

FARMINGTON CITY COUNCIL  
REGULAR MEETING

A regular meeting of the Farmington City Council was held on Monday, May 16, 2005 in Council Chambers, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 8:00 p.m. by Mayor Campbell.

PRESENT: Bush, Campbell, Knol, McShane, Mitchell.

ABSENT: None.

CITY ADMINISTRATION: Clerk/Treasurer Cantrell, Director Gushman, Deputy Clerk Halberstadt, Director Nebus, City Manager Pastue, Attorney Schultz.

**APPROVAL OF AGENDA**

**05-05-119** MOTION by McShane, seconded by Bush, to approve the agenda as submitted. MOTION CARRIED UNANIMOUSLY.

**MINUTES OF PREVIOUS MEETING**

**05-05-120** MOTION by Knol, seconded by Mitchell, to approve the special and regular meeting minutes of May 2, 2005; budget study session of April 26, 2005; and joint meeting minutes of March 8, 2005. MOTION CARRIED UNANIMOUSLY.

**FARMINGTON/FARMINGTON HILLS CALL TO ACTION COALITION – DEVELOPMENTAL ASSETS AWARENESS EFFORT – CITY MANAGER VINCENT PASTUE**

Council expressed support of the second quarter developmental asset, “Community Values Youth”, part of the Search Institute’s forty developmental assets, as requested by the Farmington/Farmington Hills Call To Action Coalition. City Manager Pastue read from The Search Institute’s list of ways in which the community can value and support youth.

**PRESENTATIONS/PUBLIC HEARINGS**

**REQUEST FOR PROCLAMATION RECOGNIZING THE FARMINGTON COMMUNITY CHORUS FOR 25 YEARS**

Council, in recognition of the twenty-fifth anniversary of the Farmington Community Chorus and their contributions to the community, presented a proclamation to Chorus Director, Steve Seagraves.

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Mr. Seagraves, on behalf of the chorus, expressed appreciation to Council for the honor.

Council took a moment to introduce the new interim Director of the Downtown Development Authority, Mary Martin, and congratulated her on the appointment.

**PETITIONS AND COMMUNICATIONS**

**REAPPOINTMENTS TO BOARDS AND COMMISSIONS**

**05-05-121** MOTION by McShane, seconded by Bush, to make the following reappointments: Maggie Loridas and Mary Anita McHugh to the Commission on Aging for three-year terms ending June 2008; Al Bennett and Paul Buyers (alternate) to the Board of Zoning Appeals for three-year terms ending June 2008; Al Bennett and James Pogue to the Planning Commission for three-year terms ending June 2008; and Demetra Mehas to the Traffic and Safety Board for a three-year term ending July 2008. MOTION CARRIED UNANIMOUSLY.

**REPORTS FROM CITY MANAGER**

**CONSIDERATION TO APPROVE POAM/DISPATCHER RENEWAL COLLECTIVE BARGAINING AGREEMENT**

Administration advised that a collective bargaining agreement was ratified by employee members of the POAM/Dispatchers and recommended Council approval.

**RESOLUTION 05-05-122** Motion by Bush, seconded by Knol, to ratify a three-year collective bargaining agreement with the POAM/Dispatchers, effective January 1, 2005 through December 31, 2007; and authorize the City Manager and City Clerk to sign the agreement on behalf of the City.

**ROLL CALL**

Ayes: Campbell, Knol, McShane, Mitchell, Bush.

Nays: None.

Absent: None.

MOTION CARRIED UNANIMOUSLY.

**SALE OF LAND AGREEMENT WITH FARMINGTON DEVELOPMENT GROUP**

Administration advised that proposals were solicited for the redevelopment of the old 47<sup>th</sup> District Courthouse site and upon review of those proposals, Council accepted the offer from Farmington Development Group to purchase the site for a 24-unit residential development. Administration further advised that an agreement has been created that specifies the obligation of the Farmington Development Group to begin the process pertaining to the planned unit development (PUD).

Attorney Schultz noted that it is a conditional agreement and that closing on the sale of the property would not occur until all conditions regarding the PUD have been met.

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**RESOLUTION 05-05-123** Motion by Knol, seconded by Mitchell, to approve a Sale of Land Agreement with the Farmington Development Group, LLC for the redevelopment of the old courthouse site. **[SEE ATTACHED AGREEMENT].**

**ROLL CALL**

Ayes: Knol, McShane, Mitchell, Campbell.  
Nays: Bush.  
Absent: None.  
MOTION CARRIED.

**CONSIDERATION TO CONTINUE GENERAL ACCOUNTING SERVICES FOR SWOCC**

Administration recommended approval of continued general accounting services for SWOCC for a one-year period, noting that the Treasurer's office has indicated that this additional service has not created a significant burden for their operation.

**RESOLUTION 05-05-124** Motion by Mitchell, seconded by McShane, to authorize continuation of general accounting services for SWOCC for a one-year period beginning July 1, 2005, with compensation set at \$13,785 in cash and in-kind production services equivalent to \$5,155.

**ROLL CALL**

Ayes: McShane, Mitchell, Bush, Campbell, Knol.  
Nays: None.  
Absent: None.  
MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO AMEND FEE SCHEDULE**

Administration reviewed the proposed changes to the City Fee Schedule effective July 1, 2005.

Councilmember McShane noted that the allowance of four false alarms seemed high.

**RESOLUTION 05-05-125** Motion by Bush, seconded by Knol, to adopt a resolution to amend fees associated with voter data requests, Public Safety Department fees, water and sewer rates and residential recycling rates effective July 1, 2005. **[SEE ATTACHED RESOLUTION].**

**ROLL CALL**

Ayes: Mitchell, Bush, Campbell, Knol, McShane.  
Nays: None.  
Absent: None.

MOTION CARRIED UNANIMOUSLY.

**CERTIFICATION OF 2005 DELINQUENT INVOICES, AND WATER AND SEWER BILLS**

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Responding to a question from Councilmember Bush, Clerk/Treasurer Cantrell explained the reasons why delinquent water and sewer amounts have continued to increase over the last several years.

**RESOLUTION 05-05-126** Motion by McShane, seconded by Mitchell, to place delinquent invoices and delinquent water and sewer bills, in the amount of \$68,388.62, on the 2005 City of Farmington tax roll. [SEE ATTACHED LISTING].

**ROLL CALL**

Ayes: Bush, Campbell, Knol, McShane, Mitchell.

Nays: None.

Absent: None.

MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO ACCEPT BIDS FOR DOWNTOWN CENTER IMPROVEMENTS PROJECT AND CONSTRUCTION AWARD**

Administration advised that three bids were received for the Downtown Center Improvements Project and that the City's consulting engineers, Orchard, Hiltz and McCliment (OHM) recommended awarding the contract to the low bidder, ABC Paving Company. Administration noted that the low bid is higher than initially estimated due to added costs of streetscape and landscape items. Administration advised that there is some room to reduce some of those expenses.

Responding to a question from Councilmember Knol, Pastue advised that there would be additional modifications to the project to reduce costs.

McShane asked why the low bid was significantly higher than originally estimated for the project. Pastue responded that the reason was primarily due to insufficient funding for landscaping and streetscaping items.

McShane suggested seeking donations to cover some of the costs of the project.

Discussion followed regarding possible promotion of "Remembrance Trees" in the Downtown Center Park to raise funds.

**RESOLUTION 05-05-127** Motion by Mitchell, seconded by Knol, to accept bids for the Downtown Center Improvements Project and award to the low bidder, ABC Paving Company for a not-to-exceed amount of \$1,898,914.49, and authorize the City Manager to sign the contract on behalf of the City.

**ROLL CALL**

Ayes: Campbell, Knol, McShane, Mitchell, Bush.

Nays: None.

Absent: None.

MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO ADOPT AMENDED SPECIAL ASSESSMENT RESOLUTION #4 TO RESCHEDULE A PUBLIC HEARING REGARDING THE ASSESSOR'S SPECIAL ASSESSMENT ROLL FOR DOWNTOWN CENTER IMPROVEMENT DISTRICT**

Administration advised that approval to reschedule the public hearing would provide the Assessor and Administration an opportunity to review the low construction bid and firmly establish the dollar amount for the special assessment roll.

**RESOLUTION 05-05-128** Motion by Bush, seconded by McShane, to adopt amended Resolution #4 for the Downtown Center Improvement Special Assessment District which schedules a public hearing for Monday, June 6, 2005 at 8:00 p.m. [SEE ATTACHED RESOLUTION].

**ROLL CALL**

Ayes: Knol, McShane, Mitchell, Bush, Campbell.

Nays: None.

Absent: None.

MOTION CARRIED UNANIMOUSLY.

**MISCELLANEOUS**

**PUBLIC COMMENT**

No public comments were heard.

**COUNCIL COMMENT**

Responding to a question from Bush, Director Gushman stated that the new trees along Drake Road in Drake Park were transplanted from the Downtown Center.

McShane asked about the elimination of Council meetings in July and August. Pastue responded that he would place consideration of eliminating a meeting in both months on the next agenda.

Knol questioned the amount for maintenance/production and studio equipment in the SWOCC budget. Pastue responded that much of Studio A equipment needs to be replaced. Mitchell noted that the maintenance cost on the production equipment increased due to the expiration of warranties on some of the equipment.

Responding to an additional question, Pastue stated that administration would like direction from Council regarding displays in the C2 District. Knol stated her support for revising the zoning ordinance to allow seasonal outdoor display areas in the C2 District. Mitchell also stated his support for outdoor display areas in the C2 District.

McShane stated that she would like outdoor displays in the C2 District reviewed by the Planning Commission. She emphasized the need to maintain high standards that are enforceable.

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Bush concurred with McShane and expressed concern that businesses would expand beyond the boundaries originally established, similar to what Fresh Approach has done.

Discussion followed regarding the need to maintain established standards for outdoor displays.

Campbell concurred that businesses have expanded displays beyond established boundaries and expressed support for a review of outdoor displays in the C2 District by the Planning Commission.

**ADJOURNMENT**

**05-05-129** MOTION by McShane, seconded by Knol, to adjourn the meeting. MOTION CARRIED UNANIMOUSLY.

The meeting adjourned at 8:49 p.m.

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Arnold T. Campbell, Mayor

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Patsy K. Cantrell, City Clerk/Treasurer

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Susan K. Halberstadt, Deputy Clerk

APPROVED: JUNE 6, 2005