



FINAL

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**REGULAR MEETING MINUTES**

A regular meeting of the Farmington City Council was held on May 16, 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 7:08 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

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by 2015 Miss Farmington, Sydney Schram.

**3. APPROVAL OF ITEMS ON CONSENT AGENDA**

- A. Accounting Services for the Friends of the Mansion
- B. Consideration to Change the Date of Bark in the Park from May 22 to Sept. 25
- C. Consideration to Accept the Resignation of Les Key from the Farmington Downtown Development Authority Board of Directors
- D. Farmington Monthly Payments Report - March 2016
- E. Farmington Monthly Payments Report - April 2016
- F. Farmington Quarterly Court Financial Report -3-31-16
- G. Farmington Quarterly Financial Report - 3-31-16
- H. Farmington Quarterly Investment Report - 3-31-16
- I. Third Quarter Building Department Report
- J. Public Safety Monthly Report-April 2016

## K. Minutes

1. Minutes of the City Council - Regular - Apr 18, 2016 7:00 PM
2. Minutes of the City Council - Special - Apr 18, 2016 6:00 PM
3. Minutes of the City Council - Special - May 2, 2016 7:00 PM

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

**4. APPROVAL OF REGULAR AGENDA**

**Motion to approve the agenda as amended, adding Item 7D – Consider Appointment to the Downtown Development Authority Board of Directors.**

<b>RESULT:</b>	<b>APPROVED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Schneemann, Mayor Pro Tem
<b>SECONDER:</b>	Jeff Scott, Councilmember
<b>AYES:</b>	Bowman, Cowley, Galvin, Schneemann, Scott

**5. PUBLIC COMMENT**

None was heard.

**6. PRESENTATION/PUBLIC HEARINGS****A. Introduction of Miss Farmington 2016 Court**

Miss Farmington 2015, Sydney Schram, presented the 2016 Miss Farmington contestants.

**B. Consideration of Resolution to Approve the 2016 Founders Festival**

Dan Irvin, Executive Director of the Greater Farmington Chamber of Commerce, detailed events planned for the 2016 Founders Festival.

Scott expressed concern about using Shiawassee Park for proposed Monster Truck element. Irvin assured him that the event would be limited to a paved area on the east end of the Shiawassee parking lot.

Bowman expressed enthusiasm about the Founders Festival and inquired as to whether the new Special Events Policy had been complied with by reaching out to vendors in the surrounding areas that specifically sell beer. Murphy clarified that the only vendor that produced beer was Farmington Brewing Company; the others only sell from other distributors. Irvin indicated that the Brewing Company had requested to come back to the

Festival and were denied. Bowman questioned whether denying a local brewery to participate in the Festival beer tent was consistent with the City's Special Events Policy. Irvin replied that Farmington Brewing Company was not a Chamber member, and that he did not feel obligated to include them. Bowman inquired as to whether the Festival's beer distributor was a member; Irvin did not know. Schultz stated that the policy requires reaching out and that the City Manager makes the decision on whether engagement has been made. Murphy stated that he was satisfied that the policy had been met.

Schneeman was excited about the Festival and was glad to see the outreach that has been made to try to include more activities for families and to reach out to teens, especially the integration with the Swing Farmington group. He went on to comment on the events policy, citing his belief that certain events undergo a high level of scrutiny while other events may not face that level of scrutiny. He was not comfortable with having inconsistent enforcement with the events policy, and seeks to treat all constituents fairly. He commended Bowman's earlier point, and suggested that Council may need to address this 'hole'.

Cowley congratulated Irvin on the Festival's children's activities and stated that he thought they would be very well received. He expressed his thoughts about sponsorship and the ability to finance the Festival and include local businesses. He understands the need for major sponsors and hoped that what happened last year could eventually be rectified. He asked Irvin whether he had approached Fresh Thyme and was told that Irvin had not received a response after two tries. Cowley asked if Our Lady of Sorrows had been asked to participate; Irvin indicated that they had turned down the opportunity to run and keep profits from the games and kids area because of logistical issues.

**Motion to adopt a resolution approving the 2016 Founders Festival which includes approving event locations, authorizing road closures, a permit for fireworks and applications for temporary liquor licenses. [SEE ATTACHED RESOLUTION NO. 05-16-008]**

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

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

### **C. Public Hearing – Sale of the Old 47th District Courthouse Property**

#### **1. Motion to open the public hearing to receive comment on sale of the old 47th District courthouse property.**

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

Galvin invited public comment.

Hearing no public comment, Galvin requested a motion to close the public hearing.

**2. Motion to close the public hearing.**

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

**3. Consideration of Resolution Approving Sale of Land Agreement with SDC Ventures LLC, for the Former 47th District Court Property on Ten Mile Road**

Present: Roger Sherr, SDC Ventures

Murphy provided background on SDC Ventures LLC's offer for the courthouse property.

Cowley asked to change the language in the agreement to say "up to 120 days" in case the period is shorter. Murphy consulted Schultz, who advised that the 120 days is the outside figure and that the procedure does not have to take 120 days.

Scott was glad to see that the sale price includes the demolition of the building. He asked if there was any other consideration anticipated on behalf of the city for the project. Schultz assured him that the waiving of the permit fee was for the demolition only.

Schneeman expressed concern over approving a sale for which we really do not know what we are getting. He recognized that the developer must go through a PUD process, and he would like to see the developer do something more creative than having all garages face the road. His expectation is that this is a high quality development. He would prefer to have the developer avoid a "cookie cutter" approach.

Galvin asked about the timeframe for approval by the school district, and Schultz responded that there should be no delay from the schools as they are working on the easements now.

Galvin thanked Sherr for being at the meeting and for SDC Ventures' interest in Farmington.

Sherr assured Council that he is very excited about the development. He stated that he fully understands Schneemann's concerns and he will not let Council down. He promised creative elevations.

Christiansen commented that the four step PUD process will begin at the next planning commission meeting. The schools have already set decisions on easements in motion.

**Motion to approve a resolution authorizing Sale of Land Agreement with SDC Ventures LLC, for the former 47th District Court Property on Ten Mile Road as presented. [SEE ATTACHED RESOLUTION NO. 05-16-009 AND AGREEMENT].**

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

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

## 7. NEW BUSINESS

### A. Consideration to Accept Proposal from Municipal Web Services (Muniweb) for the Redesign of the City Website and Waive the Bid Process.

Present: Melissa Andrade, Executive Assistant to the City Manager

Murphy provided background on a proposal from Municipal Web Services for the redesign of the city website.

Andrade discussed proposed changes to the website, including making the website mobile-friendly.

Bowman asked whether there was any reaching out to any other vendors for a lesser bid. Andrade replied that Farmington Hills bid out this service a year ago and Muniweb was the best bid from six. Also, Farmington has been using Muniweb for years and the city has been very happy with their services. She requested that, in light of those two facts, the bid process be waived and the city continue as a client of Muniweb to move the web update along.

Scott thanked Andrade for taking this on, and cited personal difficulty using our website on a mobile platform. He noted that more and more people will be going to our site using their phones, and he was appreciative of moving to a more usable format.

**Motion to accept a proposal from Municipal Web Services for the redesign of the City website and waive the bid process. [SEE ATTACHED PROPOSAL].**

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

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

**B. Consideration to Certify 2016 Delinquent Invoices, and Water and Sewer Bills**

Murphy provided background on this agenda item.

**Motion to approve the 2016 delinquent invoices and water and sewer bills for placement on the Farmington Tax Roll pursuant to City Code. [SEE ATTACHED LIST OF DELINQUENCIES]**

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

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

**C. Consideration to Approve Construction Estimate No. 6 for the Twin Valley Pump Station.**

Eudy provided background on this agenda item.

**Motion to approve Construction Estimate No. 6 for the reconstruction of the Twin Valley Pump Station and authorize payment in the amount of \$141,523.22.**

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

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

**D. Appointment to the Downtown Development Authority Board of Directors**

**Motion to appoint Todd Craft to the Downtown Development Authority Board of Directors to fill an unexpired term ending February 28, 2017.**

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

## 8. DEPARTMENT HEAD COMMENTS

Eudy commented on a recent tour of the DPW facilities by some members of Council and said DPW is in full swing for lawn maintenance, including sites such as Flanders Park. Bowman thanked Eudy for the tour and stated that she found it very informative. She was very complimentary of the department's efforts throughout the city. Schneeman thanked Eudy for input with road and road maintenance information. He noted the importance of having an ongoing dialogue regarding road maintenance. The city needs a plan going forward with a cogent strategy and not working willy-nilly. Scott commented that the city needs to make sure that our infrastructure is being maintained. He warned that the city cannot bury its head in the sand and only address infrastructure when there is a crisis.

Demers highlighted his department's annual awards and citations. Over 25 awards were given out, including honoring Scott Brown as Officer of the Year. He informed Council about the Felony Lane Gang, a very real group who are looking for cars in parks and daycare centers during pick up times to force entry and steal purses. They are identity thieves and there have been a couple of incidents which occurred locally at Sunny Day Care. He warns the community to be extra alert for this type of targeted area. Bike and foot patrols will be increased with warmer weather.

Christiansen had no specific comments, but asked for questions from council. Schneemann congratulated him on getting the Grove owner to put up awnings. Bowman commented on the monument sign in front of Riley Park to showcase the stores in the vicinity. Christiansen applauded the store owners involved for all their efforts in that endeavor. Bowman asked about new interest in the old Luigi's building, and Christiansen confirmed activity toward having a new full service restaurant in the space soon.

Cowley asked about occupancy at Grand River and Halstead commercial building site. Christiansen assured him that they are moving rapidly in looking to secure tenants for the first floor and businesses will take the top two floors.

Halberstadt discussed the success of the recent Friends of the Governor Warner Mansion fashion show, increasing attendance over last year by 66%. She announced the upcoming porch party and recognized the success of the new Mansion Director Kim Shay.

Murphy mentioned meeting with DTE and residents pertaining to cutting trees. It was very productive meeting with residents asking good questions and he noted that there will be more information on the website in coming weeks.

## 9. COUNCIL COMMENT

Bowman believes the special events policy has loopholes or double standards giving special consideration to bigger businesses over some of the smaller businesses. She supports the Chamber of Commerce and the Founder's Festival but feels that what transpired earlier in the meeting highlighted is the same issue that was faced in developing the policy. She also mentioned how lovely the fashion show experience was, agreeing with Halberstadt that Kim Shay is doing a wonderful job.

Cowley discussed the budget, highlighting the elimination of Capital Improvements to balance the budget which is an ongoing problem every year until taxation and revenue rise. The city does not fully realize the increase in housing value, and we are still creeping along from a revenue perspective. He discussed options: raise taxes, cut services, or growth. As growth seems to be the most palatable, it needs to be done in a timely fashion. He stated that we need to grow the city by \$200 million to get back to pre-recession levels, and he cited a number of projects underway. The city continues to focus on the Maxfield Training Center. He reminded his fellow council members that they need to stand firm as that approaches.

Galvin reviewed road ratings in an earlier study session. Council will be elevating that dialogue; infrastructure is incredibly important and Council should not kick that can down the road. He noted May 30th is Memorial Day and looks forward to seeing everybody at the parade.

## 10. CLOSED SESSION - PROPERTY ACQUISITION

### 1. Motion to enter closed session to discuss property acquisition.

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

Council recessed at 8:10 p.m.

Council entered closed session at 8:18 p.m.

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

### 2. Motion to exit closed session.

Council exited closed session at 9:14 p.m.

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

## 11. ADJOURNMENT

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

The meeting adjourned at 9:14 p.m.



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William E. Galvin, Mayor

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Susan K. Halberstadt, City Clerk

Approval Date: June 20, 2016