



FINAL

REGULAR MEETING MINUTES

A Regular meeting of the Farmington City Council was held on September 15, 2014, in Maxfield Education Center, 32789 Ten Mile Rd, 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

Superintendent Eudy
Director Christiansen
City Clerk Halberstadt
Attorney Saarela
Director Schulz
Treasurer Weber

2. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Director Schulz.

3. PUBLIC COMMENT

Sal Palland, 33314 Grand River, was present to discuss holding another food truck rally in Riley Park similar to the one held last year. She noted last year's event was a tremendous success with over 300 people in attendance. She stated they would like to expand to six food trucks and provide local entertainment.

Vera Lucksted, 33995 Glenview Ct., noted Benny Edwards, local business owner and musician, will perform at the truck rally as a kick-off for the Flamingo Incident Concert to benefit the Botsford Cancer Center.

Palland advised local food trucks will also be included along with an area for five non-profit local agencies. She noted the DDA has been made aware of their plans.

Florence Holzkecht, 24172 Elizabeth Ct., expressed her appreciation for the willingness on the part of the city and Balfour to respond to the concerns expressed by neighbors adjacent to the proposed senior living facility. She believes Balfour will be a good neighbor.

4. APPROVAL OF ITEMS ON CONSENT AGENDA

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

- A. Minutes of the City Council - Special Study Session - Jul 21, 2014 6:00 PM**
- B. Minutes of the City Council - Joint City Council and Planning - Aug 18, 2014 7:30 PM**
- C. Minutes of the City Council - Regular - Aug 18, 2014 7:00 PM**
- D. Public Safety Monthly Report**
- E. Farmington Monthly Payments Report July and August 2014**
- F. Consideration to Accept John Mayer's Resignation from the Beautification Committee**
- G. Consideration to Adopt Resolution Designating Oakland County Emergency Management Coordinator as the Municipal Emergency Coordinator for Farmington and Designating City Liaison**

5. APPROVAL OF REGULAR AGENDA

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

6. PRESENTATION/PUBLIC HEARINGS

No presentations or public hearings were heard.

7. UNFINISHED BUSINESS

- A. Consideration to Approve Planned Unit Development (PUD) Concept Plan and Agreement with Balfour Farmington LLC for Development of Old Courthouse Site.**

Present: Sherrin Hood, Senior Planner, LSL Planning
Michael Schonbrun, Balfour CEO & President
Victor Saroki, Architect for the Balfour project

Christiansen briefly discussed the Planned Unit Development (PUD) concept plan and agreement with Balfour Farmington LLC.

Sherrin Hood discussed the recognizable benefits for the proposed senior living facility that are necessary to qualify for PUD approval. She further discussed modifications that were made to the plans in order to appease the concerns of the neighbors to the west.

Hood briefly spoke about the conditions suggested by LSL for final site plan approval required by the Planning Commission.

Discussion followed regarding the inclusion of adult daycare in the agreement and the impact on parking.

Victor Saroki discussed a number of changes made to the site plan in response to concerns expressed by neighbors to the west of the property. He noted changes to landscaping and changing the road to the west to a grass paver system. He advised all traffic would enter the property from the east.

Responding to a concern expressed by McShane, Michael Shonbrun indicated they unsure whether daycare will be offered. He stated if it is offered, there will be no more than 3-4 seniors at one time. He noted some people see the daycare as a trial balloon to see if their loved one can be happy in the facility. He stated at best it is a very small segment of the program.

Responding to a question from McShane, Schonbrun stated the 2-bedroom units are for a small number of residents who want a roommate.

Responding to a further question from McShane, Schonbrun stated all Balfour buildings are non-smoking, however, there may be a small outside area designated for that purpose.

Responding to an additional question from McShane, Schonbrun stated the facility's alarm system is less intrusive than those of other senior living communities.

McShane was pleased with the proposed landscaping. She found the entire site plan acceptable and recognized its benefit to the community. She was pleased that Balfour worked with neighbors to achieve a solution in addressing their concerns.

Scott expressed appreciation for the changes Balfour made to the west side of the property. He noted, however, that no detail was provided on the grass paver system and whether or not it could support public safety vehicles.

Saroki responded Balfour will select the best and most appropriate grass paver

system that will support public safety vehicles.

Discussion followed regarding whether there will be a need for a storm system on the west side of the property.

Scott pointed out there are only 52 parking spaces and according to the operational agreement there will be 41 employees on site at 3pm. He expressed concern regarding the adequacy of the parking and asked about opportunities for additional parking.

Schonbrun noted that not all employees will be driving solo based on their experience at other facilities. He is aware that additional parking will be needed during holidays and other peak times.

Saroki pointed out there may be opportunity for additional parking at the school administration building. He stated they will try to reach an agreement with the school administration towards that end. He noted there is also opportunity for additional parking in the front eastern most entrance where landscaping could be removed to provide another 15 spaces.

Discussion followed regarding the options for the location of the sanitary sewer lines.

Cowley expressed concern regarding staffing levels that includes only 1 nurse for 88 residents and also the ratio of professionals versus laymen.

Schonbrun responded planned staffing levels are consistent with state requirements.

Cowley expressed concern regarding the number of public safety runs to the facility that may be required.

Schulz stated he checked with the Public Safety Department in the City where the Colorado Balfour facility is located and found no indication they are overburdened by the facility.

Cowley stated taxpayers need some assurance that Public Safety runs will not increase as a result of the Balfour facility. He stated this should be part of the PUD agreement.

At the request of Mayor Galvin, Christiansen identified the next steps in the approval process.

Galvin expressed appreciation to Balfour for bringing this high quality project to Farmington.

Galvin pointed out this development is a great opportunity to take city-owned property and make it revenue producing.

Motion to approve Planned Unit Development Concept Plan And Agreement with Balfour Farmington LLC for development of a senior living facility on the Old Courthouse site, 32795 West Ten Mile Road, because the proposed project meets the eligibility requirements of a planned unit development for its high quality architectural design, extensive landscaping, its transition between non-residential and residential uses, and it is a redevelopment of a greyfield site. Approval is subject to the following conditions:

- 1. Finalizing sale of the property with the City of Farmington pursuant to the parties' purchase agreement;**
- 2. Balfour Farmington LLC vacating the existing cross-access easement agreement between the City and the Farmington Public Schools relating to the adjacent property, by or before final site plan approval and before any improvement approvals or permits are issued;**
- 3. Final site plan approval by the Farmington Planning Commission that incorporates recommendations contained in the September 8, 2014 correspondence submitted by LSL Planning as part of their site analysis; and**
- 4. All conditions and requirements set forth in the PUD Agreement, including any non-substantive changes to the Agreement authorized by both the city manager and city attorney. [SEE ATTACHED AGREEMENT]**

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

RESULT:	APPROVED [4 TO 1]
MOVER:	Jeff Scott, Councilmember
SECONDER:	JoAnne McShane, Councilmember
AYES:	William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
NAYS:	Greg Cowley

8. NEW BUSINESS

A. Consideration to Adopt Resolution Approving Participation in the Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities Program Along with Memorandum of Understanding

Christiansen discussed the City's pursuit of a *Redevelopment Ready* (RRC) designation from the MEDC. This designation is important to inform the development community that Farmington has a community development vision and that any proposed economic development project will be reviewed in a systematic and timely manner.

Motion to adopt a resolution approving participation in the MEDC

Redevelopment Ready Communities program and authorize the Mayor to sign the Memorandum of Understanding on behalf of the City. SEE ATTACHED RESOLUTION NO. 09-14-024.

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

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

B. Consideration to Renew Farmington Road Maintenance Agreement with the Road Commission of Oakland County

City Administration recommended the City Council renew the Farmington Road Maintenance Agreement with the Road Commission for Oakland County.

Scott questioned whether the funds provided by Oakland County are sufficient to maintain Farmington Road.

Weber responded the amount the City spends on Farmington Road varies from a low of \$23K to a high of \$40K depending on the amount of snow. He confirmed the amount received from the county is always short of what the City spends.

Scott suggested the City request more funds from the county given the continued shortfall every year.

Weber responded the City could follow-up with the county, but pointed out their budget is also tight for road maintenance.

Motion to renew an agreement with the Road Commission for Oakland County in the amount of \$20,319.52 for the maintenance of Farmington Road, between Eight Mile and Grand River, for a one-year period beginning October 1, 2014. SEE ATTACHED AGREEMENT

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

RESULT:	APPROVED [4 TO 1]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Steve Schneemann, Mayor Pro Tem
AYES:	Greg Cowley, William Galvin, JoAnne McShane, Steve Schneemann
NAYS:	Jeff Scott

9. DEPARTMENT HEAD COMMENTS

Schulz thanked City Council for their support and participation in the dedication of the 9/11 Memorial monument. He noted the dedication of this monument was one of his last major acts for the City. He noted, pending approval of the Board, he has accepted a position with Buena Vista Township, effective October 6, 2014. He stated it has been a pleasure to serve the City over the past 27 years. He is sad to leave a City where so many great things will be taking place. He thanked Council for their support during his tenure with the City.

10. COUNCIL COMMENT

Scott commended the Design Committee for the 9/11 Memorial monument. He noted Councilmember Schneemann and Director Schulz did a great job. He stated the memorial is something of which the City can be proud.

Galvin advised with the impending departure of Director Schulz and the City Manager's recent application to the City of Novi, there have been questions from the media and public regarding operations of the City going forward. He stated there are processes and procedures already in place that will keep the City running smoothly. He stated the City Manager will keep the Council up-to-date on any impending changes.

Cowley stated he voted no on the Balfour Project because of his concern the facility would not provide adequate services. He was hoping through the PUD process the City would be able to require more services. He expressed concern the new facility would place an undue burden on Public Safety.

11. ADJOURNMENT

1. Motion to adjourn the meeting

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

The meeting adjourned at 8:18 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: _____