



**Special City Council Meeting**  
**7:00 PM, MONDAY, AUGUST 24, 2015**  
**Conference Room**  
**Farmington City Hall**  
**23600 Liberty St**  
**Farmington, MI 48335**

**FINAL**

**SPECIAL MEETING MINUTES**

A special meeting of the Farmington City Council was held on August 24, 2015, in Farmington City Hall, 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**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
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  
 Attorney Douvre (left at 7:20 PM)  
 Superintendent Eudy (left at 8:10 PM)  
 City Clerk Halberstadt  
 City Manager Murphy  
 Attorney Saarela (left at 9:00 PM)

**2. APPROVAL AGENDA**

**Motion to approve the agenda as amended, moving Item 5A, Approval of Cable Franchise Agreement, under Unfinished Business as Item 4A and renumbering subsequent items accordingly.**

<b>RESULT:</b>	<b>APPROVED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	JoAnne McShane, Councilmember
<b>SECONDER:</b>	Greg Cowley, Councilmember
<b>AYES:</b>	Cowley, Galvin, McShane, Schneemann, Scott

**3. PUBLIC COMMENT**

No public comment was heard.

**4. UNFINISHED BUSINESS**

### A. Approval of Cable Franchise Agreement

Present: Gary Douve, City Attorney

Gary Douvre provided the background on the Franchise Agreement with Bright House Networks, LLC. He stated as a result of the Uniform Video Service Local Franchise Act, a franchising entity such as the city is not provided with the authority to deny or negotiate the provisions of the proposed franchise agreement.

Attorney Douve stated Council approval by adoption of the resolution provided is recommended for purposes of establishing the franchise fee of 5% of gross revenues and preserving the city's right to challenge or rely on another franchising entity's successful challenge of the Act or uniform franchise.

Discussion followed regarding the status of the city's cable channel and maintenance of cable infrastructure.

**Motion to adopt a resolution granting approval of a Uniform Video Service Local Franchise Agreement with Bright House Networks, LLC.** [SEE ATTACHED RESOLUTION NO. 08-15-027].

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

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Greg Cowley, Councilmember
<b>SECONDER:</b>	Jeff Scott, Councilmember
<b>AYES:</b>	Cowley, Galvin, McShane, Schneemann, Scott

### B. Second Reading and Approval of Ordinance #C-778-2015, Grand River Corridor Improvement Overlay District

Christiansen provided the background and review process for the proposed Grand River Corridor Overlay District ordinance. He discussed the changes that were made as a result of Council comments at the new first reading. Referring to Table 35-143, Building Requirements, he stated the standards under Item 6, Windows and Doors, and Item 7, Building and Roof Design, will also apply to Medium Density Residential (MDR). He further discussed changes made to Section 35-143, General Development Requirements, Item D, Rouge River Frontage.

Schneemann, referring to the Rouge River Frontage section, expressed concern regarding the provision, "applicants are encouraged to orient the buildings such that the river will effectively be the street frontage for the property." He asked if this is effectively flipping the building 180 degrees. He further pointed out the use of the word "street" in that provision is confusing.

Schneemann agreed with the importance of encouraging building orientation to the river, but also expressed the importance of Grand River, noting both should be emphasized.

Scott expressed support for mandating orientation of buildings to the river front.

Discussion followed regarding front yard versus rear yard frontage and the standards required for each.

Christiansen pointed out the Planning Commission has a lot of flexibility in applying the Rouge River Frontage provision.

Schneemann recommended changing the language to encourage orientation towards the river.

Christiansen pointed out that the ordinance is not mandating orientation to the river, but is encouraging it. He stated if there is some concern, additional language could be added that states Grand River is still the street front for the property.

Galvin stated he does not want to see dumpsters, storage, etc. on the Grand River side if the building is oriented to the river.

McShane expressed concern that the language is too specific regarding river frontage. She noted parking is not attractive on the street.

Cowley questioned whether this provision will be confusing for the Planning Commission to administer.

Saarela stated Attorney Schultz wrote the paragraph with the intent of providing flexibility.

Galvin recommended striking the word "street" from the provision.

Discussion continued regarding the impact of orientation to the river relative to parking and what is a consistent design along Grand River.

Christiansen recommended adding language at the end of the paragraph under Section 35-143-B6(D) "for a consistent design in accordance with the planned redevelopment identified in the Grand River Corridor Vision Plan."

Saarela recommended also adding language that the Zoning Map be amended to include the overlay areas shown on the map dated January 2014 from the LSL Planning for the Grand River Corridor Improvement Authority.

Scott pointed out the provision in Section 35-142-B7 for Flat Roof Design be also included under MDR.

**Motion to adopt Ordinance C-778-2015, Grand River Corridor Improvement Overlay District, as amended: Under Section 35-143-B6(D), Rouge River Frontage, strike "street" in second sentence; add the following sentence at end of the paragraph "In accordance with the Planned Redevelopment identified in the Grand River Corridor Vision Plan; that the Zoning Map be amended to include the overlay district area and mixed uses shown on the map dated January 2014 from LSL Planning for the Grand River Corridor Improvement Authority; and under Section 35-142-B7, provision for Flat Roof Design included under MDR as well. [SEE ATTACHED ORDINANCE NO. C-778-2015].**

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

**C. Consideration to Accept Bids for 2015 Power Road Bridge Scour and Streambank Stabilization**

Present: Matt Parks, Orchard, Hiltz & McCliment

City Administration advised three proposals were received for the Power Road Bridge Scour and Streambank Stabilization. The City's consulting engineers, OHM, recommended awarding the work to the low bidder, Anglin Civil, LLC.

Parks discussed the bids received and stated the proposal from Anglin was determined to be appropriate and fair.

McShane questioned why Anglin's bid was so much lower than the other two. Parks stated their engineering consultant estimated the job at \$20k higher than their proposal, so they were in the ball park.

**Motion to accept bids for the 2015 Power Road Bridge Scour and Streambank Stabilization, and award the bid to Anglin Civil, LLC in the amount of \$217,033.75, subject to obtaining the necessary easements.**

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

**D. Amended Resolution Regarding Additional Service Credits**

City Administration advised on August 3rd, Council approved a resolution authorizing the continuation of the Administrative Reorganization Plan. The time period listed in the resolution was September 1, 2015 through November 1, 2015. In order to provide the proper lead time for implementation, City Administration is requesting that the time period be amended to October 15, 2015 through December 15, 2015.

**Motion to adopt a resolution amending Resolution 08-15-023 regarding additional service credits for eligible clerical/administrative personnel.** [SEE ATTACHED RESOLUTION].

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

**5. NEW BUSINESS**

### **A. Consideration to Approve Estimate for Council Chamber Podium and Door Veneers**

City Administration advised that as part of the Council Chambers renovations, the committee overseeing the project is requesting approval to purchase a custom podium and lamination of 4 chamber doors.

Discussion followed regarding how these items would be funded. Murphy advised the funds would come out of the General Fund, but are covered by Public, Education, & Government (PEG) cable access dollars.

Council concurred to delay taking action on this item given the expense was not budgeted and would result in deficit spending.

### **B. Review of Buxton Company Proposal**

City Administration advised the retail/marketing analysis firm, The Buxton Company, provided City Council a presentation at the August 17, 2015 special meeting regarding a proposed marketing plan. Christiansen briefly reviewed the proposal from Buxton. He indicated the annual cost would be \$50K per year.

Council discussed the proposal and determined the timing for this type of project is not right for the city.

### **C. Consideration to Accept Downtown Area Plan**

City Administration advised a draft of the Downtown Area Plan was presented to the Planning Commission at their June 8, 2015 meeting. The Commission adopted this plan at their July 13, 2015 meeting and forwarded it to City Council for review and consideration.

Christiansen briefly reviewed the draft Downtown Area Plan. He pointed out Options 5 & 6 were added to the Plan, which provide alternatives for connectivity to the downtown.

Responding to a question from McShane, Christiansen stated according to the *conceptual* plan a comprehensive playground would replace the current playscape. He noted the tennis courts would be replaced with a disk golf course.

McShane questioned whether the plan is duplicating any of the recreational structures currently in place in Farmington Hills such as their splash pad.

Christiansen responded there are no plans for a splash pad in the park.

Responding to a question from McShane, Christiansen stated an adopted Downtown Area Plan would be reflected in an updated Parks and Recreation Plan.

McShane expressed concern that there has been no public input into the Downtown Area Plan.

Schneemann pointed out Development Area E of the Plan is in direct conflict with the CIA ordinance just adopted as it relates to parking.

Christiansen recommended inserting "and/or the river front" to the Development Area E language to accommodate Rouge River frontage.

Galvin advised this is a conceptual plan that continues to evolve. He noted developers

will provide input into shaping downtown development.

**6. OTHER BUSINESS**

**1. Economic & Community Development Projects Status Update**

Christiansen provided an update on the redevelopment of the K-Mart Property; Orchards Phase II; Fresh Thyme Project; Dunkin Donuts; Nine Mile gas station; sign for the Groves Center; and the Maxfield Training Center (RFP).

**7. COUNCIL COMMENT**

Scott noted that after the August 17th Council meeting where DTE gave a presentation on how they are addressing power outages, he lost power for three hours the following Wednesday.

Responding to a question from Schneemann, Christiansen stated the plans for the Orchards Phase II development is preliminary.

Schneemann noted that in a recent conversation with Matt Parks of OHM he indicated with the scoping project being done on Grand River MDOT is open to a reconstruct if Farmington and Farmington Hills are on the same page.

Christiansen confirmed there is a commitment by MDOT to move towards an entire upgrade of Grand River.

**8. ADJOURNMENT**

**a. Motion To Adjourn**

The meeting adjourned at 9:25 PM.

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

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William E. Galvin, Mayor

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Susan K. Halberstadt, City Clerk

Approval Date: \_\_\_\_\_