



Regular City Council Meeting
 7:00 p.m., Monday, April 5, 2021
 Virtual Meeting via Zoom

FINAL

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on April 5, 2021, as a Virtual Meeting via Zoom, an electronic meeting platform. Notice of the meeting was posted in compliance with Public Act 267-1976 and electronically as authorized under the Open Meetings Act, MCL 15.261, et seq., as amended by HB 1108, in order to mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable Michiganders by limiting in-person contact and the number of people interacting at public gatherings.

The meeting was called to order at 7:00 pm by Mayor Bowman.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Sara Bowman	Mayor	Present	
Dave DeLind	Councilmember	Present	
Joe LaRussa	Mayor Pro Tem	Present	
Steve Schneemann	Councilmember	Present	
Maria Taylor	Councilmember	Present	

City Administration Present

Director Christiansen
 Superintendent Eudy
 DDA Director Knight
 City Clerk Mullison
 City Manager Murphy
 City Attorney Saarela

2. APPROVAL OF ITEMS ON CONSENT AGENDA

A. Informational: City of Farmington 2020 Small eCities Program Recognition

Move to approve the consent agenda as presented.**

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	DeLind, Councilmember
SECONDER:	Taylor, Councilmember
AYES:	Schneemann, Taylor, Bowman, DeLind, LaRussa

3. APPROVAL OF AGENDA

Move to approve the regular meeting agenda as presented.**

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	LaRussa, Mayor Pro Tem
SECONDER:	DeLind, Councilmember
AYES:	Taylor, Bowman, DeLind, LaRussa, Schneemann

4. PUBLIC COMMENT

Brian Golden, 33230 South Manor Drive, promoted the Farmington Magical History Walking/Bicycle Tour.

5. PRESENTATIONS AND PUBLIC HEARINGS

A. Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities (RRC) certification presentation

Elizabeth King, Senior Redevelopment Ready Communities Planner for Region 10 at the MEDC, presented Farmington's Redevelopment Ready Communities (RRC) certification.

B. Public Hearing: Downtown Development and Tax Increment Financing Plan Amendment

DDA Director Knight introduced an amendment to the DDA plan to provide optional incentive tools for individual development projects.

Move to enter a Public Hearing for the purpose of considering an amendment to the amended and restated Development Plan and Tax Increment Financing Plan for the City of Farmington Downtown Development Authority, and to consider the second reading of an ordinance approving the Plan Amendment.**

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	LaRussa, Mayor Pro Tem
SECONDER:	Taylor, Councilmember
AYES:	Bowman, DeLind, LaRussa, Schneemann, Taylor

Public hearing was opened at 7:12 pm. No public comment was heard.

Public hearing was closed at 7:13 pm.

6. NEW BUSINESS

A. Consideration to approve DDA Amended and Restated Development and Tax Increment Financing Plan "Amended Plan"

DDA Director Knight requested that Council approve an updated DDA Development Plan using Review Standards that allow for eight separate considerations.

In response to a question from Taylor, Knight said that the Development Area Citizens Council was not necessary at this time because it had been determined that there were less than the threshold of 100 residents in the designated area. The DDA has taken the first initial steps toward creation of a Citizens Council so that they are ready once 100 downtown dwellers is reached

LaRussa asked about a discrepancy in the timeframe of the plan and the ordinance. After consideration and with the assistance of the City Attorney, Knight will adjust the current document to make it clearer. The adjustment was discussed and City Attorney Saarela said that the language in the DDA plan would need to be changed. She advised that the plan could be approved subject to making the changes, as could the ordinance.

Taylor followed up with a question pertaining to Farmington Place and Knight indicated that the apartment building was not within the official boundaries of the DDA. She said that amending the boundaries of the DDA District would incur more problems than solutions, and that changing the boundaries of the DDA was not proposed.

Move to approve the Amended and Restated Development and Tax Increment Financing Plan dated October 1, 2020 based on the following considerations:

1. **The Amended Plan constitutes a public purpose.**
2. **The Amended Plan meets the standards set forth in sections 219 and 217(2) of Public Act 57 of 2018.**
3. **The proposed method of financing the development is feasible and the DDA has the ability to arrange the financing.**
4. **The development is reasonable and necessary to carry out the purposes of the Act.**
5. **The land included within the development area is reasonably necessary to carry out the purposes of the plan and of the Act in an efficient and economically satisfactory manner.**
6. **The development plan is in reasonable accord with the City's master plan.**
7. **Public services are or will be adequate to service the project area.**
8. **Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the City**

This approval is subject to amendment on page 16 of the Plan to reflect the accurate timeframe for the duration of the Plan, not to exceed beyond December 31, 2039.**

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	LaRussa, Mayor Pro Tem
SECONDER:	DeLind, Councilmember
AYES:	LaRussa, Schneemann, Taylor, Bowman, DeLind

B. Consideration to approve the ordinance amending Chapter 11 of the City Code to provide for the approval and adoption of the Amended and Restated Development and Tax Increment Financing Plan

Knight requested a second reading and adoption of the ordinance amending Chapter 11 of the City Code providing for the approval and adoption of the Amended and Restated Development and Tax Increment Financing Plan dated October, 2020.

Move to approve the ordinance amending Chapter 11 of the City Code to provide for the approval and adoption of the Amended and Restated Development and Tax Increment Financing Plan dated October 1, 2020 for the reasons that Council has determined that the plan amendment constitutes a public purpose and meets the requirements of Public Act 57 of 2018, subject to updating the sunset date to December 31, 2039.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	DeLind, Councilmember
SECONDER:	LaRussa, Mayor Pro Tem
AYES:	Schneemann, Taylor, Bowman, DeLind, LaRussa

C. Special Event Approval: Library Family Fun in Riley Park and Family Story Time

Maria Showich-Gallup, Librarian with the Farmington Community Library, outlined a Special Event Request for a return of two summer programs.

In response to a question from LaRussa, Showich-Gallup confirmed that all health and safety guidelines would be followed.

Move to approve Farmington Community Library Special Event Application for Pavilion Story Time: on June 17, 24; and July 1, 8, 15, 22 & 29 from 11 a.m. until noon; and Family Fun in Riley Park on June 23, July 7, 21, August 4 and 18, 2021 with set-up time starting at 6 p.m. and the actual concert from 7 until 8 p.m., providing that all pandemic-related guidelines are followed.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	LaRussa, Mayor Pro Tem
SECONDER:	Taylor, Councilmember
AYES:	Taylor, Bowman, DeLind, LaRussa, Schneemann

D. Consideration to approve resolution extending outdoor seating expansion

Director Christiansen requested that Council extend a resolution adopted in June, 2020 that is set to expire on April 14, 2021. The extension would be active through October 31, 2021 and would continue to allow relaxation of certain requirements for reopening retail and restaurant/bar businesses in light of the COVID-19 Pandemic.

Bowman thanked both Christiansen and Knight for their continued diligence in ensuring that Farmington's businesses are benefitting from all the efforts that the City can provide for their continued success. She noted that the relaxation has worked very well.

Move to adopt a Resolution extending Resolution 06-20-016 regarding relaxation of certain requirements for reopening retail and restaurant/bar businesses in light of COVID-19 Pandemic from April 14, 2021 through October 31, 2021.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Taylor, Councilmember
SECONDER:	DeLind, Councilmember
AYES:	Bowman, DeLind, LaRussa, Schneemann, Taylor

E. Consideration to approve awarding the contract for the Sundquist Pavilion heating improvements to Mechanical 1

Superintendent Eudy explained that proposals were accepted on improvements to the heating that exists at Sundquist Pavilion located in Riley Park. The DDA has received a winter weatherization grant to conduct improvements within the DDA, and due to the increased usage of the Sundquist Pavilion and record attendance at the Farmers Market and the Ice Rink, the DDA decided to apply the grant toward Sundquist Pavilion improvements. The existing nine ceramic heaters would be removed from service and possibly redeployed at the Public Works garage or auctioned. Each vendor recommended to expand the placement of the wind screens at the pavilion to realize the improved heating. Replacing the nine ceramic heaters with only three radiant heaters will reduce the number of service calls to repair the heaters and will increase the total BTU output from 450,000 to 525,000.

Schneemann asked whether the heaters are gas, and if the reduced number of heaters would represent a savings in cost to run. Eudy replied that the cost of operation would be slightly greater because the BTU output was more. He mentioned that the heaters would not be routed over the rest rooms or storage room.

Bowman commended the effort in upgrading the Pavilion environment to improve the enjoyment for Farmington's guests.

Move to award the contract for the Sundquist Pavilion Heating Improvements to Mechanical 1 in the amount of \$13,465.00 and authorize the City Manager to execute the contract.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Taylor, Councilmember
SECONDER:	LaRussa, Mayor Pro Tem
AYES:	DeLind, LaRussa, Schneemann, Taylor, Bowman

F. Consideration to approve awarding the 9 Mile Water Booster Station Pipe Rehabilitation to CSM Mechanical and allow Oakland County Water Resource Commission (OCWRC) to execute the contract documents

Eudy indicated that OCWRC recommends awarding the 9 Mile Booster Station Pipe Rehabilitation project to CSM Mechanical. OCWRC is permitting the City of Farmington to use their contract with Dixon Engineering to develop the scope of rehabilitation at the 9 Mile Booster Station and conducted the bid letting. Dixon Engineering will be responsible for conducting inspection of the improvements at the 9 Mile Booster Station and report to both OCWRC and the City of Farmington. The City of Farmington will be invoiced from OCWRC for the improvements.

Move to approve the award of the 9 Mile Water Booster Station Pipe Rehabilitation to CSM Mechanical and allow Oakland County Water Resource Commission (OCWRC) to execute the contract documents.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	LaRussa, Mayor Pro Tem
SECONDER:	Taylor, Councilmember
AYES:	LaRussa, Schneemann, Taylor, Bowman, DeLind

G. Consideration to approve extending the 2018 Concrete Road Patching Program with Hartwell Cement Company to include a section of Farmington Road and Smithfield Street

Eudy said that Hartwell has provided excellent service to the City of Farmington since 2018 and have been asked to quote work on the on-street parking of Farmington Road between Oakland Street & Shiawassee Road and a continuation of concrete patching on Smithfield Street between Briar Ridge and Smithfield Court. There is funding available for the work to be completed before June 30, 2021, and Hartwell has availability to complete both sections of roadway while holding last year's unit pricing.

Schneemann asked about work on Farmington Road and indicated his support for the inclusion of the parking areas. He noted that the crosswalk at Oakland is in bad shape on the east side, and Eudy said that he would take a look at it and see if it could be included.

Bowman thanked Eudy for utilizing the resources the City already has in action by spreading Hartwell's work around.

Move to extend the 2018 Concrete Road Patching Program with Hartwell Cement Company to include a section of Farmington Road and Smithfield Street.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	LaRussa, Mayor Pro Tem
SECONDER:	Taylor, Councilmember
AYES:	Schneemann, Taylor, Bowman, DeLind, LaRussa

H. Consideration to approve authorizing the purchase of replacement Water and Sewer Utility Van from Versalift Midwest

Eudy requested authorization for the purchase of a new water and sewer utility van from the MIDEAL State Contract. This van will be replacing the current 16-year-old van that is a vital piece of equipment that houses the necessary tools and equipment for daily and after hour water distribution and sewer collection system maintenance and repairs. Current build time estimates for a vehicle of this type is 9-12 months.

LaRussa thanked Eudy and Assistant Superintendent Leach for doing the homework. He asked what features were taken out to slim down the purchase that might be helpful to have, as he felt the DPW team should have the best available to help them do their jobs. Leach stated that the requested vehicle would fit their present and future needs.

Schneemann commented that he was supportive of the purchase. One of the reasons that it's important that Farmington's DPW is equipped with the right tools is because the community does have older infrastructure that keeps the crews very busy. This vehicle becomes a de facto home on the road, and will aid their efforts. He stressed keeping the best interest of the DPW staff in mind.

Move to authorize the purchase of a 2021 Freightliner Utility Van in the amount of \$157,459.00 from Versalift Midwest located in Shelby Township, MI.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	DeLind, Councilmember
SECONDER:	Taylor, Councilmember
AYES:	Taylor, Bowman, DeLind, LaRussa, Schneemann

7. PUBLIC COMMENT

No public comment was heard.

8. COUNCIL COMMENT

LaRussa reminded the public about a coming Warner Mansion fundraising event through Joe's Produce. He also commented on another great agenda filled with things the public expected from Council, and they are being done. He commended the administration for all their effort getting all these great things to Council.

Taylor asked City Manager Murphy when the Oakland Street reconstruction project will be started, as she has been getting questions from residents. He said that work would begin before the end of June, 2021.

Bowman was very excited that in April there are some fun City events coming up, such as Ladies Night Out on April 22nd. She went on to assure the public that the City will continue to closely monitor the CDC and State requirements. The City has had to make some hard decisions over the past year and say no to things for the health and well-being of Farmington

residents and guests. With spring coming, she was very optimistic about the rollout of the vaccine and she thanked the public for being patient. She saw a finish line to this marathon, but asked residents to hang in there.

9. ADJOURNMENT

Move to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Taylor, Councilmember
SECONDER:	Schneemann, Councilmember

The meeting adjourned at 8:06 p.m.

Sara Bowman, Mayor

Mary Mullison, City Clerk

Approval Date: April 19, 2021

******To view approved documents, please see the Agenda Packet link that is relevant to this meeting at <http://farmgov.com/City-Services/Government/Agendas-and-Minutes/City-Council.aspx> or contact the City Clerk.