



Regular City Council Meeting  
7:00 p.m., Monday, July 20, 2020  
Virtual Meeting via Zoom

**FINAL**

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## REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on July 20, 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 7:00 p.m. by Mayor Bowman.

### 1. ROLL CALL

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

#### **City Administration Present**

Director Christiansen  
Director Demers  
Superintendent Eudy  
City Clerk Mullison  
City Manager Murphy  
City Attorney Saarela  
City Attorney Schultz  
Director Weber

### 2. PLEDGE OF ALLEGIANCE

### 3. APPROVAL OF ITEMS ON CONSENT AGENDA

- A. Accept City of Farmington Board and Commission Minutes
- B. City of Farmington Minutes
  - a. June 15, 2020 Special
  - b. June 15, 2020 Regular
  - c. June 29, 2020 Special
  - d. July 1, 2020 Special
- C. Farmington Monthly Payments Report
- D. Farmington Public Safety Monthly Report
- E. Building Department Quarterly Report
- F. Department of Public Works Quarterly Report
- G. Accept the resignation of Kathy Griswold from the DDA

Move to approve the consent agenda as presented. \*\*

<b>RESULT:</b>	<b>APPROVED AS PRESENTED [UNANIMOUS]</b>
<b>MOVER:</b>	Taylor, Councilmember
<b>SECONDER:</b>	Schneemann, Councilmember
<b>AYES:</b>	Bowman, LaRussa, Schneemann, Taylor
<b>ABSENT:</b>	DeLind

### 4. APPROVAL OF REGULAR AGENDA

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

<b>RESULT:</b>	<b>APPROVED AS PRESENTED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Taylor, Councilmember

### 5. PRESENTATION/PUBLIC HEARINGS

- A. **Public Hearing: Village Mall Redevelopment Project – GLP Financial Brownfield Plan**

City Manager Murphy introduced Jeremy McCallion of AKT Peerless to provide a brief overview of a Brownfield Plan for the redevelopment of the Village Mall and for the use of FDDA TIF financing in implementing the plan.

**Move to open Public Hearing for adoption of a brownfield redevelopment plan for the property located at 33335 Grand River Avenue Farmington Michigan 48336.\*\***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Taylor, Councilmember
<b>AYES:</b>	Bowman, LaRussa, Schneemann, Taylor
<b>ABSENT:</b>	DeLind

Public hearing was opened at 7:14 pm. No public comment was heard.

**Move to close Public Hearing for adoption of a brownfield redevelopment plan for the property located at 33335 Grand River Avenue Farmington Michigan 48336.**

<b>RESULT:</b>	<b>APPROVED AS PRESENTED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Taylor, Councilmember

Public hearing was closed at 7:16 pm.

## **B. Update on speeding research in Floral Park**

Public Safety Director Demers shared the results of a recent speeding survey completed in response to previously voiced concerns from residents of that area. LaRussa appreciated the charts and graphs and asked several questions pertaining to the data. He asked what it would take to upgrade the tech to allow a higher resolution of vigilance. Demers answered that Michigan law would not allow that.

Taylor asked about the accuracy of the low speeds in a graph, and Demers said that when people see the radar they slow down. She asked whether signs were mid-block and what mode they were operating in. Demers answered that it was on visible mode and mid-block. Demers stated that he believed that the mode did not change their speeds. Taylor asked about data for Hawthorne or Shiawassee. Demers reported that officers were posted there instead and did do selective speed enforcements. Taylor was interested in looking at Shiawassee and Hawthorne for more detailed data and study. Demers said his department will continue to monitor that area.

Bowman asked if it was possible for a pedestrian to be picked up by a speed sign, and Demers answered in the negative, explaining the way the sign worked.

## **6. NEW BUSINESS**

### **A. Consideration to approve GLP Financial redevelopment plan for Village Mall Redevelopment Project**

City Attorney Saarela recommended that Council adopt a resolution in support of the proposed Brownfield Plan for redevelopment of the Village Mall for approval to eliminate its “functional obsolescence.” Functional obsolescence in this case includes awkward and problematic layout of tenant spaces, all interior floors are in extremely poor condition, presence and piles of construction debris, repair and replacement of interior walls, flooring, ceiling tiles, lighting and windows, and all mechanical, including heating and cooling, and fire suppression, requiring upgrading and/or replacement. The project includes selective building demolition and complete rehabilitation. The Brownfield Plan approves reimbursement to the Developer for pre-approved activities, demolition, asbestos containing materials, lead, and mold abatement, and preparation of a Brownfield Plan in the amount of \$399,430 over a 15 year reimbursement period.

**Move to adopt resolution approving the provisions of a Brownfield Plan as recommended by the Farmington Brownfield Redevelopment Authority for the Village Mall Redevelopment Project 33329-33335 Grand River Ave Farmington, Michigan. \*\***

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

**B. Salem Church Parking Lot**

Kate Knight, Executive Director of the Downtown Development Authority, described a mutual agreement made by the City and DDA administration with Salem United Church of Christ to utilize the church parking lot which would support long term parking use by downtown employees and visitors. This agreement provides more than fifty spaces for public use, with nine additional spaces reserved for church use adjacent to the church building. This substantial field of surface parking connects via sidewalk with the downtown district and includes eighteen parking spaces along Oakland Street.

**Move to approve parking agreement between Salem United Church of Christ (Salem UCC) 33423 Oakland Street Farmington Michigan 48335 and City of Farmington subject to final approval by the city manager and city attorney. \*\***

<b>RESULT:</b>	<b>APPROVED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Taylor, Councilmember
<b>SECONDER:</b>	LaRussa, Mayor Pro Tem
<b>AYES:</b>	Schneemann, Taylor, Bowman, LaRussa
<b>ABSENT:</b>	DeLind

**C. Consideration to approve the purchase of a play scape for Flanders Park**

LaRussa introduced a plan to purchase a playscape for Flanders Park. The Farmington Meadows, Farmington Oaks, and Riverwalk of Farmington neighborhoods have raised funds to support the purchase of a new playscape in Flanders Park. The neighborhoods have raised slightly more than \$15,000 for the playscape and City Council budgeted matching funds of \$50,000 in fiscal year 2020/2021, for a total budget of \$65,000. This playscape would increase the play value of the park and add a significant attraction to the neighborhood. The final bid will be pro-rated at a 77%/23% share between the City and the neighborhoods according to the original budgeted amounts.

**Move to approve the purchase of a playscape in the amount of \$55,192.10 from Gametime/Sinclair Recreation, PO Box 1409, Holland, MI 49422 subject to final approval by the city manager and city attorney.\*\***

<b>RESULT:</b>	<b>APPROVED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Taylor, Councilmember
<b>AYES:</b>	Taylor, Bowman, LaRussa, Schneemann
<b>ABSENT:</b>	DeLind

**D. Consideration to accept Change Order No.1 and Construction Estimate No. 2 for the Bel-Aire Sanitary Sewer Rehabilitation Project to Pipeline Management Company**

Superintendent Eudy requested a change order for a time delay and construction estimate pertaining to CIPP lining and CCTV inspection of the Bel-Aire sanitary sewer system.

**Move to approve Change Order No.1 and Construction Estimate No.2 for the Bel-Aire Sanitary Sewer Lining Project in the amount of \$422,472.12 to Pipeline Management Company Incorporated of Milford Michigan.\*\***

<b>RESULT:</b>	<b>APPROVED AS PROPOSED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Schneemann, Councilmember
<b>AYES:</b>	Bowman, LaRussa, Schneemann, Taylor
<b>ABSENT:</b>	DeLind

**E. Consideration to accept Construction Estimate No. 9 for the 2018 Farmington Roads Maintenance & Rehabilitation**

Eudy asked Council to accept recommendations from the City’s consulting engineers concerning Hartwell Cement Company’s completion of the concrete replacement on Lilac, Flanders, Chesley, and Brittney Hill Streets. Hartwell Cement Company is honoring the unit

prices from the 2018 Concrete Road Improvement Program, which has allowed the City of Farmington to extend the contract to include improvements on Brittney Hill and soon on Saxony. OHM recommends authorizing Payment Application #9 in the amount of \$27,885.00 for crack sealing/overbanding in Chatham Hills and the release of \$6,000.00 retainage and interest held by the City of Farmington for this project, totaling \$33,885.00. The remaining \$1,500 retainage will be released after final inspection at the closing of the contract.

**Move to approve Construction Estimate No. 9 in the amount of \$33,885.00 for the 2018 Farmington Roads Maintenance & Rehabilitation to Hartwell Cement Company.\*\***

<b>RESULT:</b>	<b>APPROVED AS PROPOSED [UNANIMOUS]</b>
<b>MOVER:</b>	Taylor, Councilmember
<b>SECONDER:</b>	LaRussa, Mayor Pro Tem
<b>AYES:</b>	LaRussa, Schneemann, Taylor, Bowman
<b>ABSENT:</b>	DeLind

**F. Construction Estimate No. 2 for the Mayfield Street Reconstruction**

Eudy summarized the project and requested approval of payment to V.I.L Construction for work already done. He noted that there had been a few issues with the contractors starting early, and in response to a question by Bowman, agreed that early starts seemed to be to avoid the heat of the later day.

**Move to approve payment to V.I.L. Construction Incorporated for Construction Estimate No. 2 in the amount of \$146,400.46 for the Mayfield Street Reconstruction.\*\***

<b>RESULT:</b>	<b>APPROVED AS PROPOSED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Taylor, Councilmember
<b>AYES:</b>	LaRussa, Schneemann, Taylor, Bowman
<b>ABSENT:</b>	DeLind

**G. Construction Estimate No. 1 for the Sidewalk Improvement Program**

Eudy reported on the status of the Sidewalk Improvement Program.

**Move to approve payment to Luigi Ferdinandi & Son Cement Company, Construction Estimate No. 1 in the amount of \$268,701.10 for the Farmington 2020 Sidewalk Program.\*\***

<b>RESULT:</b>	<b>APPROVED AS PROPOSED [UNANIMOUS]</b>
<b>MOVER:</b>	Taylor, Councilmember
<b>SECONDER:</b>	Schneemann, Councilmember
<b>AYES:</b>	Schneemann, Taylor, Bowman, LaRussa
<b>ABSENT:</b>	DeLind

**H. Consideration to approve purchase of replacement water meters**

Eudy requested previously allocated funds for the purchase of 75 routine replacement water meters, 20 commercial sized water meters, plumbing alterations, and the purchase of 400 replacement water meters for mass meter installation by a contractor.

**Move to authorize the purchase of “E-Series” water meters from Badger Meter Incorporated located at 4545 Brown Deer Road, Milwaukee, Wisconsin 53224-9536 in the amount of \$118,400.\*\***

<b>RESULT:</b>	<b>APPROVED AS PROPOSED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Schneemann, Councilmember
<b>AYES:</b>	Taylor, Bowman, LaRussa, Schneemann
<b>ABSENT:</b>	DeLind

**I. Move to approve SLC Meter to install the proposed 450 water meters at a cost of \$64.00 per meter totaling \$28,800**

Eudy reported on the quality of SLC’s meter installation in past years, stating that this was their fifth year. In response to a question by LaRussa, Eudy replied that the Water & Sewer department installs 2” meters themselves. Commercial locations are a separate type of meter.

**Move to approve SLC Meter located at 595 Bradford Street, Pontiac MI to install the proposed 450 water meters at a cost of \$64.00 per meter totaling \$28,800.\*\***

<b>RESULT:</b>	<b>APPROVED AS PROPOSED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Schneemann, Councilmember
<b>AYES:</b>	Bowman, LaRussa, Schneemann, Taylor
<b>ABSENT:</b>	DeLind

**J. Founders Festival Discussion**

Bowman gave a short history of the Farmington Founders Festival and some reasons to retain it as a city-wide event. She then lead discussion on the creation of a not-for-profit Festival corporation to organize and run the Founders Festival, since the Greater Farmington Chamber of Commerce has relinquished that role. Bowman commented that this would merely be the first conversation on this topic.

Schneemann thanked Bowman for her leadership and spoke of his fond memories of the event over the years. He stated that he was supportive of the formation of a grass roots not-for-profit organization. He sees a passion in the community for the event and would like to have it belong to the community again.

Taylor stated that starting a community-based nonprofit to run the Founders Festival is exactly what she thinks this event needs to run successfully. Many of the complaints she has heard about the event recently were that the event needed to return to the community.

LaRussa was curious about the analysis that went into Bowman's recommendation and was interested in further dialog about why it is believed that the community can accomplish this. He understood why asking the city administration to do this would be a big ask, but wants to be deliberate in this decision. Bowman answered that she sees it not as "giving it away", but as utilizing the community to engage our businesses and groups that are already in place to take some of this on. LaRussa requested more research to be done about the structure of festivals in surrounding communities before a decision is made.

Schneemann agreed that the composition of the planning group would be very important and asked what the next steps might be in filing as a not-for-profit organizational creation. City Attorney Schultz said that the corporation could be created, but the leadership group is more important than the formal corporate formation. Schneemann then asked what Council would need to do to support a search committee or interview process. Bowman reminded all that they were just beginning these conversations and that it was much too early to name names but some that have been involved before are still interested. This discussion is merely intended to get the ball moving with a high level vision. She would love to someone from Farmington and Farmington Hills councils be a part of it.

**K. Discuss next steps for Special Events on city-owned property**

Murphy recommended that Council continue the prohibition on all rentals and reservations until the August 17, 2020 regular City Council meeting and revisit the issue again. The Governor had extended the existing emergency order because COVID-19 cases were on the rise following the relaxation of some restrictions.

Schneemann commented that the CDC has said that the virus doesn't spread on surfaces, and questioned the need to not reserve public spaces. Bowman reminded him that the City does not have the policing capabilities to enforce social distancing. LaRussa asked which events and places are affected. Murphy enumerated them and said that this might be a policy question for Council. Schneemann requested a report from other communities on municipal reservations. Taylor asked about social districts, wondering if there was any interest in that. Schultz



suggested getting the planning commission involved in social districts. Bowman reminded Council that the parks were still available for use by all but that the City was not taking reservations at this time, rendering the availability to a first-come, first-served situation.

Council agreed to err on the side of caution and will revisit the question of taking reservations again to the August meeting.

**7. PUBLIC COMMENT**

Steve Baumbach, 21144 Robinwood, indicated support for the playscape for Flanders Park and also asked to have agendas available online before meetings. He was thanked for his input and told where and when to find agendas online for each meeting.

**8. CITY COUNCIL COMMENT**

Schneemann indicated support for Bowman on her Founders Fest stance and for talking on that leadership role. He would like to see how the city could be proactive to encourage some return to normalcy while staying safe. He said Knight created some social districts, but hasn't had support yet from businesses. He saw that as a proactive way to bring the community back together again. He wants to see positive, forward looking decisions by city administration to bring hope back to the citizens of Farmington.

LaRussa recognized much progress being made through strange times and finding creative ways to come together through the Council and administration. He hoped we continue to find ways to be creative, and to not let the moment pass to recognize all good work being done throughout City Hall and the community. Progress is being made.

Taylor commented on parks and public spaces for rental. She didn't want to give the impression that Farmington is open for business for large groups, and understands the implications of an airborne virus. She doesn't want outsiders coming in and inadvertently getting Farmingtonians sick.

**9. ADJOURNMENT**

**Move to adjourn the meeting.**

<b>RESULT:</b>	<b>APPROVED AS PRESENTED [UNANIMOUS]</b>
<b>MOVER:</b>	Taylor, Councilmember
<b>SECONDER:</b>	Schneemann, Councilmember

Meeting adjourned 8:53 p.m.

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Sara Bowman, Mayor

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Mary J. Mullison, City Clerk

Approval Date: August 17, 2020

\*\*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.