



**FINAL**

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**REGULAR MEETING MINUTES**

A Regular meeting of the Farmington City Council was held on July 15, 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**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
J.T. Buck	Mayor	Present	
Greg Cowley	Councilmember	Present	
William Galvin	Mayor Pro Tem	Present	
JoAnne McShane	Councilmember	Present	
Steve Schneemann	Councilmember	Present	

**2. PLEDGE OF ALLEGIANCE**

State Representative Barnett led the Pledge of Allegiance.

**3. PUBLIC COMMENT**

State Representative Barnett provided an update on activities in the legislature. She discussed recent passage of medicaid legislation now under consideration in the senate.

Representative Barnett advised legislation was passed allowing local governments to limit the times for fireworks.

Responding to a question from Cowley, Barnett discussed the issues related to the elimination of personal property tax.

Jim Liska, Vice-President of the Farmington Community Band, spoke about their request to hold a concert in Riley Park on July 29, 2013.

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

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

- A. Minutes of the City Council - Regular - May 20, 2013 7:00 PM**
- B. Minutes of the City Council - Special Study Session - Jun 3, 2013 6:00 PM**
- C. Minutes of the City Council - Regular - Jun 3, 2013 7:00 PM**
- D. Minutes of the City Council - Special - Jun 21, 2013 8:00 AM**
- E. Approve Farmington Monthly Payment Report, May 2013**
- F. Farmington Monthly Payments Report, June 2013**
- G. Public Safety Monthly Report, June 2013**
- H. Public Safety Monthly Report, June 2013**
- I. Farmington Community Band, Inc./Mid Summer Band Concert**
- J. Election of Trustee to the Michigan Municipal League Workers Compensation Fund Board of Trustees**
- K. Eight Mile Boulevard Association Annual Membership**
- L. 5 Hour Energy "Good Deeds"**
- M. Temporary Liquor License for St. Gerald Fall Festival**

## **5. APPROVAL OF REGULAR AGENDA**

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

## **6. PRESENTATION/PUBLIC HEARINGS**

### **A. Miss Oakland County Scholarship Program - Francesca Tuzzolino**

Francesca Tuzzolino, Executive Director of Miss Oakland Pageant, spoke about her organization and noted they recently celebrated their 40th anniversary.

Ms. Tuzzolino introduced the new Miss Oakland County, Makayla McCoskey.

Ms. McCoskey discussed her participation in the pageant and spoke about her background and platform which is Unite for Sight.

## **B. Crys Cloud-DWNTWN**

Austin Godwin was present to discuss his special event request to hold a concert at the Sundquist Pavilion in Riley Park. He stated the concerns expressed by Council at a previous meeting have been addressed. He spoke about security, use of wristbands to limit participation, and a donation bucket.

Responding to a question from Cowley, Pastue stated Grove Street should be completed by the concert date.

Responding to an additional question from Cowley, Godwin stated he expected the attendance would be about 300.

McShane suggested SWOCC might want to record the event.

Schneemann asked if Mr. Godwin would hold the concert again next year if this one is successful. Mr. Godwin responded yes.

Schneemann expressed his hope for a successful concert and was gratified to see this demographic interested in the downtown.

**Motion to approve a special event request from Austin Godwin, representing the band Crys Cloud, to hold a concert at the Sundquist Pavilion in Riley Park on August 3, 2013, 7:00 p.m. to 11:00 p.m.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Schneemann, Councilmember
<b>SECONDER:</b>	William Galvin, Mayor Pro Tem
<b>AYES:</b>	Buck, Cowley, Galvin, McShane, Schneemann

## **7. UNFINISHED BUSINESS**

### **A. Consideration to Adopt Resolution to Schedule Public Hearing to Consider Establishment of a Commercial Rehabilitation District, Grand River-Halstead Shopping Plaza**

Pastue reviewed reasons for establishing a Commercial Rehabilitation District and why the need to revisit this issue.

**Motion to adopt a resolution to schedule a public hearing to consider the establishment of a commercial rehabilitation district at the Grand River-Halsted Shopping Center. [SEE ATTACHED RESOLUTION].** CMR 07-13-042

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	William Galvin, Mayor Pro Tem
<b>SECONDER:</b>	JoAnne McShane, Councilmember
<b>AYES:</b>	Buck, Cowley, Galvin, McShane, Schneemann

## 8. NEW BUSINESS

### A. Consideration to Approve Construction Estimate #2 and Change Order #1 for the 2013 Streetscape & Utilities Improvements

Pastue reviewed construction estimate #2 and change order #1 for the 2013 streetscape and utilities improvements.

**Motion to approve construction estimate #2 and change order #1 with Warren Contractors in the amount of \$123,488.13.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	JoAnne McShane, Councilmember
<b>SECONDER:</b>	William Galvin, Mayor Pro Tem
<b>AYES:</b>	Buck, Cowley, Galvin, McShane, Schneemann

### B. Consideration to Authorize Mayor and City Clerk to Sign Purchase Agreement for Sale of Old Courthouse Property

Attorney Schultz reviewed provisions of the purchase agreement with Cypress Partners, LLC (Balfour Senior Living). He advised there is a lot left to do and a number of changes could still be made. He stated any major changes would require approval by council, however, minor ones will be communicated only.

Schneemann noted the initial proposal from Cypress included renderings that illustrated a high level of architectural finish. He asked if there is a mechanism through the purchase agreement to gain assurance that what was seen in the offer will be included in the PUD application.

Schultz responded there is a provision in Paragrah 4 that states the application for the PUD "shall substantially conform to the conceptual plans and narrative submitted as part of the proposal submitted by Cypress to the city".

McShane stated this purchase is a positive step forward in redevelopment of that property.

Discussion followed regarding the benefits of the Balfour Senior Living development including: highest purchase price, highest taxable yield, additional jobs created, brings people into the community, and minimal impact on adjoining properties.

Cowley expressed opposition to the sale of the courthouse property to Balfour Senior Living. He stated it is not a good use of the land. He would like to see a residential development with families and kids that will fill the school system. He expressed concern regarding the burden a senior living development would place on public safety services.

Pastue confirmed any type of facility where seniors are primary residents require more calls, however, the Balfour owners indicated that prior experience shows only 2-3 calls to Public Safety per month.

Buck expressed support for the project, however, he would be interested in seeing Balfour's experience relative to demands on public safety. He would also like to know Balfour's history of engagement in the community.

Pastue stated he is waiting for a response from the developer regarding this information.

**Motion to authorize the Mayor and City Clerk to sign a purchase agreement with Cypress Partners, LLC (Balfour Senior Living) for the sale of the old courthouse property in the amount of \$425,000 subject to final review and approval by the City Attorney. [SEE ATTACHED PURCHASE AGREEMENT].** CMR 07-13-043.

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

<b>RESULT:</b>	<b>APPROVED [4 TO 1]</b>
<b>MOVER:</b>	JoAnne McShane, Councilmember
<b>SECONDER:</b>	William Galvin, Mayor Pro Tem
<b>AYES:</b>	J.T. Buck, William Galvin, JoAnne McShane, Steve Schneemann
<b>NAYS:</b>	Greg Cowley

### **C. Consideration to Schedule Public Hearing to Vacate a Portion of Marblehead Boulevard**

Pastue reviewed a resolution to schedule a public hearing to vacate a portion of Marblehead Boulevard right-of-way.

**Motion to adopt a resolution to schedule a public hearing for Monday, August 19, 2013 at 7:00 p.m. in the City Council Chambers to consider vacating a portion of Marblehead Boulevard as part of the Farmington Woods Subdivision. [SEE ATTACHED RESOLUTION].** CMR 07-13-44

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

#### **D. Consideration to Adopt Resolution Supporting Tax Increment Financing**

Pastue reviewed proposed resolution supporting tax increment financing (TIF). He expressed concern regarding where TIF is headed in the legislature.

Christiansen discussed the benefits of TIF as an economic tool. He too expressed concern about the possible elimination of TIF by the legislature.

McShane expressed support for the TIF resolution. She discussed some of the many benefits TIF brings to the community.

**Motion to approve a resolution supporting tax increment financing as an effective economic development and environmental clean-up alternative. [SEE ATTACHED RESOLUTION].** CMR 07-13-045

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

#### **E. Board and Committee Appointment**

In addition to Ms. Frost's appointment, Administration made recommendations for appointments to the Planning Commission and Zoning Board of Appeals.

**Motion McShane, seconded by Galvin, to reappoint Jane Frost to the Commission on Aging for a 3-year term ending June 30, 2016; to appoint Paul Buyers to the Planning Commission to complete an unexpired term ending June 30, 2015; and to appoint Miriam Kmetzo to the Board of Zoning Appeals to complete an unexpired term ending June 30, 2014.**

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

### **9. DEPARTMENT HEAD COMMENTS**

Halberstadt spoke about upcoming events at the Mansion during the Founders Festival. She also noted the deadline for filing petitions for City Council is August 13, 2013.

Christiansen provided an update on the Grove Street project and the opening of Los Tres Amigos restaurant. He stated the next visioning session is scheduled for Wednesday, August 14th at 6:30 p.m. at The Masonic Lodge. He advised the next Corridor Improvement Board meeting is scheduled for the following Wednesday at 6:30 p.m. He stated they have a draft Corridor Improvement Authority plan which he expects will be considered for adoption in August.

Eudy congratulated Schneemann on his appointment to City Council. He provided an update on the Drake Road construction project. He noted the Grove Street project is slightly behind schedule. In preparation for the sale of the courthouse property, his department has been reviewing sewer flow data. He stated they are monitoring the 8 Mile road construction. He discussed a transition from AT&T to Oakland County for alarm monitoring. He stated they will realize significant savings as a result.

Schulz stated as part of the Apartment Watch Program under the COPS grant they have developed close relationships with the apartment complexes. He announced Drakeshire Apartment Complex will be the first to participate in National Night Out on August 6th. This event will provide Drakeshire residents with the opportunity to meet with Public Safety and discuss any issues they may have. They will be donating child identification kits.

Schulz noted with the extremely warm weather there is greater potential for storms. He asked residents to contact 911 if they see any utility lines down. He also asked residents to look out for each other in the extreme heat.

Weber advised quarterly water and sewer bills were due today. He noted that every quarter they have residents who are surprised with extremely high water bills. He urged residents that if they have a leak in the house to have it repaired as soon as possible.

## **10. COUNCIL COMMENT**

Galvin welcomed Steve Schneemann to City Council. He discussed the Maxfield Training Center (MTC) and Flanders properties owned by the Farmington Schools. He stated the schools are in the process of selecting a real estate agent to sell those properties. He noted once they sell those properties their job is done and the city's job takes over. It is critical that they get it right and sell to the right buyers. He stated it is imperative for the schools to look to the city to guide them in that decision. He would like the schools to consult with city administration; engage city council and planning commission; and attend the visioning session on August 14th to understand how important the MTC is to the downtown.

Cowley welcomed Steve Schneemann to City Council and thanked him for stepping forward to serve. He encouraged everyone to attend the upcoming Founders Festival. He pointed out no one from the schools has attended the visioning session. He noted one of the key elements in the visioning report is new housing stock which is why he voted down the sale of the courthouse property to a senior living development.

Cowley spoke about the recent passing of Walter Sundquist who contributed greatly to the community.

Buck thanked Steve Schneemann for joining City Council. In regards to the Grove Street Project, he stated the goal was to have it completed by Founders Festival, but due to elements beyond the city's control this did not happen. He stated it is a big week in Farmington with the Founders Festival.

McShane welcomed Steven Schneemann to Council as well. She pointed out the Department of Public Services is down 4-5 personnel. She asked Eudy if they will be able to service the Founders Festival given the reduction in staff. Eudy responded it will be challenging and will require a significant amount of overtime. She spoke about the great service they provided recently when she had a water concern at her home.

McShane noted that recently the front doors were locked at the Farmington Place forcing residents to enter through the back door which is not handicap accessible. She would like this issue to be addressed.

Schneemann thanked everyone for the warm welcome. He is privileged to be serving with such esteemed citizens who set an example for what community service looks like. He is looking forward to serving on Council in these very exciting times.

## 11. ADJOURNMENT

### 1. Motion to adjourn the meeting.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Greg Cowley, Councilmember
<b>SECONDER:</b>	JoAnne McShane, Councilmember
<b>AYES:</b>	Buck, Cowley, Galvin, McShane, Schneemann

The meeting adjourned at 8:41 p.m.

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Mayor J.T. Buck

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Susan K. Halberstadt, City Clerk



Approval Date: \_\_\_\_\_