



FINAL

REGULAR MEETING MINUTES

A Regular meeting of the Farmington City Council was held on February 17, 2014, 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 William Galvin.

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
JoAnne McShane	Councilmember	Present	
Steve Schneemann	Mayor Pro Tem	Absent	
Jeff Scott	Councilmember	Present	

City Administration Present

Superintendent Eudy
Director Christiansen
City Clerk Halberstadt
City Manager Pastue
Attorney Schultz
Director Schulz
Treasurer Weber

2. PLEDGE OF ALLEGIANCE

Farmington Hills City Councilmember, Richard Lerner, led the pledge of allegiance.

3. PUBLIC COMMENT

Sal Palland, owner of Off The Beaten Path Book Store, spoke about an initiative entitled, "Cash Mob Farmington". The initiative involves getting a group of people together who commit to spending \$20 at a pair of stores on a given day. She spoke about a recent success at her store and the Burger Basement Bar. She indicated the "Cash Mob" will take place on a monthly basis. She encouraged people to visit their Facebook Page, "Cash Mob Farmington".

McShane expressed support for this program, noting it is a great economic tool. She suggested partnering with the Downtown Development Authority.

4. APPROVAL OF ITEMS ON CONSENT AGENDA

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

1. **Minutes of the City Council - Special Study Session - Jan 21, 2014 6:00 PM**
2. **Minutes of the City Council - Regular - Jan 21, 2014 7:00 PM**
3. **Minutes of the City Council - Special - Jan 27, 2014 7:00 PM**
4. **Minutes of the City Council - Special Study Session - Feb 3, 2014 7:00 PM**
5. **Farmington Monthly Payments Report January 2014**
6. **Farmington Public Safety Monthly Report January 2014**
7. **Farmington Financial Report Quarter Ended December 31, 2013**
8. **Farmington Investment Report Quarter Ended December 31, 2013**
9. **Farmington 47Th District Court Report Quarter Ended December 31, 2013**
10. **Special Event Request - Holly Days**
11. **Special Event Request - Family Fun in Riley Park**
12. **Special Event Request - Pavilion Story Time**
13. **Special Event Request - South Farmington Baseball Movie Night**

5. APPROVAL OF REGULAR AGENDA

Motion to approve the agenda as amended, adding Item No. 12, Introduction of Animal Control Ordinance under New Business.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	Cowley, Galvin, McShane, Scott
ABSENT:	Schneemann

6. PRESENTATION/PUBLIC HEARINGS

1. Consideration to Approve Memorial Day Parade Request

Richard Lerner, Director of Community Relations for the Xemplar Club, was present to discuss their request for a Memorial Day parade.

McShane noted that no one from Farmington is on the parade committee.

Lerner responded they would welcome a representative from Farmington on the committee.

Responding to a question from McShane, Lerner stated politicians would be permitted to participate in the parade, but would not be allowed to hand campaign materials.

MOTION to approve the use of Grand River on Monday, May 26, 2014 from 9:00 a.m. to 1:00 p.m. for the purpose of conducting the Memorial Day parade; further the Council holds the State of Michigan Department of Transportation harmless from any liability that may result from the closing of Grand River and authorize the Public Safety Department to file for the permit with MDOT for the closing of Grand River.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Scott, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT:	Steve Schneemann

7. UNFINISHED BUSINESS

No unfinished business was heard.

8. NEW BUSINESS

1. Consideration of Resolution Authorizing a New Microbrewery to Operate at 33336 Grand River, Farmington, MI 48336

Pastue reviewed a request to operate a microbrewery at 33336 Grand River. He indicated Public Safety has recommended approval of a resolution authorizing the microbrewery.

Jason Hendricks and Jason and Gary Schlaff were present to discuss their request and answer questions from Council.

Jason Schlaff indicated they are currently in negotiations to lease the former Mentobe Cafe. He stated they are entertaining a few other locations in the downtown area as well, if the Mentobe location falls through.

Jason Hendricks reviewed their business model and discussed their experience in

microbrewing.

Cowley congratulated the proponents on their entrepreneurship. He encouraged them to look at other locations in Farmington given the challenges of the Mentobe site in terms of parking and return on investment. He expressed support for bringing a microbrewery to Farmington.

Jason Schlaff pointed out their ability to also sell off premises which will add to their bottom line.

Discussion followed regarding the parking issues on the north side of Grand River.

Scott also recognized the parking concerns. He congratulated the proponents on bringing a venture to Farmington that will attract younger people. He expressed concern regarding the tight fit behind the Mentobe location for loading and unloading.

Hendrick discussed how they would accommodate deliveries and installation of equipment in the Mentobe site.

McShane thanked the proponents for wanting to do business in downtown Farmington. She expressed concerns about parking and storage. She encouraged them to look at larger buildings in Farmington.

Gary Schlaff pointed out that the cost of infrastructure in other buildings may be cost prohibitive, whereas the infrastructure in the Mentobe site is already there.

Hendricks discussed successful breweries in locations that are smaller than the Mentobe site. He spoke about how distribution of beer would work and potential of a tasting room.

Responding to a question from Galvin, Pastue stated it would be a fairly simple process to transfer the license to another address if the proponents decided against the Mentobe site.

Responding to an additional question from Galvin, Gary Schlaff stated the name of their business will be Farmington Brewing Company.

Galvin commended the proponents for being a part of the regrowth of downtown Farmington. He believes their business will fill a niche. He discussed the parking challenges that would need to be overcome with creative ideas.

Gary Schlaff pointed out Farmington is a pedestrian friendly town where people are willing to walk to businesses. He stated they have given the Mentobe parking situation careful consideration.

McShane pointed out the reason the proponents were before Council has nothing to do with the viability of their business. She stated they are here for a microbrewery license and nothing more. She noted regardless of what business

moved into the Mentobe site the City must face the parking issue. She advised their interest gives the City further impetus to address downtown parking.

Motion to approve Local Government Approval Resolution authorizing a new Microbrewery to operate at 33336 Grand River Avenue, Farmington, MI 48336. [SEE ATTACHED RESOLUTION] CRM 02-14-003

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

RESULT:	APPROVED [3 TO 1]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	William Galvin, JoAnne McShane, Jeff Scott
NAYS:	Greg Cowley
ABSENT:	Steve Schneemann

2. Consideration to Approve Amendments to the Downtown Development Authority Bylaws

Pastue requested Council approve minor amendments to the Downtown Development Authority bylaws.

Motion to approve amendments to the Downtown Development Authority bylaws as presented. [SEE ATTACHED BYLAWS].

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT:	Steve Schneemann

**3. Consideration to Authorize the Purchase of Two Police Patrol Vehicles
Motion to approve the purchase of two police patrol vehicles from Gorno Ford, Woodhaven, MI in the amount of \$51,730.**

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Scott, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT:	Steve Schneemann

4. Consideration to Participate in the Oakland County Tri-Party Road Improvement Program

Motion to approve participation in the 2014 Oakland County Tri-Party Road Improvement Program.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT:	Steve Schneemann

5. Consideration to Renew Interlocal Agreement for Election Programming Motion to adopt a resolution approving an Interlocal Agreement for Ballot Layout and Coding Services with Oakland County for all elections as presented and authorize the City Clerk to sign the agreement on behalf of the City. [SEE ATTACHED RESOLUTION] CRM 02-14-004

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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT:	Steve Schneemann

6. Consideration to Approve Cross Connection Inspection Program Agreement with HydroDesigns, Inc.

City Administration recommended approval of a 3-year agreement with HydroDesigns, Inc. in order to conduct the City Water System's cross connection inspection control program which is required by the Michigan Department of Environmental Quality (MDEQ).

Responding to a question from Scott, Pastue confirmed this is not a new requirement from the MDEQ.

Discussion followed regarding the cost for service and possible additional costs.

Responding to a question from Scott, Pastue advised the potential of a user fee will be discussed during the budget process.

Responding to a question from McShane, Pastue advised the savings would be

realized through a more efficient use of City personnel.

Responding to an additional question from McShane, Pastue stated he is unaware of other companies that provide this same service.

Motion to approve a three-year agreement with Hydro Designs, Inc. to conduct a water system cross connection inspection program. [SEE ATTACHED AGREEMENT].

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT:	Steve Schneemann

7. Consideration to Approve Metro Act Permit with Fiber Technology Networks

City Administration advised an application from Fiber Technology Networks was received to operate telecommunication systems in the public right-of-way. City Administration recommended Council acceptance of the permit and authorize the City Manager and City Clerk to sign upon final review of City Attorney.

Responding to a question from Galvin, Pastue stated underground lines would come at great cost and not likely in the near future.

Scott asked regarding repairs to power lines and poles, noting some of the current lines are badly frayed. He noted some of the infrastructure along the easements is in pretty bad shape.

Pastue responded the application would not contemplate any maintenance of existing lines. The City can review the existing right-of-way ordinance to determine maintenance requirements and pursue repairs where needed.

Discussion followed regarding past power outages and probable causes including unprotected power lines.

Motion to approve METRO Act permit with Fiber Technology Networks and authorize the City Manager and City Clerk to sign the permit upon final review by the City Attorney. [SEE ATTACHED PERMIT APPLICATION].

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT:	Steve Schneemann

8. Consideration to Approve City At-Large Special Assessment for Improvements to the Caddell Drain

City Administration recommended Council approval of a special assessment from Oakland County Water Resources Commission for maintenance of the Caddell Drain.

Motion to approve a one-time city at-large special assessment for improvements to the Caddell Drain in the amount of \$83,300.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT:	Steve Schneemann

9. Consideration to Introduce Ordinance #C-775-2014 Amending Chapter 25 of the City Code, Zoning Ordinance, Pertaining to Outdoor Displays, Sales, and Storage in Commercial Districts

Kevin Christiansen, Director of Community and Economic Development Director, reviewed the changes contained in the proposed ordinance.

Scott noted outside storage of propane at non-conforming locations in Farmington.

Christiansen spoke about businesses that have stored propane as a matter of practice that would be non-conforming as a result of this ordinance and those locations that have been approved under the site plan approval process.

Pastue advised changes to the ordinance can still be made prior to its adoption.

Motion to introduce Ordinance C-775-2014, amending Chapter 35 of the City Code, Zoning Ordinance, regarding outdoor displays, sales, and storage in commercial districts. [SEE ATTACHED ORDINANCE].

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Scott, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT:	Steve Schneemann

10. Consideration to Adopt 2014-2015 Work Plan

City Administration presented the City of Farmington 2014-15 Work Plan that was updated as a result of discussion held at a special meeting on Saturday, January 25th.

Motion to adopt the 2014-15 City of Farmington Work Plan as presented. [SEE ATTACHED WORK PLAN].

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT:	Steve Schneemann

11. Board and Committee Reappointments

Responding to a question from Galvin, Pastue advised Board and Commission members will make presentations to Council in the coming months.

Galvin noted only two openings remain on Boards and Commissions and they are on the Corridor Improvement Authority.

Motion to re-appoint Mary Engelman and Vincent Pastue to the Brownfield Redevelopment Authority for 3-year terms ending February 28, 2017; to re-appoint Joe Dompierre and Michael Kish to the Construction Board of Appeals for 2-year terms ending February 28, 2016; to re-appoint Dan Higgins to the Downtown Development Authority for a 4-year term ending February 28, 2018; to re-appoint Kenneth Murray to the Emergency Preparedness Committee for a 3-year term ending January 31, 2017; to re-appoint James Atkinson, Sharon Bernath, Michael Harrison and Laura Myers to the Historical Commission for 3-year terms ending March 31, 2017; to re-appoint Kenneth Murray to the Public Access Promotion Committee for a 3-year term ending March 31, 2017; and to re-appoint David Carron and Patrick Thomas to the Corridor Improvement Authority for 3-year terms ending March 31, 2016.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: JoAnne McShane, Councilmember
SECONDER: Jeff Scott, Councilmember
AYES: Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT: Steve Schneemann

12. Introduction of Animal Control Ordinance C-776-2014

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Jeff Scott, Councilmember
SECONDER: Greg Cowley, Councilmember
AYES: Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT: Steve Schneemann

City Administration advised that last Fall the City entered into an agreement with Oakland County Animal Control to board animals captured by Public Safety. As a condition of the agreement Oakland County required the City change its ordinance dealing with animal control and licensing which it did. It recently came to the City's attention that with the change there is no longer a provision limiting the number of cats and dogs an owner can keep.

City Administration is requesting Council introduce Ordinance C-776-2014 to correct this omission.

Motion to introduce Ordinance C-776-2014 to amend Chapter 20 of the City Code, Offenses, to add a new section relating to the number of dogs or cats permitted, and Chapter 8, Registration and Licensing, to add a new article relating to kennels. [SEE ATTACHED ORDINANCE].

9. DEPARTMENT HEAD COMMENTS

Christiansen advised the Planning Commission recently received a presentation from a development company for re-purposing the K-Mart Center. He stated the next step is for the Planning Commission to move the PUD process forward. He is working with Farmington Public Schools with respect to the bids they have received for the Flanders site redevelopment. He stated a Request for Proposal has been sent out regarding the Orchards-Phase 2 redevelopment.

Christiansen spoke about the 90-day extension allowed by the Planning Commission for the PUD site plan for the old courthouse property, noting we are 60 days into that extension.

Eudy discussed issues related to snow plowing and possible flooding in the spring. He anticipated closing a lane on Grand River for road repair.

Schulz advised that Part A Crimes in 2013 were down 15%. Public Safety will be monitoring snow melt and subsequent water levels.

Weber reported the City achieved over 95% property tax collection. He spoke about the process for late tax payments. He noted the March 15th utility billing is based on an estimated number. He advised residents can obtain billings based on actual reads by calling them in.

Pastue noted the City will be closing the curb lane on Grand River from Gill to Wilmarth Street for repair. He stated the flooding that may result from snow melt is a concern for staff.

10. COUNCIL COMMENT

Galvin noted he along with Farmington Hills Mayor Brickner and School Board Member, Howard Wallach gave the State of Cities address last week. He thanked the department heads for all their hard work. He spoke about the challenges of Grand River, that it is owned by MDOT, and the City's limited ability to maintain it. He asked everyone to slow down given the increasing number of potholes.

Scott spoke about the parking issue in the downtown and was glad to see it was included in the City Workplan. He noted parking must be addressed as the number of redevelopment opportunities in the downtown increases. He anticipates a parking structure will be part of future discussions and plans. He encouraged the City to "get going" on plans for parking.

Cowley explained his reasons for encouraging the Farmington Brewing Company to pursue locations other than the Mentobe site for their business. He spoke about the ongoing issue of parking. He had considered recusing himself during discussion on the liquor license request from the Farmington Brewing Company, however, he wanted to represent the businesses on the north parking lot. He noted the Civic Theater, a non-profit organization, is doing very well in the downtown, but has added to the parking problems. He stated Council needs to help new businesses find the right location in Farmington.

11. ADJOURNMENT

1. Motion to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Jeff Scott
ABSENT:	Steve Schneemann

The meeting adjourned at 9:00 p.m.

Mayor William Galvin

Susan K. Halberstadt, City Clerk

Approval Date: March 17, 2014