



**FINAL**

---

**REGULAR MEETING MINUTES**

A Regular meeting of the Farmington City Council was held on October 20, 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**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
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  
City Manager Pastue  
Attorney Schultz  
Director Demers  
Treasurer Weber

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Dan Irvin, Executive Director of the Farmington Area Chamber of Commerce.

**3. PUBLIC COMMENT**

No Public Comment was heard.

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

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

- A. Minutes of the City Council - Special - Sep 15, 2014 6:00 PM**
- B. Minutes of the City Council - Regular - Sep 15, 2014 7:00 PM**
- C. Minutes of the City Council - Special - Sep 29, 2014 6:00 PM**
- D. Farmington Monthly Payments Report, September 2014**
- E. Public Safety Monthly Report, September 2014**
- F. Consideration to Accept Resignations of James McGlinchy from the Farmington Area Arts Commission and Erica Reaves from the Children, Youth and Families Commission**
- G. Consideration to Approve Increase in the Hours for Civic Theater Assistant**
- H. Consideration to Schedule Program Year 2015 Community Development Block Grant Application Public Hearing**
- I. Consideration to Approve Payment to Pipeline Management Co. for Sewer Video and Cleaning Services**

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

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

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

**Public Hearing - Farmington Grand River Corridor Improvement Authority's Development and Tax Increment Financing Plan**

### **A. Motion to open the public hearing.**

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

Ross Patton, 32450 Grand River, questioned whether the Tax Increment

Financing (TIF) plan applied to commercial or residential.

Pastue responded it applies to all properties within the Corridor Improvement Authority district. He stated a property owner will see no change in the tax levy or the assessment as a result of establishment of the district. He advised that as the value of the property increases the TIF allows a capture of 50% of that increased value.

#### **B. Motion to close the public hearing.**

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

#### **C. Presentation - Greater Farmington Area Chamber of Commerce, Holly Days**

Dan Irvin discussed his first week as the new Executive Director of the Chamber of Commerce. He stated his initial focus will be member benefits and member values.

Janet Bloom, Director of Programs and Events for the Chamber of Commerce, was present to discuss plans for "Holly Days" to be held in Farmington on Saturday, December 6th.

Cowley expressed concern that vendors for "Holly Days" might compete with Farmington businesses. Bloom assured him they are not the type of vendors that would compete with downtown businesses.

Responding to a question from Scott, Pastue advised the ice rink would not be ready for "Holly Days".

Scott stated in the future he would like to see the opening of the ice rink and "Holly Days" coincide.

### **7. UNFINISHED BUSINESS**

#### **A. Consideration to Approve Detroit Water and Sewer Department (DWSD) Master Sewer Contract**

Pastue advised that over the last year, City Administration and the City Attorney's office have met with representatives of Detroit Water and Sewer Department (DWSD) regarding a new master sewer contract. The initial contract with the City of Farmington was signed in the 1950's with a few subsequent amendments. DWSD has been meeting with all of its suburban tier-one customers to negotiate a uniform contract which is attached.

The heart of the agreement is contained in the first twelve pages. The agreement is for 30 years with the option for another ten year renewal. Much of the document deals with the recently restructured sewer rate process that took

effect July 1, 2014 which City Administration supports because it eliminated year-to-year volatility in the sewer treatment expenses. Other aspects of the contract deal with general system operations, dispute resolution process, assignment of the contract, and notification.

The bulk of negotiations dealt with Farmington's connection to the DWSD system at Eight Mile Road and Berg Road. The city is satisfied with the system as identified. However, it is likely a contract amendment may be presented within a few months whereby DWSD will assume responsibility for the sewer interceptor at a point approximately 800' northwest of the current connection. This is good for Farmington because it means less sewer main to be maintained and less liable in the future.

At the September 15 study session, the City Council discussed the proposed agreement and the recently formed Great Lakes Water Authority. The original intent was to have this contract on the September 15 regular agenda for approval. However, in light of the recently formed Great Lakes Regional Water Authority and little information regarding its structure, approval of the sewer contract was delayed until there was a better understanding of the new authority. Since then, considerable information has been forthcoming. City Administration is comfortable approving the Master Sewer Contract with DWSD as presented.

Responding to a question from Cowley, Pastue stated additional capacity in the city's system can be obtained to accommodate potential growth in the downtown.

**Motion to approve a Master Sewer Contract with Detroit Water and Sewer (DWSD) as presented. [SEE ATTACHED AGREEMENT]**

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

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

## 8. NEW BUSINESS

### A. Consideration to Adopt Resolution Approving 2015 City Council Meeting Dates

Pastue reviewed Council meeting dates for 2015.

**Motion to adopt a resolution to establish the 2015 City Council meeting dates. [SEE RESOLUTION NO. 10-14-026]**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Greg Cowley, Councilmember
<b>SECONDER:</b>	Steve Schneemann, Mayor Pro Tem
<b>AYES:</b>	Cowley, Galvin, McShane, Schneemann, Scott

**B. Consideration to Approve Planned Unit Development (PUD) Concept Plan and Agreement with Grand River Project LLC for Redevelopment of K-Mart Site**

City Administration requested approval of the Planned Unit Development (PUD) Concept Plan and Agreement with Grand River Project LLC for Redevelopment of K-Mart site.

Schneemann clarified that council is being asked to approve the staging area on the former K-Mart site with an empty out lot along Grand River. He stated it is nice that they are being shown pictures of a building for the site along Grand River, but that is not what is being approved. He speculated the empty space along Grand River will remain for an indefinite time. He would like to see a propose building mirror the building on the north side of Grand River. He loves this community and would like to see it developed in a smart and beautiful way.

Cowley is anxious to see this development move forward. He looks forward to the additional jobs that it will bring. He is happy to see an entrepreneur plugged into that site.

Scott concurred that the Grand River building was designed to act as a screen to the activities to the south. His concern is the Grand River building may not happen. He noted current signage on that site is still marketing a one-story strip center. He stated council is taking a leap of faith that the developer will adhere to the PUD as presented. He is relying on city staff and outside consultants to follow through on the vision for the west entry to the city.

Pastue discussed the process that has taken place to achieve the PUD plan and agreement. He stated there is a lot of moving parts and every effort has been made to ensure every detail has been covered. He advised discussion continues regarding the storm water issue.

Galvin commented the vacant K-Mart center is the poster child for the past recession. He stated its removal is a step in the right direction and opens up opportunity for redevelopment.

**Motion to approve Planned Unit Development Concept Plan And Agreement with Grand River Project LLC for redevelopment of the Old K-Mart site at the southeast corner of Grand River Avenue and Freedom Road, because the proposed project meets the eligibility requirements of a planned unit development for its redevelopment of an obsolete commercial site, creation of shared access, extensive landscaping, added value to the site by creating four separate parcels, and increased likelihood of redevelopment of adjacent parcels. Approval is subject to**

the following conditions:

1. Final site plan approval by the Farmington Planning Commission;
2. All conditions and requirements set forth in the PUD Agreement;
3. Finalization to the form of the Agreement by both the city manager and city attorney, including minor, non-substantive changes consistent with this approval;
4. And Council comments made during the study session prior to the regular meeting.

[SEE ATTACHED AGREEMENT]

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

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

**C. Consideration to Approve Theater License Agreement with TUGG, Inc.**

Pastue discussed a proposed theater license agreement with Tugg, Inc.

Responding to a question from Cowley, Pastue stated the city would only enter into this agreement if it adds to the bottom line. He noted in each of the last four years, the theater has experienced a profit of over \$40k each year.

Responding to an additional question from Cowley, Pastue advised no events would occur on the weekend.

Cowley asked about examples of other theaters that have used Tugg. Pastue stated they work a lot with national theater chains. He stated the city will be closely monitoring the impact of these events on parking, etc.

Responding to a question from McShane, Pastue stated Tugg would have no ability to mandate any type of event. He stated there would be opportunity to organize events together with Tugg.

Discussion followed regarding the importance of the Civic Manager's control over the types of events and movies held at the theater.

**Motion to approve a theater license agreement with Tugg, Inc. [SEE ATTACHED AGREEMENT]**

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

**D. Consideration to Approve Purchase of New Street Sweeper for Public Works Department**

City Administration recommended council approval of a new street sweeper in the amount of \$177,874.

Responding to a question from Schneemann, Eudy stated that with the new sweeper less hours of operation will be needed.

**Motion to approve purchase of new street sweeper from Bell Equipment in the amount of \$177,874.**

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

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

**E. Consideration to Make Appointments to the Farmington/Farmington Hills Emergency Preparedness Commission**

Pastue discussed vacancies on the Emergency Preparedness Commission.

**Motion to appoint Sandy Altschul as an alternate to the Farmington/Farmington Hills Emergency Preparedness Commission for a 3-year term ending 4/30/2017; and LeRoy Paschke to the same commission completing an unexpired term ending 4/30/2016.**

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

**9. DEPARTMENT HEAD COMMENTS**

Demers discussed the importance of maintaining the fundamentals of the Neighborhood Watch as Halloween approaches.

Eudy discussed the Fall maintenance issues his department is currently addressing.

Halberstadt discussed the success of the recent Ghost Night at the Mansion. She

also encouraged the community to vote in the upcoming November 4th election.

## **10. COUNCIL COMMENT**

Scott, referring to the proposed Kimco project in the downtown center, presented illustrations of how a cut through could facilitate circulation for the center. He stated the illustration shows the potential for the downtown.

McShane thanked Scott for his illustrations that offer a clear example of what the cut through could do for the center. She noted her recent attendance at the Shining Light Awards where Sheila Clay, President of the School Board, was presented with the Eleanor Josiatis Unsung Hero Award. She discussed the success of the Ghost Walk at the Mansion. She thanked city staff who participated in that event. She noted the World Wide Center is once again in disrepair with shingles falling off, etc.

Pastue advised the owners of that center have plans to redo the facade next year. He stated in the meantime the city can require them to replace the missing shingles.

McShane expressed concern regarding the location of the entrance/exit of the new auto parts store at Grand River and Drake and the impact on traffic.

Schneemann stated with regard to the concept plan for the K-Mart site approved by council, he wanted to clarify his vote. He asked himself which is better, a big sea of asphalt with a large empty building and an empty gas station on the corner or a big sea of asphalt behind a green strip where a lot of cars are parked for staging, but still with a closed gas station, empty out lot with an old parking lot and a re-purposed tile shop. The answer is he would prefer to see at least that small level of development.

Schneemann wanted to make it clear to everyone that council approved a staging area for cars and an empty out lot. He hopes this is a first step in what he hopes will be a really great development for that corner. He believes it was a little disingenuous that council sat through a presentation that showed elevations of a building that has nothing to do with what council was asked to approve.

Cowley discussed the flexibility the city and council have shown in working with the proponent on the PUD concept plan and agreement.

Cowley requested the city winterize the arborvitae located in downtown on Grand River.

Cowley stated that in an exit interview of Dancing Feats, a business leaving the downtown, it was noted that parking was a major issue. He pointed out that 68% of parking lots in the downtown are privately owned which limits how many guests can be accommodated. He further discussed the importance of addressing the parking issue.

In a discussion of a proposed events policy, Cowley expressed concern regarding



the possible impact of events on the Department of Public Works and the possible competition with downtown businesses.

Cowley discussed his recent attendance at the Michigan Municipal League conference and cited the success of a recent Harbor Beach project.

Responding to a question from Galvin, Pastue stated the proposed increase in traffic speed limits on Drake Road will probably not be brought to council for a couple of months.

Galvin advised that in addressing the speed limit on Drake Road council needs to consider how a change would impact housing values. He discussed the proposed millage renewal on the upcoming November ballot and the importance of its passage to the community.

**11.ADJOURNMENT**

**1. Motion to adjourn the meeting.**

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

The meeting adjourned at 8:21 p.m.

\_\_\_\_\_  
William E. Galvin, Mayor

\_\_\_\_\_  
Susan K. Halberstadt, City Clerk

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