



FINAL

REGULAR MEETING MINUTES

A Regular meeting of the Farmington City Council was held on September 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 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	
JoAnne McShane	Councilmember	Absent	
Steve Schneemann	Councilmember	Present	

City Administration Present

Superintendent Eudy
Director Christiansen
City Clerk Halberstadt
City Manager Pastue
Attorney Saarela (left at 8:40 PM)
Attorney Schultz (arrived at 8:40 PM)
Director Schulz
Treasurer Weber

2. PLEDGE OF ALLEGIANCE

Councilmember Schneemann led the Pledge of Allegiance.

3. PUBLIC COMMENT

Commissioner Bill Dwyer provided an update on Oakland County activities. He discussed his support for Medicaid expansion legislation recently signed by the governor. He announced the Oakland County budget is balanced through 2015. He pointed out the County has retained a AAA bond rating.

Dwyer discussed a report recently published on gun violence in Oakland County. He reviewed some of the recommendations from that report and how they will be implemented.

Dwyer spoke about the Farmington Hills Police Benevolent Association and the success of its recent 19th annual golf classic. He discussed the number of families that have been helped over the years through this association.

On behalf of local law enforcement, Director Schulz thanked Commissioner Dwyer and his fellow Oakland County Commissioners for their support of the Oakland County Sheriff's Department. The support they bring to local law enforcement in times of need is crucial in getting the job done.

Sal Palland, owner of Off the Beaten Path Books, proposed a food truck rally event for Farmington on Sunday, October 13, 2013. She cited a number of communities that have successfully held this event over the recent past. She stated this event would be great for Farmington in bringing hundreds of people to the area. She noted there would be no investment for promotion of the event as the food trucks have their own following. She stated the event has the support of DDA Director Knowles. She noted Sunday was chosen in order not to compete with the Farmers Market.

Discussion followed regarding the Special Event application process and the timing of the event.

Cowley asked about proceeds going to a charity.

Ms. Palland responded that this is not a money making opportunity therefore there would be no proceeds to donate to a charity.

In response to an additional question from Cowley, Ms. Palland stated local restaurants would be invited to participate in the event.

Responding to a further question, Ms. Palland stated all the food trucks will provide health certificates.

Discussion followed regarding the kinds of food that would be offered. Ms. Palland stated this event would support the downtown businesses by providing more foot traffic and bring more interest to the area.

Responding to a question from Schneemann, Ms. Palland stated she was thinking about 5-6 trucks for this event.

Discussion followed regarding the interest of local restaurants in participating in this event.

Buck advised the City normally gets more lead time to review the logistics of an event. He stated the City is very interested in events that promote the downtown. He asked City Administration how Council should address this request.

Discussion followed regarding the need for a more detailed plan and the time constraints. Pastue stated Council would have to make the determination on whether or not to allow City Administration to approve the event.

Buck advised the City needs to see more of a plan which would make the October 13th date difficult to achieve.

Cowley advised he would support the event if a charity was heavily involved.

Pastue and Director Knowles will meet with Ms. Palland to work out the details of the event.

Jeff Scott, 23218 Prospect, the Grand River Corridor Visioning Plan will be considered for approval by Council later in the agenda. As a member of the Grand River Corridor Improvement Authority, he stated the Plan is something in which the community can be very proud.

Mr. Scott expressed concern regarding the road construction projects that have fallen behind schedule. He stated after Labor Day weather becomes more unsettled which could lead to the quality of construction being compromised. He noted senior citizens are being affected by the construction as well. He shared his concern that more city services might be needed to do the hand holding and clean up of some of the issues with run-off entering the river.

Brian Golden, 33414 Oakland, announced the dedication of an historic sign on Friday, October 4, at 5pm located in front of Talmer Bank . He advised the Farmington Historical Society participated in a 4-year project that provided grant funds for wayside signs. The sign includes the history of Grand River Avenue in Farmington.

4. APPROVAL OF ITEMS ON CONSENT AGENDA

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

A. Minutes of the City Council - Special - Jul 15, 2013 6:00 PM

B. Minutes of the City Council - Special Study Session - Aug 19, 2013 6:00 PM

C. Minutes of the City Council - Regular - Aug 19, 2013 7:00 PM

D. Minutes of the City Council - Special Study Session - Sep 3, 2013 7:00 PM

E. Public Safety Monthly Report August 2013

F. Farmington Monthly Payments Report August 2013

5. APPROVAL OF REGULAR AGENDA

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

6. PRESENTATION/PUBLIC HEARINGS

A. Consideration to Adopt Bond Authorization Resolution

Present: Laura Bassett, Miller, Canfield, Paddock and Stone

Pastue reviewed the proposed resolution and healthcare plan that will be submitted to the Department of Treasury. He reviewed the healthcare cost containment measures undertaken by the city. He noted the issuance of the bonds will reduce the city's accrued healthcare liability by over \$6.7 million.

At the request of Galvin, Laura Bassett discussed a statute requirement that Other Post Employment Benefits (OPEB) bond proceeds be placed in a separate trust. She explained the city's existing trust will meet this requirement. She further explained that the resolution establishes a new restricted fund within the trust for the purpose of paying back debt service on the bonds.

Responding to a question from Galvin, Bassett stated they have seen increased interest in this type of funding, but more for the pension side rather than the OPEB side. She stated Farmington would be the first OPEB issuance.

Buck stated this action and the related study is a cornerstone in trying to address a liability for the city that extends into the future. He complimented City Manager Pastue and Treasurer Weber and city staff and their efforts and sacrifices to get the city to this point. He stated this measure secures the benefits into the future and protects the city's financial position as well. He praised the city's forward thinking in addressing legacy costs.

Cowley pointed out this same strategy was employed by many cities in California, however, it failed because no cost containment measures were put in place. He stated it is up to City Council to continue to control expenses. He expressed support for the issuance of OPEB bonds believing it is the right thing to do.

Galvin thanked city staff for their efforts in putting the OPEB plan together. He spoke about why the city is issuing the bonds; discussed cost containment measures required by the state. He advised the city still has retiree healthcare costs and council must continue to manage those costs. He noted Oakland County successfully issued OPEB bonds about 15 years ago. He stated this is a great step forward for Farmington.

Motion to adopt a bond authorization resolution to issue Other Post Employment Benefit (OPEB) bonds for a not-to-exceed amount of \$8,000,000. [SEE ATTACHED RESOLUTION]. CMR 09-13-046

Roll Call was taken in following order: Cowley, Galvin, Schneemann, Buck.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	William Galvin, Mayor Pro Tem
AYES:	J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT:	JoAnne McShane

B. Consideration to Accept Community Visioning Plan, Kevin Christiansen/Economic and Community Development Director

Kevin Christiansen, Economic and Community Development Director, reviewed the Farmington Vision Plan summary.

Cowley expressed surprise at the amount of change the citizenry would like to see in Farmington. He was pleased to see people are looking for growth in our community. He is looking forward to helping wherever he can.

Galvin stated he was pleased to be part of the visioning process.

At the request of Galvin, Christiansen spoke about the collaborative effort going forward in the implementation of this plan.

Schneemann stated he was pleasantly surprised at the appetite for growth in the city. He noted residents recognize the city needs to continue to redevelop in order to thrive. He pointed out the city is currently involved in actions that directly address some of the action items in the vision plan.

Schneemann, referring to an earlier comment regarding the slow pace of construction, recognized it can be challenging especially in the downtown, but he noted it is an exciting time for Farmington and asked for patience. He stated some of the changes are a result of visioning from years passed. He noted the cost and time involved in renovations, but pointed out the end result is worth it.

Buck stated Christiansen's presentation and the Vision Plan document represent thousands and thousands of hours by not only city staff but residents who attended the vision sessions. He noted the ideas and energy expressed in those sessions give this plan a great chance for success.

Christiansen thanked Council, staff and citizens for their effort.

Motion to accept the Community Visioning Plan and instruct City Administration to prepare a work plan for implementation of priority action items. [SEE ATTACHED PLAN].

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	William Galvin, Mayor Pro Tem
AYES:	J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT:	JoAnne McShane

C. Consideration to Accept Grand River Corridor Improvement Authority's Visioning Plan, Kevin Christiansen/Economic and Community Development Director

Christiansen reviewed the Grand River Corridor Improvement Authority Visioning Plan.

Christiansen thanked Mr. Scott for being instrumental in the development of the plan. He also thanked Mayor Buck for his participation as well.

Christian indicated both plan documents are on the city's website.

Schneemann commented the importance of Grand River cannot be overstated. He stated it is a corridor that connects one side of the state to the other. He stated as a governing body it is important for Council and the community to embrace this plan and facilitate its implementation.

Cowley concurred with Schneemann's comments. He stated Grand River is the city's best economic development opportunity and strategic asset. He is glad to see Christiansen undertaking both plans and moving them forward.

Discussion followed regarding the implementation strategy of each city. Christiansen pointed out each city has its own Master Plan and set of ordinances, however, the plan will be the overall guide for both.

Responding to a question from Galvin, Christiansen stated both communities have separate master plans however, this plan takes planning to another level. He advised a uniform look is not the intent of the plan. He pointed out each city has a unique implementation plan with different strategies, however, the plan will be the overall guide. He stated the next step in the process is to create a development plan.

Pastue stated the intent is to have common elements, but density will dictate different approaches.

Christiansen noted the Grand River Corridor Vision Plan and its implementation is intended to be its own distinctive corridor.

Buck spoke about the interesting drive on Grand River from Jefferson Avenue to downtown Farmington. He stated when you arrive in Farmington it feels like a safe oasis. He stated this vision plan extends the feeling of an oasis going down

Grand River to the eastern borders of Farmington and Farmington Hills. He commented this is a great opportunity for the cities to work together.

Motion to accept the Grand River Corridor Improvement Authority's Visioning Plan and instruct City Administration to work with the Farmington Corridor Improvement Authority, Farmington Hills Corridor Improvement Authority, and Planning Commission to implement recommendations contained in the plan. [SEE ATTACHED PLAN].

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Galvin, Mayor Pro Tem
SECONDER:	Greg Cowley, Councilmember
AYES:	J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT:	JoAnne McShane

7. UNFINISHED BUSINESS

Council took a 5 minute break at 8:40 p.m. and resumed the meeting at 8:48 p.m.

A. Consideration of Resolution to Establish Grand River Halsted Shopping Plaza Commercial Rehabilitation District

Pastue reviewed a resolution to establish the Grand River Halsted Shopping Plaza Commercial Rehabilitation District.

Pastue read a letter from Oakland County expressing support for the Rehabilitation District.

Galvin commented he has sorely missed what was once a filled and vibrant center. He looks forward to the opportunities the Rehabilitation District will bring to that center.

Motion to adopt a resolution to establish the Grand River Halsted Shopping Plaza Commercial Rehabilitation District. [SEE ATTACHED RESOLUTION]. CMR 09-13-047

Roll call was taken in the following order: Galvin, Schneemann, Buck, Cowley.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Galvin, Mayor Pro Tem
SECONDER:	Steve Schneemann, Councilmember
AYES:	J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT:	JoAnne McShane

B. Consideration of Resolution to Approve Internal Financing for Civic Theater Digital Equipment

Pastue reviewed resolution proposing internal financing of the digital equipment at the Civic Theater.

Cowley reiterated his support for a ticket increase to \$5.

Motion to adopt a resolution approving internal financing terms for purchase and installation of Civic Theater digital equipment. [SEE ATTACHED RESOLUTION]. CMR 09-13-048

Roll Call was taken in the following order: Schneemann, Buck, Cowley, Galvin.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Galvin, Mayor Pro Tem
SECONDER:	Steve Schneemann, Councilmember
AYES:	J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT:	JoAnne McShane

8. NEW BUSINESS

A. Consideration to Schedule Public Hearing Regarding the 2014 CBDG Grant Application

City Administration requested Council approval to hold a public hearing on October 21, 2013 regarding the proposed PY2014 Community Development Block Grant (CDBG).

Motion to schedule a public hearing on October 21, 2013 at 7:00 p.m. to receive public comment on the proposed PY2014 Community Development Block Grant (CDBG).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	William Galvin, Mayor Pro Tem
AYES:	J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT:	JoAnne McShane

B. Consideration to Schedule Public Hearing to Vacate All Public Right-Of-Way in Farmington Woods Subdivision

City Administration requested Council adopt a resolution to schedule a public hearing regarding the vacation of all public right-of-way in the Farmington Woods Subdivision. Pastue requested Council amend the resolution to include Easthaven Drive as part of the vacation.

Motion to adopt a resolution to schedule a public hearing for Monday, October 21, 2013 at 7:00 p.m. in the City Council Chambers to consider vacating all public right-of-way in the Farmington Woods Subdivision. [SEE ATTACHED RESOLUTION]. CMR 09-13-049

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Greg Cowley, Councilmember
SECONDER: William Galvin, Mayor Pro Tem
AYES: J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT: JoAnne McShane

C. Consideration to Approve SMART Agreement for Transfer of Municipal and Community Credits

City Administration requested Council approval of an agreement with SMART for Municipal and Community Credits for FY 2014.

Galvin spoke about the expanded service SMART is now providing. He expressed appreciation to Mayor Buck for facilitating this improved service.

Roll Call taken in the following order: Buck, Cowley, Galvin, Schneemann.

Motion to authorize the City Manager to sign an agreement with the Suburban Mobility Authority for Regional Transportation (SMART) for Municipal Credits and Community Credits on behalf of the City for Fiscal Year 2014. [SEE ATTACHED AGREEMENT].

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Greg Cowley, Councilmember
SECONDER: William Galvin, Mayor Pro Tem
AYES: J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT: JoAnne McShane

D. Consideration to Authorize the Purchase of One Police Administration Vehicle

City Administration requested Council approval of a 2014 Ford Police Interceptor Utility Vehicle as part of the on-going vehicle replacement program.

Motion to approve the purchase of one police administration vehicle from Gorno Ford, Woodhaven MI, in the amount of \$25,905.00.

Roll Call was taken in the following order: Cowley, Galvin, Schneemann, Buck.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: William Galvin, Mayor Pro Tem
SECONDER: Steve Schneemann, Councilmember
AYES: J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT: JoAnne McShane

E. Consideration to Approve Construction Estimate #4 for the 2013 Streetscape & Utilities Improvements and Change Order #2

City Administration requested approval of construction estimate No. 4 and change order No. 2 For the Grove Street and Warner/Oakland Street projects.

Responding to a question from Galvin, City Attorney Schultz stated there are a limited number of reasons why payment can be delayed and this project does not meet any one of them.

Galvin expressed his desire to vote no on this payment request, but will follow legal counsel's recommendation on this matter.

Motion to approve construction estimate #4 and issue payment to Warren Contractors in the amount of \$161,894.95 and change order #2 increasing the contract amount by \$507.81 for work completed on the Grove Street and Warner/Oakland projects.

Roll Call was taken in the following order: Galvin, Schneemann, Buck, Cowley.

RESULT:	APPROVED [3 TO 1]
MOVER:	Steve Schneemann, Councilmember
SECONDER:	William Galvin, Mayor Pro Tem
AYES:	J.T. Buck, William Galvin, Steve Schneemann
NAYS:	Greg Cowley
ABSENT:	JoAnne McShane

F. Consideration to Introduce Ordinance #C-770-2013 Regulating Precious Metal and Gem Dealers

Motion to introduce Ordinance C-770-2013 to amend Chapter 8, Registration and Licensing, of the City Code to add Article III to regulate precious metal and gem dealers. [SEE ATTACHED ORDINANCE]

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	William Galvin, Mayor Pro Tem
AYES:	J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT:	JoAnne McShane

G. Consideration to Introduce Ordinance #C-771-2013 Regulating Secondhand Dealers and Junk Dealers

Motion to introduce Ordinance C-771-2013 to amend Chapter 8, Registration and Licensing, of the City Code to add Article IV to regulate secondhand dealers and junk dealers. [SEE ATTACHED ORDINANCE]

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: William Galvin, Mayor Pro Tem
SECONDER: Steve Schneemann, Councilmember
AYES: J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT: JoAnne McShane

H. Consideration to Introduce Ordinance #C-772-2013 Regulating Pawnbrokers

Motion to introduce Ordinance C-772-2013 to amend Chapter 8, Registration and Licensing, of the City Code to add Article V to regulate Pawnbrokers. [SEE ATTACHED ORDINANCE]

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Greg Cowley, Councilmember
SECONDER: William Galvin, Mayor Pro Tem
AYES: J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT: JoAnne McShane

I. Consideration to Schedule Special Meeting for September 30, 2013

City Administration requested Council schedule a special meeting on September 30, 2013 to review proposed ordinances and discuss emergency management training.

Motion to schedule a special meeting for Monday, September 30, 2013 at 7:00 p.m.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Greg Cowley, Councilmember
SECONDER: William Galvin, Mayor Pro Tem
AYES: J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT: JoAnne McShane

J. Board and Committee Appointments

Motion to reappoint Kim Thompson Everett and John Mayer to the Farmington Beautification Committee for 3-year terms ending June 30, 2016.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Galvin, Mayor Pro Tem
SECONDER:	Greg Cowley, Councilmember
AYES:	J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT:	JoAnne McShane

9. DEPARTMENT HEAD COMMENTS

Halberstadt expressed appreciation to the Heeney-Sundquist Funeral Home for their recent sponsorship of a Jazz Concert at the Warner Mansion. She announced the upcoming Ghostwalk at the Mansion scheduled for Saturday, October 19th, 7-9:30pm.

Halberstadt announced the League of Women Voters is sponsoring a candidate forum on Wednesday, September 25th at 7pm in Council Chambers. She further announced October 7th is the last day to register to vote for the November election.

Eudy advised the parking lot adjacent to the Library has been resurfaced.

Christiansen discussed the status of the Drakeshire Plaza renovations; indicated the Farmington Tennis Club was purchased by Total Sports; noted the site plan for the old courthouse will require a PUD process; indicated a Request for Proposal for the second phase of The Orchards will be issued; and he continues to work with the schools on the sale Maxfield Training Center and Flanders School properties.

Pastue spoke about the status of the Grove Street and Warner/Oakland Street projects. He noted Treasurer Weber did a wonderful job in working the numbers on Retiree Healthcare to drive that accrued liability down. He pointed out the number of projects Christiansen has undertaken and how fortunate the city is to have him on board. He noted the recent domestic situation on Hawthorne and the gas main rupture on Warner that were handled in an efficient and professional manner by Director Schultz and his staff. He stated Eudy does a wonderful job working through solutions with the construction projects and Sue with the Mansion.

Pastue recognized the city's collaborative effort with Farmington Hills on the Grand River Corridor Improvement Authority.

10. COUNCIL COMMENT

Galvin commented on the importance of the OPEB bonds to the city's financial future. He stated both the taxpayers and retirees will benefit as a result of this funding mechanism for Retiree Healthcare. He pointed out that with this action the city is saving Farmington taxpayers \$6.7 million.

Cowley concurred with Galvin's comments, also noting the OPEB bonds were a creative solution to a long term liability brought forth by city staff. He expressed appreciation to the Public Safety Department and Farmington Hills Fire Department for their response to a recent fire at his restaurant. He stated there was limited damage due to their efforts. He hoped to re-open on Tuesday, September 24th.

Cowley expressed concern that people were being discouraged from visiting his restaurant due to his opposition to the School Bonds on the August ballot. He discussed a number of ways in which he has been a supporter of public schools. He explained his opposition to the bonds and raising taxes.

Buck commented the two vision programs presented and approved that evening will make the city stronger and promote growth. He stated the OPEB bonds were a very significant action for the city. He expressed his gratitude to Treasurer Weber for his effort in working on financial solutions for the city.

Buck felt compelled to comment on Cowley's remarks concerning a "boycott" of his business due to his opposition to the school bond issue. He stated we live in a democracy that allows us to have our own opinions on various issues around us. He stated the importance of having councilmembers who have differences of opinions because that is what brings the best solutions to bear. He stated Cowley is telling his truth on the bond issue and we need be willing to discuss and respect each others opinions.

11.ADJOURNMENT

Motion to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Galvin, Mayor Pro Tem
SECONDER:	Greg Cowley, Councilmember
AYES:	J.T. Buck, Greg Cowley, William Galvin, Steve Schneemann
ABSENT:	JoAnne McShane

The meeting adjourned at 9:36 p.m.

Mayor J.T. Buck

Susan K. Halberstadt, City Clerk

Approval Date: _____