



Special City Council Meeting
6:00 PM, MONDAY, NOVEMBER 2, 2015
Conference Room
Farmington City Hall
23600 Liberty St
Farmington, MI 48335

FINAL

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on November 2, 2015, in 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 William Galvin.

1. CALL TO ORDER

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

City Administration Present

Director Christiansen
 Superintendent Eudy
 City Manager Murphy
 Recording Secretary Murphy
 Attorney Schultz

2. APPROVAL OF REGULAR AGENDA

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

3. PUBLIC COMMENT

Laura Best, 32718 Grand River, a new resident to Farmington, spoke about the article she read in the Observer regarding historic homes being torn down to make room for more retail. She expressed opposition to the removal of these homes on Grand River. She was attracted to Farmington because of its charm and historic homes.

Melody Jaske, 20962 Larkspur, expressed opposition to the removal of the historic homes.

Karla Aren, 22814 Brookdale, a member on the Farmington Board of Review and Zoning

Board of Appeals, also expressed opposition to the removal of the four Queen Ann homes on Grand River.

Mayor Galvin noted that contrary to what has been stated or written, Council did not make decisions in closed session.

4. BOARDS AND COMMISSIONS

A. Consideration to Approve the Historical Commission Members' Resignations

City Administration requested Council accept the resignations of members on the Historical Commission.

Scott expressed regret that this matter had reached this level. He believed there was a better way to handle the issue.

Schneemann expressed disappointment that the resignations occurred in this manner.

Cowley discussed the benefits of tax growth, the Vision Plan as a basis for making decisions, and the importance of increasing density in the downtown.

Galvin spoke about the many different opportunities to serve in the community. He would like to see more Historical Commission members who actually live in historical homes in the Historic District.

Motion to accept the resignations of Jena Stacy, Marilyn Weimer, Maria Taylor and Jim Atkinson from the Farmington Historical Commission.

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

5. PUBLIC SERVICES

A. Consideration to Accept Bids for Twin Valley Pump Station Improvements

Present: Matt Parks, OHM Representative

City Administration advised five proposals were received for the Twin Valley Pump Station improvements. The low bid was received from Bidigare Contractors, a contractor recommended by OHM.

Parks detailed the project and the bid process. He advised Bidigare has done work for the city before. He requested a contingency budget to facilitate moving the project forward.

Eudy explained that they are increasing capacity to the Twin Valley Pump Station in an effort to facilitate growth.

Responding to a question from Cowley, Parks explained that the pump station is dated and needs work in order to provide service more efficiently and safely to the residents of

Farmington.

Responding to a question from Schneemann, Parks stated they felt the Bidigare proposal was a fair one. He again expressed support for a contingency budget in order to deal with some of the unknowns that might be encountered on the project.

Scott reviewed the details of the line items, with the pump station being the largest of them which included the price of the pump. He inquired about the construction of the building and the timeline for the completion of the project. He then asked if there will be any road disruption and Parks responded it will be minimal, entailing possibly a lane closure at best.

Cowley asked about the age of the infrastructure. Eudy responded it was built in the mid 1950's with some minor updates in the late 1970's as well as some minor electrical work being done in the mid 1990's.

Galvin asked if there was a concern about back-ups occurring in homes during the project. Parks responded they will build the new pump station first and test it before they take out the old one which will minimize the likelihood of any problems. He then inquired if there was concern about pollution in the river and Parks responded in the negative.

On an inquiry by Galvin, Murphy responded that the funding for the project will be coming from the Capital Improvements Fund and a twenty year bond from Oakland County. The bond will be paid back with water and sewer fees and further discussion was held.

Motion to accept the bid of Bidigare Contractors, Inc., 7820 Chubb Road, Northville, Michigan 48167, in the amount of \$739,869.00 for the Twin Valley Pump Station Improvements, including a \$70,000.00 Contingency Budget (approximately 10 %) for a total construction budget of \$809,856.00.

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

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

6. ORCHARD LAKE - TEN MILE PLACEPLANS PROJECT

A. Consideration to Accept the Orchard Lake-Ten Mile Roads PlacePlans Project

Christiansen advised that at the June 17, 2015 Orchard Lake and Ten Mile PlacePlans Project meeting, the final report and design proposal for the future redevelopment and enhancement of this area was presented to both the City of Farmington and Farmington Hills. The purpose of this item on tonight's agenda is to review the plan and accept it as part of the City of Farmington Master Plan and Comprehensive Planning Program. The report was reviewed and accepted by the Planning Commission at its October 12, 2015

meeting and was included in the Council packets for tonight's meeting. He stated this project was a joint effort between Farmington and Farmington Hills, working together with the Michigan Municipal League, as well as Lawrence Institute of Technology and their design program.

Galvin inquired as to when this area was looked at last and Christiansen responded it has not been looked at in quite a long time, at least not during his tenure with the City. He stated it was part of the Master Plan that was last updated in 2009, but not with any specificity to this area.

Christiansen reviewed the Orchard Lake Road and Ten Mile Intersection Redesign Analysis Report and Design Proposal for PlacePlans with Council.

Schneemann asked about the possibility of the north/south lanes being reduced to one in each direction and further discussion was held.

Scott stated the idea behind this plan was to seek alternatives for that part of town, including becoming more pedestrian-friendly.

Cowley stated that a traffic count is a significant element in attracting the right kind of businesses and merchants to the city and further discussion was held.

Galvin stated that Ten Mile and Orchard Lake Road is an area that has been underserved by planning initiatives. He was happy to see an area plan for that location. He also indicated that the comment section of the report was of particular interest to him which included criticisms and wish lists of residents. He then inquired what the next steps would be in the process and how do we go forward from a concept plan to reality.

Christiansen responded that some level of implementation would be needed to bring this plan forward and stated that financing is a big key. He stated the next step would be for Council to provide direction and then seek funding sources.

Galvin discussed a Council goal-setting session scheduled for sometime in January which will likely include the Ten Mile and Orchard Lake Road area. He thanked Christiansen for the report and those who participated in the collaborative effort.

Motion to accept the Orchard Lake-Ten Mile Roads PlacePlans Project as part of the City of Farmington Master Plan and Comprehensive Planning Program. [SEE ATTACHED PLAN].

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

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

7. REDEVELOPMENT READY COMMUNITY

A. Consideration to Adopt Redevelopment Ready Community Resolution

Galvin advised Council had studied this agenda item at previous meetings and received a presentation by the Michigan Economic Development Corporation concerning same.

Motion to adopt a resolution as presented to implement the recommendations necessary to receive Redevelopment Ready Communities Certification from the Michigan Economic Development Corporation (MEDC). [SEE ATTACHED RESOLUTION].

Galvin noted he received commendations from the MEDC that the City of Farmington's presentation was the best they'd ever seen.

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

8. PUD AMENDMENTS

A. Grand River-Halsted Plaza PUD Amendment

Present: Thomas Duke, Thomas A Duke Company

Christiansen provided background on this Planned Unit Development (PUD) project, stating it is before Council in order to modify the required approved screening wall on the east side of the site and the Tile Shop. He advised challenges had been found in the soil conditions on the east side of the property along the wall and indicated that Thomas Duke was present to describe the obstacles they have encountered. He indicated that there may be some site plan changes and they had been discussed with Attorney Schultz.

Schultz advised that what is being proposed are changes to the screen wall which is part of the PUD Agreement. He indicated the proponent is proposing a cyclone fence as opposed to the screen wall originally presented.

Christiansen stated there are two different plans in the Council packets, one being the plan for the Tile Shop renovation, and the second one being the engineering plans for the site. He detailed the engineering plans and cited the problems that they had encountered regarding the screen wall. He then indicated the changes that need to be made to the plan.

Thomas Duke then described the challenges on the site and further discussion was held as to the amendments that needed to be made to the agreement.

Galvin thanked Duke for his update on the project.

B. Riverwalk of Farmington PUD Amendment

Present: Sam Harb, Windmill Group

Christiansen requested Council consideration of an amendment to the Riverwalk project

to modify or reduce an approved setback for Lot 9 of the project. He noted any modifications to a PUD must be approved by council.

Christiansen advised that on Lot 9 the Petitioner is requesting a slight modification of the front yard setback to accommodate a portion of the garage located on the north side of the lot.

Harb stated that the house on that lot has been sold and they would like to begin construction.

Further discussion was held on this item and Attorney Schultz stated that any changes to the PUD must go before Council and described the steps involved in the process.

Christiansen thanked Mr. Harb and the Windmill Group for being a pleasure to work with on this project.

Galvin thanked Mr. Harb and his group for investing in Farmington.

9. ECONOMIC AND COMMUNITY DEVELOPMENT PROJECT STATUS

1. Economic and Community Development Project Status Update

Christiansen provided an update on a number of redevelopment projects in the community.

10. RECREATION MASTER PLAN UPDATE

A. Recreation Master Plan Committee Appointments

Discussion was held regarding the process for appointments to the Recreation Master Plan Committee.

11. COUNCIL COMMENT

Galvin congratulated McShane on her tenure on City Council and her retirement.

Council recessed at 8:10 p.m.
The meeting resumed at 8:20 p.m.

12. CLOSED SESSION - LAND ACQUISITION

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

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

Council entered closed session at 8:20 p.m.

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

2. Motion to exit closed session.

Council exited closed session at 10:08 p.m.

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

13. ADJOURNMENT

A. Motion To Adjourn

The meeting adjourned at 10:09 p.m.

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

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: _____