



FINAL

REGULAR MEETING MINUTES

A Regular meeting of the Farmington City Council was held on April 20, 2015, in City Council Chambers, 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
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

Director Christiansen
Director Demers
Superintendent Eudy
City Clerk Halberstadt
City Manager Pastue
Attorney Schultz
Treasurer Weber

2. PLEDGE OF ALLEGIANCE

Mayor Galvin invited Jason Hendricks and Gary Schlaff, co-owners of the Farmington Brewing Company, to lead the Pledge of Allegiance.

3. PUBLIC COMMENT

Galvin identified upgrade in technology relative to meeting live cast.

Gary Hershoren, 22634 Brookdale, expressed his opposition to the installation of parking meters and pointed out the lack of signage for parking.

Richard Graham, 30966 Grand River, advised he has submitted his name to serve on the Corridor Improvement Authority Committee.

4. APPROVAL OF ITEMS ON CONSENT AGENDA

Responding to a question from McShane, Pastue advised interviews for open positions on Boards and Commission needs to begin again.

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

- A. Minutes of the City Council - Special - Mar 2, 2015 6:00 PM**
 - B. Minutes of the City Council - Regular - Mar 16, 2015 7:00 PM**
 - C. Farmington Monthly Payments Report**
 - D. Public Safety Monthly Report**
 - E. Building Department Third Quarter Report, January through March 2015**
 - F. Special Event Request for Telangana Development Forum**
 - G. Special Event Request - South Farmington Baseball Parade**
 - H. Proclamation in Recognition of Fair Housing Month**
 - I. Consideration to Approve Construction Estimate No. 2 for the 2014 Sanitary Sewer Rehabilitation**
 - J. Consideration to Ratify Construction Estimate No. 1 for the 2014 Sanitary Sewer Rehabilitation**
 - K. Consideration to Ratify Payment for Meter Replacement Program**
 - L. Consideration of Resolution to Accept Oakland County West Nile Grant**
 - M. Consideration to Appoint Nancy Cook to the Farmington Area Commission on Aging**
 - N. Consideration to Appoint Richard Graham to the Grand River Corridor Improvement Authority**
 - O. Consideration to Accept Resignation of Melissa Andrade from the Downtown Development Authority**
- 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

A. Commissioner Bill Dwyer - Update

Commissioner Dwyer provided an update on the status of the economy in Oakland County. He also discussed measures the County is taking to address the road issue.

B. Special Event Request – Our Lady of Sorrows Memorial 5K

Present: Patrick Dugan, representing Our Lady of Sorrows and Dan Irvin, Chamber of Commerce, Executive Director

City Administration advised Our Lady of Sorrows has submitted a request to hold a Memorial 5k run on Saturday, May 30, 2015 starting at 9:00 a.m.

Motion to approve a special event request from Our Lady of Sorrows to hold a Memorial 5K run on Saturday, May 30, 2015 starting at 9:00 a.m.; a route that will include Raphael, Shiawassee, Farmington Road and 10 Mile Road.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Steve Schneemann, Mayor Pro Tem
SECONDER: Greg Cowley, Councilmember
AYES: Cowley, Galvin, McShane, Schneemann, Scott

C. Special Event Request - Farmington Brewing Company Pig & Brew

Present: Jason Hendricks and Gary Schlaff, owners of Farmington Brewing Company

City Administration advised the Farmington Brewing Company has submitted a request to hold its first annual Pig & Brew event on July 11, 2015.

Mr. Hendricks discussed details of the event.

Responding to a question from McShane, Mr. Hendricks stated they will turn away people if the event becomes too crowded.

Responding to a question from Scott, Mr. Hendricks stated the event will not generate much trash, noting they will be using recyclable plates.

Responding to a question from Cowley, Mr. Hendricks stated they expect to serve approximately 100-150 customers at the event. He stated a charity will not be involved, however, the profits will go to Barlow's Gourmet Sauces.

Motion to authorize a special event request from Farmington Brewing Company to hold a "Pig and Brew" event on Saturday, July 11, 2015, from noon until close of business (approximately midnight).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Steve Schneemann, Mayor Pro Tem
AYES:	Cowley, Galvin, McShane, Schneemann, Scott

D. Proclamation in Recognition of Farmington Masonic Lodge's 150Th Anniversary

City Administration read a proclamation in recognition of the 150th Anniversary of the Mason Lodge.

E. City Manager Search Update

Galvin reviewed the process for the recruitment of a new City Manager including a "Meet and Greet" with community stakeholders and the interview process. He announced the candidate finalists as follows:

Mike Rogers
Bryce Kelly
Michael Burns
David Murphy
David Mackie
Mark Kibby

Galvin indicated the candidate resumes will be available on the City's website.

Galvin discussed the interviewing process scheduled for Saturday, May 9th, beginning at 9:00 a.m. He stated a meeting may be scheduled for Monday, May 11th, for deliberations and appointment of a new City Manager.

Galvin discussed the benefits of being the City Manager of Farmington.

McShane pointed out there were 40 applicants for the City Manager position which demonstrated the desire to be part of this city. She stated change can be good and there is no expectation that the new City Manager will be like Pastue.

7. UNFINISHED BUSINESS

No unfinished business was heard.

8. NEW BUSINESS

A. Consideration to Approve Tax Sharing Agreement with Oakland County & End DDA Capture

City Administration recommended approval of two agreements with Oakland County regarding the tax increment finance capture for the Grand River Corridor Improvement Authority.

Responding to a question from Cowley, Pastue stated at the end of the 23 years the City can still continue Tax Increment Financing (TIF) without Oakland County participation. He stated any negotiations would need to recognize Oakland County may withdraw from participation.

Galvin pointed out the DDA Board discussed these agreements at a recent meeting and agreed they will benefit all of Farmington.

Responding to a question from Schneemann, Pastue stated each City, Farmington and Farmington Hills, spend their own TIF funds.

Responding to a further question from Schneeman, Pastue advised an account has already been set up for the CIA Funds and would be administered by the Treasurer's office.

Motion to approve Tax Sharing Agreement with Oakland County to allow tax increment capture of County taxes for the Grand River Corridor Improvement Authority, and also to approve the agreement to end DDA Tax Capture of County Taxes, and to authorize the Mayor and Clerk to sign both agreements on behalf of the City.

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

B. Capital Improvement Bond to Finance Sewer Improvement Projects

City Administration recommended City Council adopt a resolution which provides notice of intent to issue bonds for three sewer improvement projects.

Responding to a question from Schneemann, Pastue advised each project will be bid on separately.

Schneemann pointed out the \$50K bond estimated cost seems high. Pastue advised the fee is competitive.

Responding to a question from Cowley, Pastue advised a contingency amount would be included in each of the projects. He stated the first two projects, reconstruction of Twin Valley Sewage Lift Station and bank stabilization of the Sewer Interceptor Main, should be completed later this year and the sewer lining

project may continue into 2016.

Responding to a question from McShane, Superintendent Eudy stated residents and businesses affected by the projects will be notified of the project details and timelines.

Responding to an additional question from McShane, Eudy advised there are many contractors available that can provide sewer lining services.

McShane pointed out the importance of maintaining our infrastructure and protection of our environment.

Responding to a question from Scott, Pastue advised the project estimates recently obtained from the City's engineering firm, OHM, are conservative.

At the request of Galvin, Eudy discussed the reasons why these projects need to be done now.

Responding to a question from Galvin, Pastue stated the Twin Valley Sewage Life Station should be able to handle a significant amount of redevelopment. Pastue pointed out the City is already over capacity.

Motion to adopt a Notice of Intent and Reimbursement Resolution for the 2015 Capital Improvement Bonds to finance sewer improvement projects. [SEE RESOLUTION NO. 04-15-010}

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

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

C. Consideration to Accept North Parking Lot Study

City Administration requested City Council receive and file the North Parking Lot study.

Pastue stated the City should begin addressing the issue with time limited parking beginning June 1st. He stated the cost estimate for enforcement would be approximately \$20k which would be somewhat offset by fines. He stated this would give the City an opportunity to continue to evaluate, through the Parking Advisory Committee, a long term solution. He believes for the long term parking meters will be necessary.

Diane Cassidy, owner of Legato and representing business owners, stated she and the other business owners do not believe installation of parking meters is the best choice in addressing the north parking lot issue. She stated they believe enforcement is the key to addressing this situation. She suggested

allocated funds could be used to re-educate the public and business owners. She stressed the importance of designated employee parking. She would like a response from the City in the next couple of months. She pointed out enforcement can provide immediate relief.

At the request of Galvin, Cassidy discussed the content of the petition that was signed by the affected business owners.

Galvin asked Cassidy to describe content of petition from business owners.

Cassidy stated the content of the petition included: 1) no parking meters as a first option, however, most of the businesses are in favor of metered parking on Grand River, 2) formation of a parking commission, 3) Civic Theater places serious burden on parking, and 3) escalating parking fines.

Schneemann asked about signage that would inform the public what parking spaces are time limited.

Pastue responded the parking advisory committee would recommend designated timed parking and possibly associated signage.

Schneemann questioned whether the City would be installing signage that would have enhanced aesthetics that would work with the Downtown environment the DDA has tried to create. Pastue responded the signage would be consistent with the downtown aesthetics.

McShane thanked all of the people who have been involved with the committee. She stated it is imperative that the City find a parking lot for the 850+ employees in the downtown. She stated the City and the businesses could provide incentives to employees to park in designated lots. She noted business owners have expressed concerns regarding their employees walking to a parking lot further away after dark. She asked regarding the number of recommended committee members.

Pastue responded he believes seven is a good number.

McShane stated she would like to see a balanced membership including south side business owners. She stressed the importance of a comprehensive parking plan that includes the south side of Grand River. She pointed out that if meters are installed on the north side of Grand River the problem will be pushed to the south side.

McShane advised addressing the parking issue should also include improved lighting in the walkways and valet parking. She stressed the importance of making Farmington a walking community, ensuring the safety of both pedestrians and bicyclists. She stated there should be 1-2 business owners appointed to the committee.

Pastue stated the focus should be on the north lot as a starting point. He believes a comprehensive approach could be overwhelming. He pointed out

growth in the downtown will bring more parking challenges that the City previously thought it had solved.

McShane pointed out that both the Cities of Northville and Plymouth do not have metered parking.

Pastue confirmed that the Parking Advisory Committee would function the same as a parking authority.

Scott agreed with the concern over safety issues. He stated it appears that part of the problem is an educational issue with employees. He recognized that the business owners would prefer that the City act as the "bad guy" by forcing employees to park in designated areas through enforcement of timed parking. He sees enforcement of timed parking as revenue neutral, not a money grab by the City. He would like to see a parking authority for the entire city. He supports enforcement of timed parking.

Cowley stated the City is experiencing demand exceeding supply with regard to parking. He noted the City has made some small advances in addressing the parking issue, but not nearly enough. He discussed the employee parking issue and stated it is on the City to provide free parking to them.

Cowley pointed to the Walker Study conducted in 2008, where it was found the downtown has a total of 2600 parking spaces and 68% of them are privately owned. This leaves a total of 832 public parking spaces for guests. He noted there are 850 employees in the downtown businesses during the day shift. The onus is on Council to provide infrastructure support.

Cowley pointed out that both cities of Northville and Plymouth use TIF to support parking along with assessing impact fees to businesses. He state there are a couple of options to solve this problem. One is to float a bond to support a parking structure which is probably the best strategy given the infrastructure needs of the city. He recognized the city does not have \$7-8 million to fund a parking deck.

Cowley noted the main issue with Fresh Thyme Market, a business moving into the downtown center, was parking. He stated other businesses looked at Farmington but chose not to be here because of parking. He pointed out this problem will not be solved without the necessary funding. He expressed support for metered parking, noting it is inevitable. He stated he will be validating his employee/customer parking.

Responding to a question from Galvin regarding enforcement, Director Demers stated it will take a couple of weeks to train cadet staff on how to write a ticket. He advised a vehicle will need to be marked for parking enforcement and development of a staffing plan.

Galvin pointed out there is no motion in front of council to authorize parking meters. He stated what is in front of City Council is a consideration to accept this study. He advised there are a number of steps in the process of managing

change to parking. He expressed disappointment that a majority of business owners would not require their employees to park in out lots.

Galvin stated it is clear the city does not have a sufficient supply of parking. He recognized less than half of the downtown parking are public spaces. He stated there is a funding issue in the city's ability to obtain more spaces. He noted the city needs to manage its assets differently. He pointed out a tax increase was not part of the parking study. He discussed the revenues from the redevelopment of the Maxfield Training Center that can be used to pay for additional parking.

Motion to accept the final report on the North Parking Lot study.

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

D. Consideration to Establish Downtown Parking Advisory Committee

City Administration requested consideration to establish a Downtown Parking Advisory Committee.

Discussion followed regarding how disagreements between committee members will be mediated.

In terms of membership, Cowley stated the importance of appointing an odd number to the committee.

McShane would like to see a Planning Commission member and a resident appointed to the committee. She would support a 9-member committee.

Responding to a question from Scott, Pastue stated the boundary of committee responsibilities is the downtown. He pointed out the authority, composition and name of the committee could be changed in the future. He stated they are strictly an advisory committee to council.

Responding to an additional question from Scott, Pastue confirmed part of the responsibility of this committee would be to begin identifying locations for a parking structure.

Galvin suggested Council has not had the opportunity to study this issue sufficiently. He would like Council to consider delaying a vote until the May 4th Study Session.

Cowley expressed opposition to delaying approval of the resolution.

Pastue stated he is comfortable in delaying a decision until the May 4th meeting.

Motion to adopt a resolution to establish a Downtown Parking Advisory Committee. [SEE ATTACHED RESOLUTION].

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

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

**E. City Manager Transmittal of Proposed Fiscal Year 2015-16
Proposed Budget**

City Administration submitted a FY 2015-16 proposed budget to the City Council.

9. DEPARTMENT HEAD COMMENTS

Christiansen provided an update on the status of the sale of the Maxfield Training Center.

Discussion followed regarding maintenance of the Worldwide Center and site plan status for facade improvements.

Eudy advised Pipeline Management continues to work on the sewer lining project.

Responding to a question from Scott, Pastue stated the city has not developed the next phase of the sidewalk replacement program. Eudy stated his department will address individual requests for sidewalk repair.

Weber advised a copy of the budget will be emailed to each Councilmember. He discussed how the document has been linked for easier use. He noted his department during the recent property tax collection period achieved a 97.5% collection rate. He stated this is the highest rate in 11 years.

Demers discussed a recent acquisition of a traffic speed safety sign funded through a AAA Michigan grant. He reminded Council that the Public Safety awards banquet is scheduled for Thursday, April 23rd.

Halberstadt encouraged residents to get out and vote at the May 5th election. She also discussed upcoming events at the Mansion.

Pastue advised Melissa Andrade has been temporarily appointed to the City Manager's office. He recognized Cheryl Poole in his office who will be retiring after 10 years of service.

10. COUNCIL COMMENT

McShane suggested including an article in the City Newsletter regarding proposed changes to downtown parking.

Cowley discussed the reasons for his support of the proposed school bond on the May 5th ballot.

Galvin wished Cheryl Poole the best in her retirement. He stated Melissa Andrade has spent many years as a volunteer in the community and welcomed her to the City Manager's office. He noted hiring the next City Manager will be the most important decision he has made to date in his 3 1/2 years serving on City Council.

11. CLOSED SESSION - LAND ACQUISITION

1. Motion to enter closed session to discuss land acquisition

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

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

Council entered closed session at 10:10 p.m.

2. Motion to exit closed session.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steve Schneemann, Mayor Pro Tem
SECONDER:	Greg Cowley, Councilmember
AYES:	Cowley, Galvin, McShane, Schneemann, Scott

Council exited closed session at 10:35 p.m.

12. ADJOURNMENT

1. Motion to adjourn the meeting.

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

The meeting adjourned at 10:35 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: _____