



**Regular City Council Meeting
7:00 p.m., Monday, August 21, 2017
City Council Chambers
23600 Liberty Street
Farmington, MI 48335**

FINAL

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on August 21, 2017, at 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 7:06 PM by Mayor William Galvin.

1. ROLL CALL

| 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
City Manager Murphy
City Attorney Schultz
City Treasurer Weber

2. PLEDGE OF ALLEGIANCE

Director Demers led the Pledge of Allegiance.

3. PUBLIC COMMENT

Laura Myers, 33601 Shiawassee, Chairperson of Farmington Historical Commission, commented on the proposed purchase of two homes near the Maxfield Training Center (MTC) by the City. She noted the purpose of this purchase is to facilitate a walkway from downtown to Shiawassee Park. She pointed out that the location of the houses would require a development on the Maxfield Training Center site that would allow a pedestrian to walk through the middle of it to get to the park.

Myers stated it is quite clear the City is not going to get this type of development, therefore it is throwing good money after bad. Once the houses are bought there is no turning back. The plan, even if it was a good one, is not going to come to fruition.

Maria Taylor, 23750 Gill, commented the purchase of these homes by the City further destroys the historic fabric of our community. She noted there are no plans in place for the houses. She stated the City has already spent \$90k and implored Council not to throw good money after bad.

Rachel Gallagher, DDA Board President, expressed support for the MTC project, noting the tax revenue that will be generated from it.

Tom Hamilton, 23095 Fleming Street, expressed gratitude to the City Council for representing not only residents, but business owners as well. He thanked them for their vision, citing a number of development projects in the downtown. He expressed support for the proposed purchase and removal of the two homes.

Todd Huffman, 23007 Violet, stated the community needs to embrace change in the MTC area, offering more opportunity to connect the downtown to the park.

Terry Johnson, 33132 Shiawassee, commented on the great opportunity the City has to purchase these two homes. He can only imagine what the downtown will look like 5 years from now. He noted the positive impact of the MTC developing bringing more residents to the City and School District.

James Gallagher, 22746 Power Road, echoed the previous comments in support of purchasing the two homes. He commented on the opportunity to continue to enhance the downtown and the need to connect to the park.

Geof Perrot, 22661 Brookdale Street, expressed support for the redevelopment plan. He discussed the success of other development projects in the City. He questioned the historical value of the homes and suggested moving the homes to another location. He discussed the importance of growing the City's economy and making it a desirable and coveted place to live.

Todd Craft, 23040 Gill, stated this is one of many projects the City needs to thrive and grow. He discussed the importance of growing City revenue in order to continue to support services it offers. He stated the City needs to take every opportunity to promote better traffic patterns and improve parking. He suggested finding a place for the homes, but expressed support for their removal.

4. APPROVAL OF ITEMS ON CONSENT AGENDA

- A. Accept Minutes from City's Boards and Commissions: Planning Commission, Downtown Development Authority, Emergency Preparedness Commission, Historical Commission, and Public Parking Committee**
- B. Farmington Monthly Payments Report**
- C. Farmington Public Safety Monthly Report**
- D. City Council Meeting Minutes:**
 - Special – July 17, 2017
 - Regular – July 17, 2017

Move to approve items on the consent agenda as presented.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Scott, Councilmember |
| SECONDER: | Cowley, Councilmember |
| AYES: | Bowman, Cowley, Galvin, Schneemann, Scott |

5. APPROVAL OF REGULAR AGENDA

Move to approve the regular agenda as presented.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Bowman, Councilmember |
| SECONDER: | Cowley, Councilmember |
| AYES: | Bowman, Cowley, Galvin, Schneemann, Scott |

6. PRESENTATION/PUBLIC HEARINGS

A. Update on Governor Warner Mansion 150th Anniversary Gala Present: Kimberly Shay, Mansion Director

Shay spoke about the success of the Gala recently held on the Mansion grounds. She indicated over \$7,000 was raised with an additional \$30,000 from donations. She discussed the two-fold purpose of the Gala including recognition of the 150th anniversary of the Mansion and raising funds for renovations.

Cowley complimented the Mansion team on a successful event and wished them continued success going forward.

Schneemann praised Shay and her team on all their hard work. He noted the Mansion seems to have a high profile and is now part of the fabric of our community.

Bowman recognized the success of the Mansion under Shay's leadership. She remarked on the group effort required to put on a successful event. She appreciates the vision of working towards a self-sustaining Mansion.

Scott stated the Gala was a great event. He recognized the pro bono work done by OHM, the City's engineering firm that provided drawings of the vision for the carriage house. He supports the goal of working towards a self-sustaining Mansion.

Galvin expressed appreciation for being asked to serve as honorary chair for the event.

7. UNFINISHED BUSINESS

A. Consideration to Adopt Ordinance C-783-2017 Amending Chapter 12, "Elections", of the City Code

Halberstadt advised the purpose of this proposed amendment is to bring City Code in-line with State Election Law regarding the certification of candidate petition signatures and the deadline by which petitions must be submitted to the Clerk's office.

Move to adopt Ordinance C-783-2017, amending Chapter 12 of the City Code, Elections, regarding nominations for city office. [SEE ATTACHED ORDINANCE]

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Scott, Councilmember |
| SECONDER: | Cowley, Councilmember |
| AYES: | Cowley, Galvin, Schneemann, Scott, Bowman |

8. NEW BUSINESS

A. Special Event Applications:

1. Super Hero Back to School Bash

Present: Natalie Nedanovski

Nedanovski discussed Essential Chiropractic's proposed community outreach event. She stated approximately 400 people are expected to attend. They plan to have at least 30 volunteers to help manage the event. She noted a number of downtown businesses have been invited to serve as vendors during the event.

Cowley recommended advanced planning for parking.

Move to approve a special event request from Essential Family Chiropractic to hold a Super Hero Back to School Bash on Saturday, September 16, 4-7 p.m., in Riley Park and in the parking lot south of the park.

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

2. Annual 911 Patriots Day Memorial Service

Demers noted the 9-11 Service will honor American Legion Officers of the Year for police and fire from both cities of Farmington and Farmington Hills.

Move to approve a special event request from American Legion Groves Walker Post 346 to hold the community's annual 9-11 Memorial Service, September 11, 2017, 3-7:30 p.m. in Riley Park and the Sundquist Pavilion.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Scott, Councilmember |
| SECONDER: | Bowman, Councilmember |
| AYES: | Bowman, Cowley, Galvin, Schneemann, Scott |

B. Consideration to Exercise Options to Complete the Purchase of Properties Located at 33104 Grand River and 33107 Thomas Street

Murphy noted the address of the property on Grand River should be changed from 33425 to 33104. He then provided background and purpose of the proposed purchase of both properties.

Scott advised this is another step in following through on the City's vision plans. He noted the City is not looking to remove the homes any time soon. He stated the City has yet to determine the most appropriate action, but needs to try to get ahead of development.

Cowley expressed support for the City's purchase of the homes. He discussed the importance of increasing revenue streams through density. He stated it is a good strategy to purchase these commercial properties that adjoin a transformational project. He noted the City should have been land banking ten years ago. He commented more people walking in the downtown is good for the economy.

Schneemann stated that 13-14 years ago he got involved with the development of the City Master Plan. He noted since that time there has been a consistent request for connectivity between the park and the downtown. He discussed the current disconnect between the downtown and the park and how a good design can solve that problem. He spoke about a proposed plan to have an avenue/connectivity between the park and downtown. He stated that although there may not be a developer that is interested in that he is not willing to give up on the idea. He is not willing to walk away from the opportunity and is ready to take that first step. He stated if we don't take the first step, we don't have the opportunity. He noted he is not yet endorsing any specific proposals.

Bowman expressed support for the purchase of the properties based on a lot of thought that has gone into the process. She stated as a Councilmember she has the responsibility to listen to residents, but also to committees and Planning Commission who have put a lot of time and thought in developing plans for the downtown. She is not in favor of tearing the homes down for no reason. She stated the acquisition provides the City the opportunity to control what is developed in that area. She discussed the importance of connectivity in growing the City. She stated the Council has a responsibility to try and grow our tax base without raising taxes.

Galvin commented every decision Council makes faces opposition. He stated Council works hard to get to a point where approval is achieved. He discussed other actions that were opposed including: the Grand River Streetscape; Riley Park and Sundquist Pavilion, and an earlier request for a ladder truck. He stated through civic engagement processes the City has found a way to synthesize all of our citizen's concerns and plans to arrive at a decision. It is important that the City continue to support economic development in order to grow our tax base. He stated the City is operating on a budget based on 1999 revenue with 2017/18 expenses. He stated the City needs to invest General Funds to spur economic development. He remarked economic development does not happen in a bubble. He stated as the MTC project progresses we'll see what the developer brings forward. He thanked Councilmembers for their efforts over the last 2 ½ years in bringing this project forward.

Move to authorize the completion of the purchase process for the two properties that the City currently has under option, located at 33104 Grand River and 33107 Thomas Street, and to instruct the City Manager and City Attorney to undertake the necessary actions to close on the properties.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Scott, Councilmember |
| SECONDER: | Cowley, Councilmember |
| AYES: | Galvin, Schneemann, Scott, Bowman, Cowley |

C. Request to Approve Appropriation of Funds to Purchase Public Safety Ladder Truck

Demers provided a presentation on the proposed purchase of a ladder truck. He stated the truck is pre-owned with an asking price of \$90,000. He discussed the need for the truck and the process going forward if the purchase is approved. He described how the truck would be funded, including: delay in filling a DPS vacancy, funds not used in the last fiscal year and postponement of the purchase of a police car.

Bowman thanked Demers for doing his due diligence pursuing acquisition of a ladder truck.

Scott thanked Demers for providing a plan to pay for the truck without taking a significant chunk out of the General Fund. He expressed the importance of maintaining City equipment and providing replacements when necessary. He pointed out new equipment affects the rating of our community which is reflected in our insurance rates.

Cowley complemented Demers on his plan for purchasing the truck. He noted he was a no vote on the last request for a truck. He expressed appreciation for the due diligence that has taken place for this purchase. He was gratified that Public Safety found a way to make it revenue neutral.

Schneemann thanked Demers for his thorough research and presentation. He indicated the information provided makes it an easy decision.

Responding to a question from Schneemann, Demers stated he believes the value of the old truck is somewhere between \$3500-4000, noting its worth is either for scrap or novelty purposes.

Galvin thanked Demers for his department's efforts in research and presentation of the purchase plan.

Responding to Galvin, Demers discussed the changes that have taken place over the last several years regarding how communities are acquiring replacement vehicles. There is a whole new market of pre-owned vehicles that have many years of service left in them. He noted grant funds have dried up and that the State only awards two trucks per year.

Galvin expressed support for establishing a replacement fund with the next budget cycle. He discussed changing the colors of the fire trucks so that they are all the same.

Move to approve appropriation of \$9,000 for a refundable deposit on the purchase of a 1999 Spartan LTI Ladder Truck identified by the Public Safety Department, subject to final approval of a purchase agreement by the City Council following inspection; and authorize, if that purchase does not occur, up to 10% refundable deposit on another available ladder truck to be identified by the Department, subject to approval by the City Manager, and also subject to final approval of a purchase agreement by City Council following inspection.

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

D. Consideration to Adopt Resolution to Amend Water and Sewer Rates, Effective July 1, 2017

Murphy advised the Great Lakes Water Authority (GLWA) increased the rates it charges the City of Farmington by 2.78% for Water and 3.94% for Sewer. The proposed amendment to the fee schedule increases the rates Farmington charges to its customers by a slightly smaller percentage – 2.75% for Water and 3.75% for Sewer. He noted that the budget anticipated a lower increase from GLWA and as a result a higher increase to customers.

Responding to Schneemann, Murphy stated the issue of offering a separate water meter for sprinkler systems will be brought to Council at a future meeting.

Move to adopt a resolution amending Chapter 11 of the City Fee Schedule, as presented, amending the water and sewer rates effective July 1, 2017. [SEE ATTACHED RESOLUTION]

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Cowley, Councilmember |
| SECONDER: | Bowman, Councilmember |
| AYES: | Scott, Bowman, Cowley, Galvin, Schneemann |

E. Consideration to Approve Construction Estimate No.2 for the 2017 Farmington Road HMA (Asphalt Roads) Maintenance Project

Eudy advised Construction Estimate No. 2 is for work completed through July 31, 2017 on the Farmington Roads Maintenance project.

Bowman thanked Eudy and his department for their work on this project and was gratified that it came in under budget.

Galvin discussed the different factors taken into consideration when deciding on what roads to repair. He noted the need for more funds to become available so that water mains and roads can be repaired at the same time.

Move to approve Construction Estimate No. 2 for the 2017 Farmington Roads HMA (Asphalt Roads) Maintenance Project and authorize payment to Pro-Line Asphalt Paving Corporation in the amount of \$88,218.26.

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

F. Consideration to Approve Payment No. 3 to R. Graham Construction LLC for the Foundation Repairs at the Governor Warner Home

Eudy advised payment No. 3 to R. Graham Construction represents the final payout for foundation and structural repairs to the Warner Mansion. He noted there will be an additional \$4,000 for the reconstruction of the Mansion porch, work that was not anticipated in the original bid.

Discussion followed regarding the history of the home and keeping the porch not only safe, but consistent with its original design.

Move to approve payment No. 3 to R. Graham Construction LLC in the amount of \$24,885.00 for the foundation repairs at the Governor Warner Mansion as provided in the AIA contract dated April 12, 2017.

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

G. Consideration to Authorize Purchase a Replacement Pick-Up for DPW

Eudy advised the equipment replacement schedule calls for the replacement of the Department of Public Works Superintendent vehicle every 3 years. He noted \$40,000 is allocated in the current budget for this replacement.

Move to authorize purchase of a 2018 GMC 2500 HD four-wheel drive pick-up from Todd Wenzel Buick/GMC in the amount of \$35,781.00.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Bowman, Councilmember |
| SECONDER: | Scott, Councilmember |
| AYES: | Galvin, Schneemann, Scott, Bowman, Cowley, |

9. DEPARTMENT COMMENT

Eudy advised the leaf pick-up program will begin on October 23rd.

Halberstadt thanked Mansion volunteers for their efforts in planning, organizing and working in two significant events over the last week, the Mansion Gala and the Tea and Talk.

Murphy commented that this past Saturday the Farmington Hills Dispatch operated out of our Public Safety Department due to their phones being done for the day. He is gratified by the cooperation between the two cities. He discussed the status of several repair projects.

10. CITY COUNCIL COMMENTS

Cowley discussed the financial challenges the City is facing, including lack of a Capital Improvement Fund and increased pension payments. He noted the creative solution for the ladder truck. He stated the MTC project could generate a quarter million dollars in annual taxable revenue. He stated the City needs three more of these projects or face the possibility of raising taxes.

Scott stated tonight was a productive and wide ranging meeting. He cited exercising options on two homes that represents part of City planning that goes back 3-5 years. He noted the Mansion now has a plan to be self-sustaining. He is confident that the goal of every Councilmember is the betterment of our community.

Bowman commented that decisions are not made in a bubble, but rather they are the result of weeks, months and years of review and discussion. She stated Council takes into consideration all public comment, as well as feedback from all of the committees. She stated Council does the best they can with the information given.

Galvin thanked Director Demers and Deputy Director Warthman for their efforts in procuring a Ladder Truck. He is proud of the City's Public Safety Department and the service they provide to the community. He noted two house fires that occurred in his neighborhood over the last few years. He requested that the Fire Trucks be all the same color.

11. ADJOURNMENT

Move to adjourn the meeting.

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

The meeting adjourned at 9:04 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: September 18, 2017