



FINAL

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on February 21, 2017, in 23600 Liberty Street, 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
Sara Bowman	Councilmember	Present	
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

City Administration Present

Director Christiansen
Director Demers
Superintendent Eudy
City Clerk Halberstadt
Assistant to the City Manager Knowles
City Manager Murphy
Attorney Johnson

2. PLEDGE OF ALLEGIANCE

Jean Schornick, Warner Mansion volunteer, led the pledge of the allegiance.

3. PUBLIC COMMENT

Irwin Moyna, member of Emergency Preparedness Commission (EPC), shared that for the month of February, the EPC will focus on an emergency communication plan for senior citizens or those with special needs.

Jim Vandenberg, parent of a child who lives in Orchard Condominiums, expressed opposition to the proposed millage increase for downtown residents. He does not believe those living in the downtown will benefit any more than others residents of the city regarding use of PSD funds and millage revenue.

4. APPROVAL OF ITEMS ON THE CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Schneemann, Mayor Pro Tem
SECONDER:	Cowley, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

- A. Farmington Quarterly Investment Report – 12/31/16
- B. Farmington Quarterly Financial Report – 12/31/16
- C. Farmington Quarterly Financial Report – Court – 12/31/16
- D. Farmington Monthly Payments Report
- E. Farmington Public Safety Monthly Report
- F. Minutes of the City Council
 - 1. Regular – January 3, 2017
 - 2. Special – January 17, 2017
 - 3. Regular – January 17, 2017
 - 4. Special – January 24, 2017
 - 5. Regular – February 6, 2017
 - 6. Joint – February 7, 2017
- G. Appoint Greater Farmington Area Chamber of Commerce Director Mary Martin to Brownfield Redevelopment Authority
- H. Accept the Resignation of James McLaughlin from Library Board

5. APPROVAL OF REGULAR AGENDA

Move to approve the regular meeting agenda as amended; adding items 7I, Second Reading of the Mobile Vendor Ordinance; and 7J, Consideration to Allow for Outdoor Seating Outside of Established Calendar Dates and Refer Outdoor Seating Ordinance to the Planning Commission for Further Review.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Schneemann, Mayor Pro Tem
SECONDER:	Scott, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

6. PRESENTATION/PUBLIC HEARINGS

A. Presentation – Kim Shay, Warner Mansion Director

Director Shay provided a review of 2016 accomplishments at the Warner Mansion and discussed goals for 2017.

Bowman congratulated Shay on a job well done and expressed excitement for the upcoming 150th anniversary celebration in August.

Cowley also congratulated Shay on her achievements at the Mansion. He asked about the cost of restoring the Mansion foundation and noted the importance of being established as a non-profit 501(c)3 in order to gain grant funding. He stated Shay is on the right strategy and emphasized the need to "fix the building".

Shay discussed process to date for securing a reasonable bid for restoration of the Mansion. She indicated the specs have been revised from the original RFP in order to achieve a more reasonable cost. She anticipates a lower bid from a local contractor.

Scott congratulated Shay on a good first year. He recognized the efforts of the volunteers and the community they have created at the Mansion. He emphasized the importance of a self-sustaining mansion.

Galvin expressed support for Shay and to keep up the good work.

Halberstadt commented on the great job Shay has done over the last year.

B. Principal Shopping District Public Hearing

Move to open the public hearing to receive public comment on the proposed Principal Shopping District (PSD) Special Assessment Renewal

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cowley, Council Member
SECONDER:	Bowman, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

Christa Linderer, owner of condominium in Charlestown, requested information on how funds would be used from the proposed PSD assessment and millage increase.

Galvin responded more information would be provided at the end of the public hearing.

Hearing no further comment, Galvin requested a motion to close the public hearing.

Move to close the public hearing.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cowley, Council Member
SECONDER:	Bowman, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

Knowles discussed the requirements for the establishment and approval of a Principal Shopping District and related special assessment.

Knowles emphasized that the PSD special assessment only applies to commercial and not residential properties, however, the Downtown Development Authority (DDA) proposes a 2 mill levy on *all* property in the DDA District as allowed by law.

Responding to a question from Schneemann, Knowles did not know what percentage of the millage increase would come from residential.

Bowman asked about neighboring cities that have residential and commercial properties in a PSD that utilize the state option to increase millage.

Knowles stated she is aware of other communities that have a PSD that generate a 2-mill levy when there are plans and programs that cannot be met by TIF revenue.

Responding to a question from Cowley, Knowles stated PSD legislation is more liberal in how the funds can be used.

At the request of Cowley, Knowles explained how Los Tres Amigos came to locate their restaurant in Farmington.

Discussion followed regarding how the funds are used for maintenance of the downtown.

Galvin stated PSD funds are very important to the operations of the DDA. He noted without it there would be a loss of services to the community. He stated with the 5-year renewal of the PSD, the city is planning for the future. He noted within the next 5 years the city anticipates expansion of residential property within the DDA boundaries. This funding will increase the level of service provided to residents.

Move to approve resolution #3 to move forward the Principal Shopping District (PSD) Special Assessment Renewal Process. [SEE ATTACHED RESOLUTION].

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bowman, Council Member
SECONDER:	Scott, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

Roll Call: Galvin, Schneemann, Scott, Bowman, Cowley.

7. NEW BUSINESS

A. Special Event – MEC Job Fair

Present: Dr. Opal Murphy-Hicks, CEO/Executive Director, Murphy's Educational Center, Inc.

City Administration advised the city has received a special event request from Murphy's Educational Center, Inc. to host a job fair in the Sundquist Pavilion.

Galvin invited Dr. Murphy-Hicks to the podium to discuss the proposed event.

Dr. Murphy-Hicks provided background on MEC and discussed the success of previous job fairs. She indicated the target audience is the community and looks to involve local corporations.

Responding to a question from Bowman, Murphy-Hicks stated she has not yet pursued local vendors to participate in the event.

Murphy-Hicks discussed her reasons for choosing the Sundquist Pavilion for her event, citing high visibility and the proximity to her business on State Street.

Responding to a question from Schneemann, Murphy-Hicks stated MEC has held two previous job fairs.

Cowley brought up the issue of 3-hour parking limits and the limited parking in the downtown.

Murphy-Hicks responded that applicants will be in and out quickly so the parking time limit should not be a problem.

Cowley recommended MEC educate applicants on the location of untimed parking and asked that local businesses be approached as vendors. He can support the event as long as it does not place undue burden on parking.

Galvin suggested reaching out to the Chamber of Commerce for assistance.

Move to approve a special event request from Murphy's Educational Center to host a job fair at the Sundquist Pavilion on June 16, 2017, from 9am to 4pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bowman, Council Member
SECONDER:	Scott, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

B. Special Event – Swing Farmington

Present: Alexander Steward, President of Swing Farmington

Murphy advised the city received a special event request from Alexander Steward, President of Swing Farmington, Inc. to hold swing dancing at the Sundquist Pavilion on Thursday evenings from May 4 through October 19.

Galvin invited Steward to the podium to discuss his special event request.

Steward provided information on Swing Farmington and discussed plans for their 2017 season.

Responding to a question from Cowley, Steward stated he stays in close contact with Assistant Public Safety Director Warthman to ensure the area remains secure.

Responding to an additional question from Cowley, Steward stated guests are told not to park in front of Fresh Thyme.

Schneemann thanked Steward for his presentation and professionalism. He is a big fan of the event. He asked about authority to block the parking on the south side of the pavilion for the August 17th live music event.

Murphy confirmed the city has the authority to block parking on the south side of the pavilion, noting it was done last year as well.

Bowman confirmed there have been no public safety incidents related to this event. She noted local businesses are reaping the benefits of this activity.

Scott congratulated Steward on the success of this event. He asked about other businesses that are reaching out to Swing Farmington.

Steward responded that Starbucks has been consistent in supporting the event. He noted they have worked with the Farmington Civic Theater; and that Encore Impressions has been a sponsor as well as Basement Burger Bar. They attempt to engage with all local businesses.

Galvin loves the vibrancy the event brings to downtown Farmington.

Move to approve special event request for Swing Farmington, Inc. scheduled every Thursday, May through October 19, 2017, 7:00-11:30 p.m. with the following conditions: 1) music will discontinue at 11:00 p.m. except for evenings during the summer months; 2) waive the city sound ordinance to allow Swing Farmington, Inc. to extend operation until 11:30 p.m. from the end of the school year June 18 through the September 3; and 3) approve charge of \$25/week to defray the cost of maintenance.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Schneemann, Mayor Pro Tem
SECONDER:	Bowman, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

C. Consideration to Renew Mansion Director Contract

Move to approve two-year agreement with Kim Shay to serve as the Warner Mansion Director as presented. [SEE ATTACHED AGREEMENT].

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott, Council Member
SECONDER:	Schneemann, Mayor Pro Tem
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

Roll Call: Schneemann, Scott, Bowman, Cowley, Galvin

D. Consideration to approve Termination of City Drainage and Utilities Easements for Third and Cass Streets

Murphy advised that the school district has entered into a purchase agreement for the sale of the Maxfield Training Center property to a developer. Based upon the information the city has received in connection with that proposal, and staff's review of drainage and utility issues, it does not appear that the city needs to retain drainage and utility rights for that property. The school district has asked the city to terminate the easements.

Move to approve termination of city drainage and utilities easements, subject to final review and approval as to from by the City Manager and City Attorney. [SEE ATTACHMENT].

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott, Council Member
SECONDER:	Schneemann, Mayor Pro Tem
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

E. Tri-party Agreement

City Administration requested Council approval of a contract with Oakland County to use Tri-Party Program funding for the Rapid Flashing Beacons.

Move to authorize the City Manager to sign an agreement with Oakland County to use Tri-Party funding for the Rapid Flashing Beacon located at Farmington Road and State Street. [SEE ATTACHED AGREEMENT].

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Schneemann, Mayor Pro Tem
SECONDER:	Cowley, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

Roll Call: Scott, Bowman, Cowley, Galvin, Schneemann

F. Consideration to approve Lot Split at 23936 Pickett Avenue

Christiansen advised the city received an application from the property owner at 23936 Pickett Avenue to split the existing parcel in order to sell it to the neighbor adjacent to the rear of the property at 34021 Grand River Avenue. The lot split request has been reviewed by City Administration and it has been determined that it will not create any non-conformity issues as it pertains to the City Code.

Johnson requested adding the following provision to the motion "provided the portion split is attached to the 34021 Grand River property according to the Certified Split survey."

Move to approve a lot split request from Margaret Blumberg, 23936 Pickett Avenue, as proposed, provided the portion split is attached to the 34021 Grand River property according to the Certified Split Survey. [APPLICATION AND CERTIFIED SPLIT SURVEY ATTACHED].

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Schneemann, Mayor Pro Tem
SECONDER:	Cowley, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

Roll Call: Bowman, Cowley, Galvin, Schneemann, Scott

G. Interlocal Agreement with the Oakland County Narcotics Enforcement Team (NET)

Demers advised the Farmington Public Safety Department has partnered with the Oakland County Narcotics Team (NET) by assigning one officer to the team. NET receives annual grant funding from the High Intensity Drug Trafficking Area. The grant funds are used to reimburse municipalities for overtime costs accrued by task force officers assigned to NET. Council approval of the subrecipient agreement is necessary in order to facilitate the grant funding process.

Move to approve a resolution to execute the 2017 Subrecipient Agreement between the Oakland County Narcotics Enforcement Team (NET) and the City of Farmington for grant funded overtime reimbursement. [SEE ATTACHED RESOLUTION].

RESULT: APPROVED [UNANIMOUS]
MOVER: Cowley, Council Member
SECONDER: Schneemann, Mayor Pro Tem
AYES: Bowman, Cowley, Galvin, Schneemann, Scott

H. Resolution to Approve the 2017 Michigan Department of Licensing and Regulatory Affairs Grant

Demers advised this agreement between Oakland County and the City of Farmington will allow grant funds to be used to reimburse the city for qualifying Oakland County Narcotics Enforcement Team related overtime expenses that are incurred by the public safety officer assigned as a NET taskforce officer.

Move to approve a resolution for the 2016 Michigan Department of Licensing and Regulatory Affairs Oversight Grant Subrecipient Agreement between the City of Farmington and Oakland County. [SEE ATTACHED RESOLUTION].

RESULT: APPROVED [UNANIMOUS]
MOVER: Cowley, Council Member
SECONDER: Schneemann, Mayor Pro Tem
AYES: Bowman, Cowley, Galvin, Schneemann, Scott

I. Adopt Second Reading of Ordinance Relating to Special Events and Mobile Food Vending

Move to adopt Ordinance No. C-782-2017 to amend the City of Farmington City Code of Ordinances, Chapter 4, "Amusements and Entertainments," Article VI, "Special Events," in order to add provisions related to mobile food vending, to add to the definition of "special event," to revise the approval procedure, and to establish procedures for revocation. [SEE ATTACHED ORDINANCE].

RESULT: APPROVED [UNANIMOUS]
MOVER: Schneemann, Mayor Pro Tem
SECONDER: Scott, Council Member
AYES: Bowman, Cowley, Galvin, Schneemann, Scott

J. Consideration to Allow for Outdoor Seating Outside of Established Calendar Dates and Refer Outdoor Seating Ordinance to the Planning Commission for Further Review

Galvin requested a motion to recuse Cowley from participation in discussion and vote due to his business interest in this agenda item.

Move to recuse Cowley from discussion and vote due to his business interest in this agenda item.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cowley, Council Member
SECONDER:	Bowman, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

Christiansen stated a request was received from Cowley's restaurant to allow outdoor seating beyond the established timeline provided in city ordinance.

Responding to a question by Bowman, Christiansen advised that state law no longer requires fencing for outdoor areas serving alcohol.

Responding to a question from Galvin, Christiansen stated the request is for extending the timeline for outdoor seating through 2017. He further recommended a review by the Planning Commission of the current ordinance so that it references both private and public property locations in allowing the extension of outdoor seating beyond established calendar dates.

Authorize the city building official to allow for outdoor seating beyond the timeline established by city ordinance through 2017.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott, Council Member
SECONDER:	Schneemann, Mayor Pro Tem
AYES:	Bowman, Galvin, Schneemann, Scott

Move to refer the Outdoor Seating Ordinance to the Planning Commission for further review.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott, Council Member
SECONDER:	Bowman, Council Member
AYES:	Bowman, Galvin, Schneemann, Scott

8. DEPARTMENT HEAD COMMENTS

Demers stated he recently participated in a panel discussion at the Freedom Gateway Church regarding how the community can assist law enforcement. He stated the support from the congregation was tremendous. He showed a brief video of the recent Tigers Caravan visit to Public Safety.

Eudy discussed upcoming road and sidewalk programs and scheduled improvements at the Nine Mile retention facility.

Christiansen stated the city is moving forward with a major redevelopment project of the Maxfield Training Center. He advised the Planning Commission will be holding a pre-application conference at its March meeting.

Murphy advised WOW cable will be coming into Farmington in the late Spring.

9. COUNCIL COMMENT

Cowley discussed his recent attendance at the State of the Counties presentation and a Parking Committee meeting where the updated Walker Parking study was presented. He noted a number of programs the county is implementing.

Bowman discussed the upcoming road and sidewalk projects, noting the amount of research that went into these projects to ensure economic use of city funds.

Scott noted the city is in the process of developing a long term Capital Improvement plan. He emphasized the importance of citizen involvement and feedback.

Galvin discussed the planning tools the city uses to plan for the future, i.e. downtown area plan, parks and recreation plan, vision plan, master plan, etc. He stated these tools along with public input give the city data and concepts when talking to developers and how to plan for the future. He noted these planning tools need to be refreshed at least once every ten years. He stated starting in 2013 the city has been aggressive in updating these plans.

Galvin advised that at a recent meeting an updated parking study was presented. He noted a parking deck is part of a number of city plans where some overlay each other. He encouraged feedback from the community on how the city should proceed. He noted there are a number of perspectives on the parking study. Galvin stated the study indicated the downtown has a public parking capacity shortage which is a good problem to have. Also included in the study were proposed locations for a parking deck, some more economically viable than others; convenient parking for visitors; and economics of parking.

Galvin stated it is a good study because it provides quantified data on which decisions can be made. He discussed the costs of proposed improvements for the city. He noted even with autonomous vehicles the city will still need parking. He stated the city does not yet have the answers, but the parking study is another tool in our toolbox. He commented it is an exciting time to be living in Farmington.

10. ADJOURNMENT

Move to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Schneemann, Mayor Pro Tem
SECONDER:	Cowley, Council Member
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

The meeting adjourned at 9:10 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: March 20, 2017