

FARMINGTON CITY COUNCIL
SPECIAL MEETING

A special meeting of the Farmington City Council was held on Monday, February 7, 2005, 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 6:01 p.m. by Mayor Campbell.

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

COUNCIL MEMBERS ABSENT: None.

CITY ADMINISTRATION: Clerk/Treasurer Cantrell, City Manager Pastue
Assistant City Manager Richards, Attorney
Schultz (arrived 6:05 p.m. and left 6:39 p.m.)

REVIEW OF COURTHOUSE PROPOSALS

Councilmember Bush disclosed her involvement with two of the redevelopment proposals: Triangle Development and the Evangelical Homes of Michigan. She stated that based on advice from City Attorney Schultz she would participate in discussion regarding the proposals, but would abstain from voting.

Responding to a question, Bush stated that she became aware of the proposal from Evangelical Homes of Michigan after it was submitted by Mr. Cornwell from her office. She confirmed that she was not involved with Triangle Development before submission of their proposal. She stated that she had nothing to disclose until a proposal was submitted.

Mayor Campbell asked for an opinion from Attorney Schultz regarding Councilmember Bush's involvement with two of the proposals. Attorney Schultz stated that he had informed Councilmember Bush that as a buyer's agent she cannot be part of the decision making process. He stated that at the point at which information concerning the proposals turns to discussion she would need to recuse herself.

Mayor Campbell invited City Manager Pastue to review the courthouse redevelopment proposals.

Pastue indicated that he would meet with Triangle Development regarding their two proposals: a 19 single-family residential subdivision and a 26-condominium unit complex. He noted that all the proposals with the exception of one would require rezoning to R-3/Planned Unit Development (PUD). He discussed the taxable value impact of the proposals.

Councilmember Knol requested a rendering of the single-family home proposals.

SPECIAL MEETING -2-
February 7, 2005

McShane asked about the taxable value on proposals where none was indicated.

Pastue briefly reviewed the five proposals including the purchase prices and impact of taxable values.

Councilmember Mitchell inquired about the inclusion of an agreement provision that would require a performance bond or something similar that would provide additional revenue should the properties fall short of the projected taxable value.

Attorney Schultz stated that such a provision could be included and that the PUD process is the mechanism for negotiating an agreement.

Mayor Campbell agreed that the taxable value of a property is important but stressed that it is also important that a plan fits well with the community.

Responding to a question, Pastue stated that the purchase price is non-negotiable.

Discussion continued regarding the redevelopment proposals. Pastue stated that more detail concerning the proposals would be forthcoming once he had met with all the developers.

McShane stated that it is important to take a look at the density of the projects. Knol stated that it is important for a proposal to be in line with the demographics of Farmington.

Knol requested that information from the meetings with the developers be forwarded to Council as it becomes available.

DOWNTOWN PLAN REVIEW

Mayor Campbell delayed discussion until a future date.

DISCUSSION WITH COMMISSION ON AGING

Present: Fran Bracciale, Chair Lew Cantor, Maggie Loidas, John Rolph,.

Mayor Campbell welcomed the Commission members to the meeting.

Cantor provided an overview and background on the Commission on Aging. He stated that the Commission's purpose is to promote the wellbeing of senior adults. He cited the increased growth rate of seniors in the community over a ten-year period. He stated that the Farmington/Farmington Hills community is number one in growth in the age 85 and over population.

Cantor stated an additional purpose of the Commission is to provide the communication line between adults age 50 and over and the adult division. He discussed some of the programs provided by the Commission including seminars on fraud and identity theft; advocacy committees for consumer protection, outreach and senior telephone directory/resource guide; events including the annual volunteer

SPECIAL MEETING -3-
February 7, 2005

recognition awards and the Project Healthy Living Health Fair; and finally information outlets that include cable access and print media.

Discussion followed regarding the update of the telephone directory/resource guide.

Cantor stated that two new programs the Commission is implementing are "business mentors" and "the job seeker network." He stated that he is looking for volunteers to participate in the "business mentor" program. He further stated that the Commission is looking to partner with other Commissions such as the Commission on Children, Youth and Families.

Cantor spoke about the "File of Life" distributed in conjunction with the "Comfort Keepers", a packet that contains critical individual emergency and medical information that can be hung magnetically.

Bush asked if the Commission on Aging volunteers their services to inform groups on programs that are available. Cantor responded that an organized effort has not yet been made.

Discussion followed regarding partnering with the Civic Theatre Committee.

Cantor stated that the Commission on Aging is like a "paper tiger" without the support and backing of the Senior Adult Division.

Responding to a question, Cantor stated that the Commission could use Council's assistance in publicizing their programs.

Mitchell noted that the cable programs for Commission on Aging could also be scheduled on Farmington's channel. Discussion followed regarding the cost of running the programs.

Council praised the Commission for their effort and contribution.

DISCUSSION WITH TRAFFIC & SAFETY BOARD

Present: Kenneth Chiara, Norbert Leppanen, Vice-Chair Demetra Mehas, Public Safety Director Charles Nebus, Chair Jeffrey Rehbine, Duane Reynolds.

Mayor Campbell invited Chair Rehbine to address the activities of the Traffic and Safety Board.

Rehbine briefly reviewed some of the issues discussed at the 2004 Board meetings. He stated that one of the issues was the liability for the crosswalk at Starbucks and that City Manager Pastue had indicated that the City had been in contact with the Michigan Department of Transportation (MDOT), but had not received a response. He noted that the City is waiting for a provisional permit and that the City will indemnify the State. He stated that there had been considerable dialogue between the Board and City Manager Pastue and that Pastue has done an excellent job in keeping the Board up-to-date on the Main Street project.

SPECIAL MEETING -4-
February 7, 2005

Rehbine addressed the parking situation in the Downtown that was discussed at their June meeting. He stated that at that meeting the Board requested the organization of a forum between the four business owners who own the parking lot on the north side of Grand River in order to present a proposal to combine and unify the north lots. He indicated that the owners lacked motivation to address this issue.

Rehbine stated that at the August meeting the Board recommended to the Pavilion Committee that the width of the proposed street behind the pavilion be 64' from curb to curb to allow for two 12' travel lanes and two 20' parking lanes.

Rehbine discussed specifics regarding the new downtown parking lot, noting that the Board would need to decide on one-way or two-way traffic along the new city streets and the type of parking required. He stated that in 2005 the Board would continue to review plans for Grand River and the Main Street program.

Rehbine invited the Board members to express their comments and concerns.

Rehbine noted that Boardmember Chiara had suggested that the City keep metered parking in mind as plans for the Downtown continue to progress. He noted that Boardmember DeCorte, in addressing plans for Grand River, recommended that the City have the foresight on what drivers will do if the westbound Grand River left turn light to Farmington Road is eliminated. He stated that DeCorte advised that the City must make it easy for drivers to do what they want to do otherwise they will pragmatically do what works best for them which might translate into using residential streets as cut-throughs. He stated that DeCorte suggested that the City keep in mind that the traffic counts presented at the January meeting represented only one day. Finally, he noted DeCorte's suggestion of adding parking to Grove Street.

Rehbine provided Council with a summary of his suggestions regarding plans for Grand River. He suggested eliminating parking along Grand River, except for a loading zone due to the following:

- there are very few parking spaces available along the strip and they impede the flow of traffic;
- parking spaces use up space needed for both sidewalk enhancement and traffic flow;
- retain two westbound Grand River lanes if possible, west of the Warner Street intersection merge one lane over into a two opposing lane structure, with a center turn lane;
- use the extra space in DDA zone to widen the sidewalks for pedestrian safety and appeal; and
- turn the southbound lane on Farmington Road south of Grand River into onstreet parking.

He further suggested changing the ethos of the residential strip along Grand River between Shiawassee Road intersection to Warner intersection from highway environment to an historic main street appearance by doing the following:

SPECIAL MEETING -5-
February 7, 2005

- create a feasibility study for changing four-lane structure to two lanes with a center left turn lane for residents turning into adjoining streets and driveways and adding islands where possible;
- reduce speed limit along the strip by five or ten miles per hour to increase safety for vehicles entering and exiting, promoting a quieter, calmer atmosphere and drawing the drivers' attention toward a downtown destination;
- retain a temporary loading zone lane in front of the Warner Museum for special events and weddings;
- install a significant gateway marker somewhere west of Shiawassee Road or on an appropriate island along the residential strip; and
- remove highway lamps along the residential strip and replace them with historic looking street level lamps.

Responding to a question, Rehbine stated that these are his suggestions and not necessarily the view of the Board. He further responded that they had not been presented to the Master Plan Committee.

Boardmember Mehas spoke as a representative of the senior adult community and passed on the following comments she had received:

“Good press regarding the Main Street Plan; expressed disappointment that the publicity may have went out too early”; improvements should begin with the north parking area; contact should be made with the owners of that lot.”

Chiara expressed his disappointment with the City Council. He stated that more than a year ago the Board, as a result of a request from Council, provided a recommendation to address the parking issue on the north side of Grand River. He further stated that since there was no response to the recommendation from the four owners of the parking lot, the Board asked Council to take action and nothing was done.

Mitchell responded that Council had worked with the City Manager to make every effort to meet with the property owners, but to no avail.

Discussion followed regarding attempts to resolve the parking lot issue.

Mayor Campbell stated that the property owners were totally opposed to any type of compromise.

Pastue stated that the property owners do not feel they have a problem with their parking lot, however, the City will continue to pursue a resolution. He noted that the Board's recommendation was a good one.

Discussion continued regarding the parking issue.

Knol agreed that something needs to be done and suggested a meeting with the DDA to discuss the possibility of the DDA someday owning that lot.

SPECIAL MEETING -6-
February 7, 2005

Pastue stated that there are other approaches that need to be tried.

Rebhine encouraged Council to continue to communicate the vision of that parking lot to DDA and others.

McShane noted a meeting where suggestions for short term solutions were proposed including: signage, incentives from the DDA to the business owners to have employees park in a different area and timed parking. She stated that major changes could take years.

Bush suggested addressing employee parking on the north side of Grand River with a traffic control ordinance.

Discussion followed regarding the issue of employee parking.

Mayor Campbell stated that the Council sets the priorities for the City Manager and not all projects can be done at the same time.

Pastue noted that there are some issues with the Downtown Plan that he will discuss with Council at the next meeting.

ADJOURNMENT

The meeting adjourned at 7:59 p.m.

Arnold T. Campbell, Mayor

Patsy K. Cantrell, City Clerk/Treasurer

Susan K. Halberstadt, Recording Secretary

APPROVED: FEBRUARY 21, 2005

SPECIAL MEETING -7-
February 7, 2005