



FINAL

SPECIAL STUDY SESSION MEETING MINUTES

A Special Study Session meeting of the Farmington City Council was held on August 19, 2013, in Conference Room A, 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 6:00 PM by Mayor J.T. Buck.

1. ROLL CALL

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

City Administration Present

Director Christiansen
City Manager Pastue
City Attorney Schultz
Deputy Clerk Wendel

2. APPROVAL OF AGENDA

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

3. PUBLIC COMMENT

No public comment was heard.

4. DRAKESHIRE SHOPPING CENTER UPDATE

A. Drakehire Shopping Center Update

Raj Immadisetty with his two partners were present to provide an update on the status of the Drakeshire Shopping Center.

Immadisetty advised the center is 90% completed with a final completion date at the end of August or early September. He discussed new tenants that will include Biggby Coffee and Olive Leaf Frozen Yogurt. He indicated the Planning Commission has approved outdoor seating for both businesses and discussed details of their sites.

Immadisetty spoke about the challenges of bringing upscale businesses to Farmington.

Responding to a question from Buck, Mr. Immadisetty stated the City can provide assistance by offering relief on water permits, fees, etc. He also asked for help in raising greater awareness of what Farmington has to offer to businesses.

McShane recommended Immadisetty work with Director Christiansen on what the city has to offer. She pointed out Farmington was recently named 27th best City to live in by Money Magazine. She spoke about the success of other businesses that have recently opened in the City.

5. DISCUSSION - SCHEDULE PUBLIC MEETING

A. Schedule Public Meeting Regarding Redevelopment of Flanders School Site

Pastue recommended City Staff hold a public meeting with residents from the Farmington Meadows and Farmington Oaks subdivisions to discuss the City's vision for redevelopment of the Flanders School site. He believes it is important for residents to understand the site is master planned for single-family residential.

Responding to a question from McShane, Pastue stated the determination of the size of the neighborhood park would be part of the Planned Unit Development process.

Responding to a question from Cowley, Pastue stated that assuming \$200K homes would be built, the City estimates between \$20K-\$25K would be added to the General Fund as a result of this development.

Schneemann asked regarding the number of units projected to be built. Pastue responded 25-30 units.

Christiansen advised the vision for the property is single family, 2-story colonial homes, on lot sizes that mirror surrounding neighborhoods.

Galvin asked about collaboration with the schools since they own the property.

Christiansen responded the City has met with representatives from the schools multiple times regarding the Flanders property and the Maxfield Training Center. He noted the City has also met with Bill Bowman of Great Northern who now represents the schools on the Flanders property.

Responding to a question from Galvin, Christiansen confirmed the pricing is competitive in order to attract developers and move the project forward.

Schneemann expressed support for preemptively meeting with the residents to allay their concerns regarding development of the property. He stated communication with residents is an important role of government.

Responding to a question from Buck, Pastue suggested arranging a meeting with residents sometime during the week of September 16th to be held at St. Gerald's Church.

Responding to a question from Cowley, Pastue advised it would be up to the developers whether to add streets, infrastructure, etc.

Buck asked if the broker will bring in multiple bids. Pastue responded he does not see it as an open bid process.

6. REVIEW OF ITEMS ON REGULAR AGENDA

A. Financial Incent Resolution

Pastue recommended the City adopt a resolution offering incentives for the redevelopment of Maxfield Training Center, Flanders School Property, Orchard Phase II Development and the old courthouse property through the PUD process as discussed at a previous meeting. He stated this would help facilitate addressing some of the unique challenges of each of the properties.

Schneemann expressed support for the resolution. He stated the importance of preparing a summary sheet of incentives that can be placed in the hands of key people such as Bill Bowman of Great Northern so he has the tools to attract the right kind of investors.

Discussion followed regarding eligibility for incentives as defined in the resolution and part of the PUD process.

Discussion continued regarding the added burden that will be placed on the Building Department.

B. Proposal from SLC Meter Inc. to 280 Water Meters

Pastue advised City Administration is recommending that the City Council accept a proposal from SLC Meter Inc. to install 280 meters that can be read by radio. He stated this purchase would avoid the need to scrap 200 brass meters currently in place that would not meet regulations as of January 2014.

Discussion followed regarding an opt-out provision for residents who are concerned about the radio signal.

7. OTHER BUSINESS

Pastue noted the bid amount for the purchase of a DPW truck is \$31,897, not \$32,500 as shown in the staff report of the regular meeting packet. He will note the change when introducing this item at the meeting.

8. COUNCIL COMMENT

No Council Comment was heard.

9. CLOSED SESSION

1. CLOSED SESSION - Land Acquisition

Motion to enter closed session to discuss land acquisition.

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

Council entered closed session at 6:50 PM.

Motion to exit closed session.

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

Council exited closed session at 6:58 PM.

10.ADJOURNMENT

Motion to adjourn the meeting.

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

The meeting adjourned at 6:59 PM.

Mayor J.T. Buck

Susan K. Halberstadt, City Clerk

Approval Date: _____