted previous similar events have been successful. He stated they will insure the event for a \$1,000,000 city bond.

Responding to a question from Bowman, Schlaff stated the fully-equipped catering truck would be located in the two parking spots behind their building and that sandwiches would be served inside the brewery.

Responding to a question from Scott, Schlaff stated he would like to see this type of food service event held on an annual basis.

Attorney Saarela confirmed the motion before Council is for one day only.

Schlaff confirmed there would be no issue with the Health Department in serving the catered food inside the brewery.

Schneemann asked if this type of annual event can be considered a Consent Agenda item in the future.

Responding to a question from Galvin, Murphy stated that under the proposed Special Event Policy this type of item could not be placed on the Consent Agenda. He noted, however, that a change in ordinance could allow for this.

Cowley expressed opposition to food trucks and does not believe they support a teamwork strategy in the downtown.

Schlaff stated they have approached restaurants in the downtown multiple times to provide catering service to their establishment, but received little or no interest.

Galvin expressed concern regarding allowing mobile trucks in the downtown that could hurt other local businesses.

Responding to a question from Galvin, Attorney Saarela stated the Standards for Issuance are used as a basis for determining whether the request for a permit is appropriate.

Schlaff questioned why they need approval for the food truck since it will be located on private property.

Attorney Saarela responded a food truck is not a permitted use given that this property is not zoned for food service.

Discussion followed regarding permitted use for the restaurant and why a food truck must be approved.

Schneemann commented that he read through the Standards of Issuance and did not see that any of the nine items were in conflict with the request before Council.

Discussion followed regarding a variety of ordinances available that cover mobile food vending.

Bowman confirmed that approval of the special event request is for a one-time event.

Motion to approve a special event request from Farmington Brewing Company to have a food truck parked outside its establishment on St. Patrick's Day, March 17, 2016, from 10 a.m. until 10 p.m.

RESULT:	APPROVED [3 TO 2]
MOVER:	Sara Bowman, Council Member
SECONDER:	Steve Schneemann, Mayor Pro Tem
AYES:	Sara Bowman, Steve Schneemann, Jeff Scott
NAYS:	Greg Cowley, William Galvin

F. Consideration to Approve Contract - Governor Warner Mansion Director

City Clerk Halberstadt provided background on a request for Council approval of a contract with Kim Shay to serve as the Director of the Governor Warner Mansion. Kim Shay was present to discuss her background and experience and answer Council questions.

Responding to a question from Scott, Saarela stated the bonus structure of the contract is based on new funding sources.

Responding to an additional question from Scott, Weber stated the other two independent contracts with the city provide for compensation to be paid in advance.

Motion to approve a one-year contract with Kimberly Shay to serve as Director of the Governor Warner Mansion, subject to final review and approval by the City Attorney. [\[SEE ATTACHED AGREEMENT\]](#).

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

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

9. DEPARTMENT HEAD COMMENTS

Weber discussed the process and options for payment of property taxes. He indicated the City has already received 96% of what was billed.

Eudy indicated things are going well in his department.

Christiansen discussed new interest in the courthouse property; dialogue continues regarding the Maxfield Training Center property; and noted the River Walk of Farmington development has sold out.

Demers commented he will present his department's annual report at the next City Council meeting.

Halberstadt commented on the upcoming Presidential Primary Election on March 8th. She announced a new series that will be presented at the Mansion called "Pages in the Parlour."

10. COUNCIL COMMENT

Schneemann urged Council to make consolidating the north lot a priority in order to make more parking available for merchants and residents. He recognized the importance of a parking policy and parking management. He stated Council may want to consider earmarking four spaces for residents.

Schneemann stated the city needs a comprehensive policy on mobile vendors. He was happy to see a representative from Fresh Thyme at the meeting expressing enthusiasm for becoming part of the community and their proximity to the Farmers Market. He noted earlier that the Mayor had confirmed the city has a contractual agreement that the Farmers Market will remain at the pavilion on Saturdays.

Schneemann encouraged people to do their due diligence when using social media and making sure they have the facts.

Bowman commented that a lot of time and effort went into parking management. She recommended a community outreach regarding timed and untimed parking. She suggested the city could increase its public relations in order to get in front of any misinformation circulating in the community regarding city issues. She would be happy to speak to anyone regarding concerns they may have with the city.

Scott commented that he hopes everyone is comfortable going forward regarding the status of the Farmers Market. He stated councilmembers are strong believers in the market. With regard to parking, he stated there is no question that the city needs to increase capacity. He noted the low hanging fruit is the private sector. He advised the public cannot always look to government to pay for parking. He recommended residents seek permits from private lot owners.

Cowley advised the social media dilemma should have never happened. He expressed dismay at the negative comments regarding Fresh Thyme moving into the downtown. He discussed the data from the Walker Study regarding parking in the downtown. He further discussed recommendations by the Parking Committee including 3-hour timed parking. He stated Fresh Thyme will be a huge win for the downtown.

Cowley advised the Parking Committee is looking to convert private parking to public parking, but that option has almost been exhausted. He noted Salem Church will allow parking in their lot other than on Sundays and during special events. They are looking to add surface parking including non-strategic assets along Grand River and Farmington Road. He continued to discuss issues related to parking. He noted the Downtown Volunteer Appreciation event will be held at Cowley's on March 8th.

Galvin clarified that he is not anti-food truck. He stated the Downtown Development Authority is concerned about mobile merchants and their impact on local businesses. He noted Council will be reviewing a proposed Special Events policy that will provide more structure in approving events. His concern is regarding zoning of food trucks and their proximity near businesses.

He recommended adding discussion of mobile merchants to the upcoming joint meeting with the DDA scheduled for February 22nd.

Galvin suggested Council set up an outreach booth at the Farmers Market sometime over the course of the coming market season.

11. ADJOURNMENT

Motion to adjourn the meeting.

The meeting adjourned at 10:39 p.m.

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

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: March 21, 2016