

FARMINGTON CITY COUNCIL
SPECIAL MEETING

A special meeting of the Farmington City Council was held on Monday, October 4, 2004, 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 6:00 p.m. by Mayor Campbell.

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

COUNCIL MEMBERS ABSENT: None.

CITY ADMINISTRATION: Deputy Clerk Halberstadt, City Manager Pastue, Assistant City Manager Richards, Attorney Schultz.

**DISCUSSION REGARDING ADOPTION OF MASTER PLAN AMENDMENT
(DOWNTOWN MASTER PLAN)**

Mayor Campbell asked City Manager Pastue to lead the discussion regarding the adoption of the Downtown Master Plan Amendment. Pastue advised that historically, the master plan is adopted by the Planning Commission, however, due to a change in state law, the Council has the option of final approval. Pastue requested feedback from Council regarding their desire to have final approval.

Responding to a question, Pastue stated that the Master Plan presented to the Planning Commission in May is essentially the same plan.

Mayor Campbell expressed his opinion that the Planning Commission should have final adoption of the Master Plan since there are no unique circumstances that would warrant Council's final approval.

Attorney Schultz advised that most communities leave final adoption to the Planning Commission. He noted that the proposed Master Plan has already been sent out to the community providing a check and balance. He further noted that communities where Council adopts the Master Plan usually don't have the same level of scrutiny as Farmington.

Council concurred that the Planning Commission should have final adoption authority on the Downtown Master Plan Amendment.

Pastue confirmed that Council would be notified if the Planning Commission made any changes.

**DISCUSSION REGARDING REQUEST FOR PROPOSALS FOR THE 47TH DISTRICT
COURTHOUSE**

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Pastue indicated that Farmington Hills had taken the necessary action that would allow the City of Farmington to purchase their interest in the old 47th District Courthouse. He requested approval by Council to release the Request for Proposals (RFP) to sell the Courthouse. He spoke about the components of the RFP including property acquisition price and the content of the development proposal.

Responding to a question, Pastue confirmed that the ordinance adopted by Farmington Hills to sell their share of the property would be effective after twenty-one days.

Pastue provided an analysis for evaluating courthouse proposals and discussed their financial impact. He stated that the impact to the surrounding area would also be considered. He advised that the RFP would provide a six-week period in which to submit proposals. He further advised that a pre-bid meeting would be held to discuss the administrative process of the bid and to conduct a site visit. He stated that the RFP does allow for extension of the deadline if necessary.

Responding to a question, Pastue stated that he would review and prioritize the proposals and make a recommendation, as well as provide a summary of each proposal.

Councilmember Mitchell cited the importance of honoring the zoning of this property and acknowledged the provision in the RFP that an award would not necessarily go to the highest bidder, but that other factors would be taken into consideration as well.

Mayor Campbell discussed the RFP and communication process for those neighbors who were present. Discussion followed regarding the placement of sewer lines.

Attorney Schultz stated that more protective language may be added to the RFP.

Responding to a question, Pastue stated that the sale of the property would be advertised in various publications. He further stated that he would welcome names of developers.

INTRODUCTION – CHARLES NEBUS

Council welcomed Mr. Nebus to the meeting and congratulated him on his selection as the top candidate for the position of Public Safety Director.

Mr. Nebus spoke about his background, education and work experience in the Farmington Hills Police Department. He stated that it would be a thrill and honor to join the City of Farmington. He spoke about some of his goals as Public Safety Director.

Councilmember McShane expressed her comfort level and pleasure with his selection. She stated that in the future she would like to hear about outside involvements he would pursue.

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Mayor Campbell suggested arranging a reception before the first meeting in December. Pastue stated that his office had several ideas concerning planning a reception for employees and the community.

Council took a break at 6:55 p.m. and resumed the meeting at 7:50 p.m.

DISCUSSION WITH FOUNDERS FESTIVAL COMMITTEE

Mayor Campbell asked Bill Donnelly, a member of the Farmington Area Founders Festival (FAFF) Board of Directors, to provide an update on the Founders Festival. Mr. Donnelly indicated that five candidates have been interviewed for the position of Executive Director of FAFF. He stated that a news release expanding the search would be out shortly.

Knol stated that the Downtown Development Authority (DDA) might be looking for a part-time events coordinator and questioned whether that position could be combined with that of the FAFF Director. Mr. Donnelly responded that he would be open to the idea. He did express some concern regarding being too closely associated with the DDA and being able to maintain all of the FAFF sponsors.

Councilmember Bush asked Mr. Donnelly about a timeline for recruiting a Director and his opinion concerning the negative press surrounding last summer's festival. Mr. Donnelly stated that the Board learned from the experience and intends to have an Executive Director on board much earlier than they did last year. He discussed the kind of experience the Board is looking for in a Director.

McShane stated that Council would like to be better informed about ongoing activities of FAFF. Pastue stated that he would provide more communication through regular updates and copy Council on e-mails.

The meeting adjourned at 7:55 p.m.

ARNOLD T. CAMPBELL, Mayor

PATSY K. CANTRELL, City Clerk/Treasurer

SUSAN HALBERSTADT, Recording Secretary/Deputy Clerk