



Special City Council Meeting
7:00 PM, TUESDAY, NOVEMBER 1, 2016
Conference Room
Farmington City Hall
23600 Liberty St
Farmington, MI 48335

FINAL

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on November 1, 2016, in Farmington City Hall, 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	Councilmember	Present	
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

City Administration Present

Director Christiansen
Superintendent Eudy
City Clerk Halberstadt
City Manager Murphy
Attorney Schultz
Treasurer Weber arrived 7:15 pm

2. APPROVAL OF AGENDA

Approve the agenda as amended, adding "Status Update on Old Courthouse Property" as agenda item no. 5 and moving remaining items down on the agenda accordingly.

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

3. PUBLIC COMMENT

No public comment was heard.

4. BOARD AND COMMISSION INTERVIEW

Council interviewed Deborah Thams for a position on the Farmington Board of Review.

Move to appoint Deborah Thams to the Farmington Board of Review for a 3-year term ending 6/30/19.

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

5. UPDATE ON THE STATUS OF THE OLD COURTHOUSE

Present: Dan Blugerman, Vice-President of Thomas A. Duke Company and Real Estate Broker for courthouse property

Christiansen provided an update on the status of the old courthouse property. He advised the developer, Roger Scherr, SDC Properties, had withdrawn his interest in the courthouse property.

Responding to a question from Schneemann, Christiansen stated the earnest money would be returned.

Discussion followed regarding the reasons SDC Properties withdrew their interest in the property.

Scott asked about one of the other bidders on the property, DA Building.

Blugerman responded that DA Building is a good group, but recommended that the city should see if there are any other interested developers. He needs direction from Council in terms of type of development they would like to see on that property, i.e. duplex, single family, etc. He noted the market is very strong right now.

Scott expressed support for seeking other developers. He stated the city has a vision plan for that property which shows higher density, townhouse type of construction.

Christiansen pointed out Council had expressed support for single family or possibly a duplex development.

Bowman hoped that the public understood that the city gave SDC Properties every opportunity to develop this property including giving a number of concessions.

Responding to a question from Cowley, Christiansen stated the letter from SDC Properties to withdraw their interest had not been shared with the school board.

Cowley recommended sharing the letter with the school board. He stated the root cause of difficulty in selling the property is that it is not big enough. He stated the city should encourage the school board to move forward on selling their property. He pointed out there could be 100 children living on the hill if the school board moved.

Galvin expressed support for offering the courthouse property to DA Bulding. He pointed out the property has been on the market for 15 years. He questioned how much more the city would get by waiting another six months. He discussed the need for School Administration to move off the hill. He noted the courthouse property becomes more valuable if the adjacent property is vacated. He directed City Administration to send out a press release regarding this property, making sure accurate information is disseminated.

Schneemann expressed doubt that the property is more valuable if connected to the adjacent property. He stated the city should go back out with a Request for Proposal (RFP) to bring in other interested parties. He would not support the proposed plans provided by DA Building.

6. PRESENTATION - CIVIC THEATER UPDATE, SCOTT FREEMAN

Scott Freeman, Civic Theater Manager, provided an update on the status and activities of the Civic Theater.

Freeman stated the theater continues to do well although revenue is down somewhat over the last couple of years. He stated attendance has remained strong even with the increase of \$1.00 per ticket. He advised they may not achieve the \$2.83 per person budgeted for current fiscal year. He discussed increase in labor costs, offset by utilizing the point of sales system. He noted the Church that currently leases the theater will be leaving, but he hopes another Church may be coming in. He advised the last debt payment for the digital equipment will be made in this fiscal year.

Responding to a question from Schneemann, Freeman stated the Church leases the theater for \$18,000 per year.

Freeman continued to discuss the attributes of the point of sales system acquired in July including: ability to take credit cards, gift card opportunity, time clock function, and ultimately a more efficient use of staff.

Freeman stated he continues to buy new pieces of equipment to ensure the theater remains competitive.

Freeman advised future goals include: providing fresh air to the projection room; new ceiling fixtures and continuation of musicians out front of the theater.

Responding to a question from Scott, Freeman stated very few people have complained about timed parking. He stated new customers have more issues than regular theater goers.

Responding to a request from Cowley, Freeman agreed to start tracking zip codes of customers to determine where people are coming from.

Bowman stated she enjoyed the musicians out front of the theater.

Galvin stated the theater is a Farmington icon and he appreciates that it is in good hands.

7. SPECIAL EVENT APPLICATION

A. Consideration to Approve Special Event Application - Holly Days

Present: Leigh Byrd, Greater Farmington Area Chamber of Commerce Representative

Leigh Byrd requested Council approval for Holly Day events. She described a number of planned events including: the Gifts and Greens Market, Santa Workshop at the Farmington Garage, third annual lighted parade, and the annual tree lighting at the Mansion.

Bowman expressed support for partnering with the Gifts and Greens Market and loves the lighted parade. She likes the opportunity of involving new businesses such as the Farmington Garage.

Cowley asked about the request for an exemption from timed parking.

Byrd responded she does not have strong feelings regarding the exemption. She stated if a time frame is needed, she would recommend 12-4pm.

Cowley stated changing the timed parking during the Market would not be a good idea. He suggested applying the exemption after the Market closes.

Byrd suggested striking the parking exemption from the special event request.

Scott liked the idea of engaging the local businesses; he would like to see them open later in the evening.

Move to approve a special event request from the Greater Farmington Area Chamber of Commerce to hold the 2016 Holly Days celebration in Downtown Farmington from 9:00 a.m. until 7:00 p.m.; including Gifts & Greens Farmers Market and Light Up the Grand Parade; no exclusion from timed parking given.

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

8. QUARTERLY REPORTS

A. Review of Revised Public Works Quarterly Staff Report

Public Services Superintendent, Chuck Eudy, introduced a new format for reporting Department of Public Works and Water and Sewer Department manpower statistics.

Discussion followed regarding tracking costs for repair of water and sewer lines, including where the repairs are taking place.

Discussion continued regarding how often Council would like to receive the reports. Murphy stated he would like them on a monthly basis. Bowman expressed support for continuing them on a quarterly basis.

Discussion followed regarding breaks taken by the crews and the time and expense involved in driving to and from the DPW building.

Schneemann stated it might be worth reviewing the procedure on breaks.

Galvin discussed the importance of tracking and maintaining metrics for the department.

9. COUNCIL COMMENT

No Council comment was heard.

10. CLOSED SESSION - LABOR NEGOTIATIONS

Move to enter closed session to discuss labor negotiations.

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

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

Council entered closed session at 8:39 p.m.

Move to exit closed session.

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

Council exited closed session at 9:05 p.m.

11. ADJOURNMENT

Move to adjourn the meeting.

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

The meeting adjourned at 9:05 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: December 19, 2016