



Special Council Meeting
7:00 p.m., Wednesday, September 2, 2020
Virtual Meeting via Zoom

FINAL

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on September 2, 2020, 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 by Executive Order 2020-129 signed by Governor Whitmer on June 18, 2020, 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 7:03 p.m. by Mayor Sara Bowman.

1. ROLL CALL

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

City Administration Present

Director Christiansen
City Clerk Mullison
City Manager Murphy
City Attorney Schultz

2. APPROVAL OF AGENDA

Move to approve the agenda with the removal of Item 8 – Closed Session to Discuss Confidential Correspondence from the City Attorney.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	DeLind, Councilmember
SECONDER:	LaRussa, Mayor Pro Tem

3. COMMUNITY IMAGE BUILDERS TO PRESENT FINAL DRAFT OF RFQ FOR MAXFIELD TRAINING CENTER (MTC)

Carmine Avantini of Community Image Builders (CIB) and Eric Helzer presented a proposed Request for Qualifications for the Maxfield Training Center property that they have been developing with City Administration since hired on March 16, 2020. He explained that they had tried to keep the RFQ as brief as possible to have it actually looked at by developers because if the document was too lengthy they might lose interest. Helzer reported on the process for meeting the city's goals and find a way to select the most qualified developer for the property. He then walked Council through the draft RFQ and explained why some items were included and why some were not. After the RFQ process, Council can ask for more information and do a second submittal process, hold community neighborhood meetings, and set clear expectations.

Council questioned Avantini and Helzer on design build, a proposed link between parks, what items to possibly leave for negotiation, possible public/private partnerships, parking concerns, and adjustments in the wording of the RFQ. Avantini cautioned that an RFQ should leave room for both the developer and the community to collaborate, and Helzer said that he will work with staff to modify the suggested timeline to include the opportunity for Council to identify developers from a short list.

Participants discussed scheduling, possible deadlines, and the purchase and development process. Specifics such as requesting clarity about the ends of the proposed promenade and a request for the equivalency between owner occupied and multi-family use proposals were also discussed. Helzer agreed to do an analysis that backs into a worst-case scenario that restricts the amount of acreage available to use in the development. He also agreed that the creativity piece needed to be elaborated upon.

City owned properties on Grand River were discussed for use as public access to the development, and the number of proposed units was debated. Avantini stated that capping the number of units at this stage might limit a developer's interest, as they must still be able to develop the property for a profit.

Bowman cited the huge risk that the purchase engendered for the City and said a balance needed to be found between what the City hopes for the property and the opportunity for profit for a developer. She commended CIB for their work and stated that she was pleased with links to all Master Plans and overviews already developed by the City. Bowman reminded Council that if this RFQ is not put out soon, Council will not have anyone to have detailed discussions with. She noted that the City is on a tight financial clock.

Council requested that CIB bring back a revised RFQ for consideration at the next Council meeting.

Bowman called a brief recess from 8:20 pm until 8:25 pm.

4. DISCUSSION ON FOUNDERS FESTIVAL

Mayor Bowman led a discussion exploring different ways to organize the Founders Festival for next year and years forward. Murphy updated Council on possible organizational and

operational methods, listing four ways it could be run: City owned and operated, City authorized but hiring an event planner, City authorized with event planner in charge of getting financing, or non-profit owned and run.

Bowman followed up with a report on her efforts in gathering a group of interested citizens who were available to take on aspects of the Festival. She started reaching out to administration in both Farmington and Farmington Hills and put that together with her institutional knowledge, narrowing down key aspects. She spoke to several people to spearhead certain parts of the Festival: Roger Avie will come back and assist with the parade aspect; Dan and Colleen Irvin will organize and operate the beer tent; vendors and crafters might be recruited through Walt Gajewski and the Farmers Market; the American Legion might take the Ox Roast; Farmington Hills will provide support via Dave Boyer and Ken Massey; Duane Hayes from KickstART would be a liaison with businesses; Andrew Buck from the Jaycees also offered help. Bowman said that the Festival would be on a much smaller scale for 2021 and will be a Downtown event. Julie Law from 360 event planners gave Bowman advice from her perspective as the event planner for the last several years.

Bowman recommended to go with a hybrid city sponsored event for 2021 using an event planner. She suggested using Julie Law, 360 Productions, to operate the Festival in the downtown. Volunteers will be key downtown residents who are willing to step up and provide their expertise in organizing volunteers.

LaRussa presented data gathered by a survey he put out independently. It concluded that Council is the best source of leadership this event will need.

Schneemann thanked Bowman for the huge amount of work put in and supports Bowman's suggestions. DeLind echoed Schneemann and asked about outlay of monies. Bowman replied that she would like to relinquish the financial risk and give it to a production company. She suggested Council could tailor how the event would be produced.

LaRussa wondered why the City had not put bids out there for a production company and Bowman replied that for 2021 time was running out. LaRussa indicated that might be a concern to the public for single sourcing production companies.

Further discussion on retaining a single production company followed.

Move to pursue a one-year contract with 360 Productions to organize, on behalf of the City of Farmington, the Founders Festival for the 2021 year.

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

5. OTHER BUSINESS

No other business was heard.

6. PUBLIC COMMENT

No public comment was heard.

7. COUNCIL COMMENT

No Council comment was heard.

8. ADJOURNMENT

Move to adjourn the meeting.

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

The meeting adjourned at 9:10 pm.

Sara Bowman, Mayor

Mary Mullison, City Clerk

Approval Date: September 21, 2020