



FINAL

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on April 18, 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 7:05 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 Schultz
Treasurer Weber

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Walt Gajewski, Farmington Market Master, discussed plans for opening day of the Farmers Market. He stated the theme for the market is "Come to Market". He announced the presenting sponsor for the 2016 market is Fresh Thyme Market. He expressed excitement regarding this new partnership going forward. He discussed a number of events planned throughout the market season.

Galvin congratulated Gajewski on securing Fresh Thyme as a sponsor and partner.

Gajewski announced that Farmington is now registered for "Senior Project Fresh", whereby the market will provide fresh fruit and vegetables to eligible seniors.

Responding to a question from Cowley, Gajewski stated they are currently working on plans for a loading zone at the market.

4. APPROVAL OF ITEMS ON CONSENT AGENDA

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

- A. Consideration to Accept the Resignation of Valerie Greer from the DDA Board
- B. Consideration to Approve Renewal of City Assessing Services Agreement with Oakland County Equalization Division
- C. Public Safety Monthly Report-March 2016
- D. Approve City Council Minutes
 - 1. Special - Jan 9, 2016 8:30 AM
 - 2. Special - Jan 9, 2016 9:00 AM
 - 3. Joint Meeting of the City Council and DDA Board - Feb 22, 2016
 - 4. Special - Mar 7, 2016 6:00 PM
 - 5. Special - Mar 21, 2016 6:00 PM
 - 6. Regular - Mar 21, 2016 7:00 PM
 - 7. Special - Apr 4, 2016 7:00 PM

5. APPROVAL OF REGULAR AGENDA

Murphy requested an amendment to the agenda, adding Item 7G. – Council Receipt of Proposed FY 2016/17 City budget.

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

6. UNFINISHED BUSINESS

- A. Consideration of Offers to Purchase Land Under Proposed Sale of Land Agreement for the Former 47Th District Court Property on Ten Mile Road

Present: Roger Sherr, SDC Ventures
 Scott Bowers, Bowers and Associates, representing DA Building, LLC

Christiansen advised the city currently has two pending offers to purchase the former 47th District Court courthouse property on Ten Mile Road. He indicated the developers for the two offers were present to discuss their proposals. He briefly discussed an additional offer presented at the special meeting.

Galvin invited each developer to give a short presentation on their proposal.

Roger Sherr, SDC Ventures, discussed his proposal for 14 single family residences on the courthouse property site. He advised his plan provides for further expansion on the school property when it becomes available. He discussed his wide breadth of experience in developing properties. He provided reasons why a condominium development would not work on that property including high association fees. He stated the price point for his proposal is \$250K - \$350K. He discussed a number of amenities included in the homes.

Responding to a question from Schneemann, Sherr confirmed the elevations shown at an earlier meeting are still the same for his proposal.

Responding to a question from Bowman, Sherr confirmed the sledding hill would remain intact with his proposal.

Responding to a question from Scott, Sherr stated his proposal includes both one and two story homes.

Sherr cited examples of some of his other developments including those in Canton and Walled Lake.

Responding to a question from Galvin, Sherr spoke about the interiors of his proposed development including 9' ceilings, open kitchens, use of assorted woods and stones, and 3-4 bedroom sites.

Responding to a further question from Galvin, Sherr stated marketing would include constructing a model home as a base for selling the homes.

Scott Bowers, Bowers and Associates, provided an updated site plan that modifies the setbacks. He described the proposed development that would include 20 2-unit condominiums with a price point between \$235K-260K. His target market would be young families and seniors. He stated the proposed condominium units would be approximately 1350-1500 sq. ft., 2-3 bedrooms with 2-stall garages. He discussed the change in setbacks and his target market of young families and seniors.

Responding to a question from Bowman, Bowers stated the sledding hill would be preserved in his proposal.

Responding to a question from Cowley, Bowers stated he is looking at more density further down the hill such as 4-unit buildings. He stated they would be mostly for-sale units.

Scott asked about connectivity to the future site. Bowers referred to possible pedestrian pathways between the 12 & 13 or 14 & 15 sites.

Responding to an additional question from Scott, Bowers stated they will build models to somewhat suit the buyers, but the exteriors will be consistent.

Scott expressed concern regarding the timeline of the proposed duplex development and consequences if sales lagged.

Mike Fellows, DA Building, stated the project is being proposed because they believe it will be successful. He noted their price point is slightly lower and the units are marketed to a wider demographic than the other proposal.

Discussion followed regarding condo association dues, capitalization plans, road development, etc.

Galvin invited Mr. Capozzoli to present a third proposal for the courthouse property.

Joe Capozzoli presented his \$450K proposal for the courthouse site. He stated his proposal includes 28 units focusing on the senior community with a \$250K price point. He briefly mentioned his plans for developing the school property.

Responding to a question from Galvin, Eudy advised there is adequate water and sewer capacity for residential build-up. He does not have concerns regarding road maintenance or traffic flow except possibly for the intersection of Raphael and Shiawassee.

Christiansen advised city engineers and the Department of Public Works have reviewed the property in detail to insure infrastructure can support proposed development. He noted storm water management would be handled through an off-site discharge.

Responding to a question from Scott, Christiansen advised the 14 single family homes proposal would add approximately \$30K-35K to the tax base; and the 20-unit duplex proposal would add approximately \$25K-28K.

Scott asked whether the proponents are looking for any special considerations from the city.

Christiansen responded they may ask the city to demolish the building. He estimated the cost at \$20K-30K.

Schneemann commented on what a great opportunity this is for the city given the significant interest in developing this property. He noted the 33 units on the Flanders property were sold out in nine months. He pointed out the courthouse property is in a prime location. It is a higher profile site located near the downtown and adjacent to property that could result in a larger development.

Schneemann expressed concern that the Council has limited information on the proposed developments. He discussed the deficiencies of the proposals and indicated the city should demand more for the site in terms of detail and quality that would contribute to the community at large.

Cowley expressed support for making a decision that evening.

Responding to a question from Cowley, Christiansen stated the courthouse development would likely be a PUD. It would likely follow the same process used for the Balfour and Flanders properties.

Galvin thanked developers for their presentations. He stated Council needs to secure a project that fits Farmington. He spoke about a recent conference he attended where one of the breakout sessions addressed the challenges of municipal finances given the limitations of the Headlee Amendment and Proposal A. The only way to recoup lost revenue is for a municipality to build its way out of it. He stated that is why the development of the courthouse property is so important.

Scott concurred with Schneemann regarding the lack of detail in the proposals. He sees merit in the duplex proposal which better fits the Vision Plan. He would like to see a delay in the decision until more information is provided.

Saarela advised the motion is to authorize city administration to begin negotiations with a proponent with a final proposal coming back to Council.

Schneemann expressed concern regarding whether or not the city would be responsible for demolition of the building, and infrastructure. He pointed out a year was spent working on the Vision Plan and single family residences on that site flies in the face of it. He also noted the city does not know what it is getting with the larger, phase II development.

Discussion followed regarding proceeding with the motion to enter into negotiations with an unspecified developer and possible pitfalls.

Saarela advised that discussion of the concerns expressed by Council would take place with the developer if Council approves entering into negotiations. She stated if an agreement cannot be reached with the proponent, Council can then consider other proposals.

Motion to consider offers to purchase currently pending, and direct City Administration to prepare a purchase agreement for Council review and action at the next available meeting.

RESULT:	APPROVED [4 TO 1]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Sara Bowman, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann
NAYS:	Jeff Scott

7. NEW BUSINESS

A. Special Event Request-2016 South Farmington Baseball League Parade

Motion to approve a special event request from South Farmington Baseball to hold its annual parade on Saturday, May 7, 2016 at 9:00 a.m. until noon.

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

B. Special Event Request-South Farmington Baseball Movie Night

Motion to approval a special event request from South Farmington Baseball to hold movie night on Saturday, June 4, 2016 in Shiawassee Park from 6:00 pm to midnight.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sara Bowman, Council Member
SECONDER:	Steve Schneemann, Mayor Pro Tem
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

C. Special Event Request-Farmington Brewing Company Pig & Brew

Present: Jason Schalf and Jason Hendricks

City Administration advised the Farmington Brewing Company, in conjunction with Barlow's Gourmet Sauces, has requested authorization to hold an annual Pig & Brew event.

Galvin expressed concern with the allowance of mobile merchants in the downtown. He stated it potentially creates an environment of unfair business practices. He noted brick and mortar businesses are investing in our community whereas mobile merchants are not. He would like to see a connection where they become part of our community. He would support a motion contingent on the mobile merchants joining the Chamber of Commerce.

Bowman stated she would not be comfortable requiring a business to do something outside of the provisions of the Special Events Policy.

Galvin expressed concern regarding creating an environment of predatory practices. He stated city administration needs to review the city zoning ordinance. He noted many downtowns are highly regulated for mobile merchants.

Cowley stated he would support food trucks in Shiawassee Park as long as they were not detrimental to downtown businesses.

Jason Schlaff noted he is requesting approval for only three events. He does not believe the mobile vendor supporting his event has an adverse effect on other downtown businesses. He stated the owner of Basement Burger Bar has indicated his business goes up when the Farmington Brewery has an event. He pointed out his events bring attention to the downtown.

Galvin noted mobile merchants do not pay taxes, invest in the community, etc. He would like these businesses to become part of our community.

Schneemann concurred with Bowman regarding the unfairness of making a motion contingent on the mobile merchant joining the Chamber. He stated it is wrong for Council to apply special provisions when a business applies for a Special Event Permit.

Murphy pointed out the city is working towards a mobile merchant ordinance.

Motion by Galvin, seconded by Cowley, to approve a special event request from the Farmington Brewing Company to hold its second annual Pig and Brew on Saturday, July 9, 2016 from noon until midnight; contingent upon the mobile vendor joining the Chamber of Commerce. Motion failed (2 ayes, 3 nays).

Saarela confirmed that making a motion contingent on the mobile merchant joining the Chamber is not within the parameters of the special event policy.

Scott concurred with Bowman that the Council cannot force the vendor to put into a kitty that has not been defined.

Motion to approve a special event request from the Farmington Brewing Company to hold its second annual Pig and Brew on Saturday July 9, 2016 from noon until midnight.

RESULT: **APPROVED [4 TO 1]**
MOVER: Sara Bowman, Councilmember
SECONDER: Jeff Scott, Councilmember
AYES: Bowman, Galvin, Schneemann, Scott
NAYES: Cowley

D. Special Event Request-Farmington Brewing Company Second Anniversary Weekend

Scott stated he would support this request, but would not be a fan of more events.

Motion to approve a special event request from Farmington Brewery to hold its second year anniversary weekend event, Friday, November 11 from 4pm until midnight; Saturday, November 12, noon until midnight; and Sunday, November 13 from noon until 10pm.

RESULT: **APPROVED [4 TO 1]**
MOVER: Steve Schneemann, Mayor Pro Tem
SECONDER: Sara Bowman, Council Member
AYES: Bowman, Galvin, Schneemann, Scott
NAYS: Cowley

E. Water System Asset Management

Eudy advised he recently attended a seminar where discussion took place regarding water system asset management. He noted a lot of the city's infrastructure is aging and we are not devoting funds towards its replacement. He stated the recommendation is to start replacing 3-4% of the water main system annually. He noted the city maintains 51 miles of water main throughout the community. He advised 47% of the city's water main needs to be replaced. He stated at a minimum the city should be replacing 400' of water main a year. He advised the city needs to find a way to fund water main replacement.

Responding to a question from Cowley, Eudy stated there are no funds in Capital Improvement earmarked for water main replacement.

Murphy pointed out the Water and Sewer Fund must be self-supporting.

Discussion followed regarding options for funding water main replacement including issuing bonds or increasing water rates.

Discussion continued regarding the need to replace water mains when roads are replaced.

Scott stated the city needs a 50-year plan on replacing water mains. He noted the city also needs a plan for replacing the sanitary sewer.

Eudy stated the next step is to work with city engineers in developing a long term maintenance and replacement plan for water and sewer.

F. Consideration to Approve Construction Estimate No. 5 for the Twin Valley Pump Station.

Responding to a question from Schneemann, Eudy stated the Twin Valley Pump Station was designed according to county specifications.

Schneemann stated he was impressed with the quality of the work that has been done.

Motion to approve Construction Estimate No. 5 for the reconstruction of the Twin Valley Pump Station and authorize payment in the amount of \$47,891.40.

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

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

G. Council Receipt of Proposed FY 2016/17 City budget.

Motion to acknowledge receipt of proposed FY 2016/17 budget as required by state statute.

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

8. DEPARTMENT HEAD COMMENTS

Murphy discussed improving walkability and safety in downtown Farmington. He noted his research on crossing signals that run on radio wave and solar power. This type of signal could be placed at the crosswalk on Farmington Road. He stated the city would need to work with Oakland County to install these signals. The signals would cost approximately \$10K. He suggested that in the meantime the city can order bright green signs that would replace the yellow ones currently in place.

Galvin suggested city administration meet with the Parking Advisory Committee, DDA representatives and Public Safety Department regarding proposed signage for the crosswalks.

Weber stated the proposed FY 2016/17 budget is on the website. He requested feedback from Council on whether they prefer the electronic or printed version of the budget.

Responding to a question from Schneemann, Eudy stated the city has not been keeping up with the recommendations provided in the Paser study.

Schneemann requested more detail on how far short the city is falling and the long term consequences.

9. COUNCIL COMMENT

Cowley expressed concern regarding a second treehouse being built on Grand River in the Historic District. He questioned the value these add to the Historic District.

Scott advised the Regional Transportation Authority recently gave a presentation at an Eight Mile Blvd Association meeting on their final draft plan for a regional approach to mass transit. They will launch this plan at the end of May and will be seeking a 1.2 millage increase on the November ballot. He spoke about how the funds from the millage would be distributed. He doesn't believe Farmington will receive much benefit from the plan.

Bowman discussed the success of the recent Festival of the Arts. She stated it was a wonderful showcase for local artists and students.

In reference to the earlier discussion regarding the courthouse property, Schneemann advised the city can be discerning in their decision on a proposal because this is a desirable city in which to live. He noted there are very few parcels left for development. He stated Council's decision on this property will be its legacy for 100 years. This development will set a pattern that will define us going forward. It is a huge responsibility that must be taken seriously. The city should maintain a high level of rigor to insure a high quality product and good planning practices are adhered to. He expressed the importance of following the Vision Plan.

Galvin noted there is a large national movement to shop locally. He stated the importance of supporting merchants in the downtown. He expressed concern

regarding profits from mobile merchants being taken out of our community. City Administration needs to review city ordinance relative to mobile merchants.

Galvin spoke about a recent neighborhood watch meeting he attended, noting the significant engagement of Farmington residents.

10. ADJOURNMENT

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

The meeting adjourned at 9:58 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: May 16, 2016