



FINAL

SPECIAL MEETING MINUTES

A Special meeting of the Farmington City Council was held on June 29, 2015, in Conference Room, 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 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 | Present | |
| Jeff Scott | Councilmember | Present | |

City Administration Present

Director Christiansen
City Clerk Halberstadt
City Manager Murphy

2. APPROVAL OF AGENDA

Motion to approve the agenda as amended, replacing Item No. 5, Interview - "Gayathri Elango, Beautification", with "GFA - Founders Festival Fireworks Permit."

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| RESULT: | APPROVED AS AMENDED [UNANIMOUS] |
| MOVER: | JoAnne McShane, Councilmember |
| SECONDER: | Steve Schneemann, Mayor Pro Tem |
| AYES: | Cowley, Galvin, McShane, Schneemann, Scott |

3. PUBLIC COMMENT

No public comment was heard.

4. BEAUTIFICATION COMMITTEE INTERVIEW - MEG DAY

Council interviewed Meg Day for a position on the Beautification Committee.

A. Motion to appoint Meg Day to the Beautification Committee for a three-year term ending July 1, 2018.

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

5. GFA - FOUNDERS FESTIVAL FIREWORKS PERMIT

City Administration recommended Council approve a permit for fireworks in Shiawassee Park on July 18th as part of the Founders Festival. It was noted fireworks were successfully displayed last year in the park during Founders Festival.

A. Motion to approve a permit to display fireworks in Shiawassee Park on Saturday, July 18th at dusk as part of the Founders Festival; and that the City will be named as additional insured.

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

6. OTHER BUSINESS

A. 06-15-019 : Consideration to Amend Fiscal Year 2014/15 Budget

City Administration advised the fee for the City Manager Search from the Michigan Municipal League in the amount of \$17,000 was inadvertently omitted from FY 2014-15 Budget Amendment One. Funds are provided in the General Fund to cover this expense.

Motion to adopt a resolution approving Budget Amendment No. 2 for Fiscal Year 2014/15. [SEE ATTACHED RESOLUTION NO. 06-15-019]

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

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

B. Consideration of PUD Plan Amendment for the Tile Shop

Present: Tom Duke, Thomas A Duke Company
 Randa Shamaya, Project Architect

Siegel/Tucmaala Associates Architects and Planners

Christiansen advised the proponent, Tom Duke, has requested an amendment to the approved PUD/Site Plan for The Tile Shop. He discussed the approval process for this site over the last year. He stated the approved plan calls for removing the existing concrete screening wall along the rear/east side of the Tile Shop site and replacing it with a new 8-foot high brick embossed concrete wall.

Christiansen stated Mr. Duke is now proposing to remove and replace a portion of the existing concrete screening wall located along the rear/east side of The Tile Shop site with a new wall. The new wall will be an 8-foot high concrete screening wall with a new pre-cast concrete cap and will run approximately 136 feet along the rear/east side of The Tile Shop site. A 141-foot long portion of the existing 4-5-foot high screening wall and the existing concrete retaining wall is intended to remain. A 20-foot long, 3.5 foot high section of the screening wall at Grand River is intended to be removed.

Duke confirmed his original intent was to add on to the existing wall, matching concrete and colors, in order to make it 8-feet high as called for in the plans. However, his engineer who performed wall scans has advised that nothing can be added to the wall. He stated beyond the first 141 feet the remaining 136-foot portion of the wall is where it becomes perilous. He discussed replacing the 136-foot portion with a new concrete screening wall at a cost of \$75,000.

Responding to a question from Scott, Christiansen stated the original PUD Plan called for the replacement of the existing 297-foot wall with a new 8-foot wall. However, the final site plan approved by the Planning Commission allowed adding on to the existing wall to make it all 8 feet as provided in the PUD agreement.

Discussion followed regarding proposed modifications to the Tile Shop. Christiansen stated any substantial changes would require Council approval.

Discussion followed regarding the composition of the proposed wall. Duke advised it would be stamped concrete matching the existing wall. Scott stated he would like to see something more than a concrete block wall.

Responding to a question from Schneemann, Duke stated the proposal to build a wall on the southern portion is necessary because the poor condition of the existing wall. He stated his goal is to provide a screening wall for the site, noting the existing wall will be more of a concern for the adjacent property owner.

Discussion followed regarding visibility of the site from the Jamestown Apartments. Duke advised that with the existing 5-foot high, 141-foot portion of the wall, only the third floor of the apartments can see into the site. He stated he would be glad to raise that portion of the wall to 8-feet if it were economically feasible.

Discussion followed regarding building a new 136-foot wall inside the current deteriorated wall and the gap that will be created between the old and new wall. Duke advised the architect has designed a cap system to conceal that area.

Schneemann expressed support for the approach provided City Engineers confirm the design is not going to exacerbate the problem of the wall coming down.

McShane pointed out City Ordinance prohibits a double fence. She questioned whether a variance would be required.

Christiansen responded any variances to City Ordinance would be covered under the PUD.

McShane stated her greatest concern is the support of the hill or berm. She questioned whether the construction of a new wall would compromise the existing wall. She stated city engineers need to review the proposed amended plan before any work is done on the wall.

Responding to a question from McShane, Christiansen stated the removal of the first 20' of the wall will not cause any drainage or grading problems. He stated the wall was mostly decorative.

Duke stated after listening to the discussion maybe he may be better off not addressing the deteriorating wall since it is the problem of the adjacent property owner. He does not want the issue of the wall to hold up the project.

Council expressed support for the modification to the PUD contingent on approval from city engineers.

Christiansen discussed the approval process for amending the PUD.

Schultz advised that whatever is allowed for the Tile Shop site must also be allowed for the Suburban Collection.

Christiansen advised that construction drawings for the site and plan would allow issuance of permits to move forward. He stated the city would probably require financial guarantees.

McShane supported the idea of a Plan B which may include leaving the existing wall and adding shrubs.

Schneemann stated the deteriorating wall must be addressed.

Scott would like to see a higher quality wall, especially since he was expecting to see a new screen wall the full length of the property. He concurred the deteriorating wall must be addressed.

C. Consideration to Proceed with WiFi in City Hall/Police and the DPW

Murphy advised the Farmington Hills IT Department is ready to move forward with the installation of WiFi at City Hall. He stated the city has received an approximate quote of \$11,000.

Responding to a question from Schneemann, Murphy confirmed WiFi would be available to the public.

Responding to a question from McShane, Murphy stated the installation should be completed by the end of July.

Motion to approve an amount not-to-exceed \$15,000 for the installation of WiFi at City Hall/Police Station and the Department of Public Works.

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

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

D. Consideration to Approve Operating Agreement to Relocate the Farmers Market to the Huron River Club on Saturday July 18

City Administration advised Walt Gajewski, Market Master for the Farmers Market, has once again requested moving the market on the Saturday of Founders Festival to the parking lot at The Huron River Club.

Motion to approve the agreement for the operation of the Farmington Farmers & Artisans Market on Huron River Club Property on Saturday, July 18, during the Founders Festival. [SEE ATTACHED AGREEMENT].

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Steve Schneemann, Mayor Pro Tem |
| SECONDER: | JoAnne McShane, Councilmember |
| AYES: | Cowley, Galvin, McShane, Schneemann, Scott |

7. REVIEW

A. Charter Review Committee Update

Murphy reviewed the Charter Review Committee recommendation concerning a proposed increase in Council compensation. He stated his own recommendation is to increase Council pay to \$3,000 and \$3,600 for the Mayor. He advised these increases would bring Council compensation more in line with other communities. He expressed support for placing this proposal on the November ballot.

McShane noted the Committee felt there are many Councilmembers who give considerable time to the city besides the mayor. She pointed out this is a volunteer position that has always attracted quality candidates. She stated the Committee believed the timing is wrong given the cut in pay city employees received within the last 5 years.

Cowley expressed concern regarding the city's ability to attract new folks to run for Council. He estimated he spends 40 hours a month on Council activities. The city needs to be competitive with surrounding communities.

Scott concurred with the Committee that the timing of the increase is not right. He recommended delaying consideration of an increase until next year.

Schneemann expressed concern that Council compensation is so far out of the norm. He noted the current stipend may cover reimbursable costs.

Discussion followed regarding the number of boards and commissions on which the mayor is required to serve versus those Councilmembers elect to serve on.

Galvin concurred that there should be no difference in pay between the mayor and councilmembers. He stated to a certain extent it is up to each councilmember as to where he/she is going to volunteer his/her time.

Galvin noted council has only received one compensation adjustment in the last 45 years. He stated this is a decision that the voters will have to make. He noted former City Manager Pastue would not have brought this to council if he did not believe it was worthwhile.

Motion to authorize the City Attorney to develop ballot language for placing an increase in Council compensation on the November 2015 ballot.

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| RESULT: | APPROVED [3 TO 2] |
| MOVER: | Steve Schneemann, Mayor Pro Tem |
| SECONDER: | Greg Cowley, Councilmember |
| AYES: | Greg Cowley, William Galvin, Steve Schneemann |
| NAYS: | JoAnne McShane, Jeff Scott |

8. COUNCIL COMMENT

McShane asked about the excavation taking place at the Grand River/Halstead gas station.

Christiansen responded USA To Go will move into that site. He noted they are presently replacing the underground storage tanks. He further noted tickets have been issued for code violations.

McShane pointed out Posh Clothing is putting out racks of clothing on the sidewalk.

Christiansen responded that code enforcement has already addressed this issue.

Responding to a question from McShane, Christiansen stated plans for the former Big Boy site should be forthcoming this week.

Cowley expressed concern that the sign is still not finished at the Groves Center. He stated the business owners in the Center are concerned they have no visibility on Grand River.

Christiansen responded the sign is scheduled to be completed by the end of the month.

Cowley advised the Parking Advisory Committee did a comprehensive walking tour of the downtown. They came up with 60-80 short term suggestions to improve parking. He stated a report will be presented to Council at the August meeting. He noted enforcement is working in the north lot.

Scott discussed a recent MDOT meeting where discussion was held regarding a redesign of the M-5/Halstead and M-5/Grand River interchanges. He expressed disappointment in the discussions regarding a road diet in Farmington. It was his understanding that if the city took over Grand River it would facilitate funding to actually rebuild the entire road and get it off MDOT books.

Scott noted currently there is no funding available for roads and there are still people who have an issue regarding moving cars from A to B. He stated MDOT is starting to understand the concept of complete streets. He stated his greatest concern is that the city's consultants are saying a road diet may not be feasible.

Scott expressed concern regarding the continuing power outages throughout the city. His power was out 12-15 hours after a recent storm. He questioned if some of the problem might relate to the city's infrastructure.

Schneemann expressed concern regarding the condition of the downtown. He stated a lot of the upgrades put in a few years back are not being maintained. He has noticed weeds on private property, but not much can be said because the city is not maintaining its own property.

Schneemann volunteered to meet with the City Manager, Assistant to the City Manager and the DPW Supervisor to develop a more robust plan for addressing maintenance of the downtown.

McShane pointed out the city recently hired an extra person to maintain parks, etc. She stated a list of priorities needs to be developed.

Galvin requested councilmembers and the public consider the protocol of a council meeting and avoid sidebar comments as much as possible.

Galvin announced that McShane will be the Grand Marshall of the upcoming Founders Festival parade. He stated the joint city councils will support the Georgetown University Energy Prize in the parade.

9. CLOSED SESSION - LAND ACQUISITION

1. Motion to enter closed session to discuss land acquisition.

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

Council entered closed session at 9:25 p.m.

Council recessed the meeting at 9:25 p.m.

Council reconvened the meeting at 9:35 p.m.

2. Motion to exit closed session.

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

Council exited closed session at 10:18 p.m.

10. ADJOURNMENT

1. Motion to adjourn the meeting.

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

The meeting adjourned at 10:18 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: _____