



**Special Study Session City Council Meeting  
6:00 PM, MONDAY, DECEMBER 1, 2014  
City Council Chambers  
23600 Liberty Street  
Farmington, MI 48335**

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**SPECIAL STUDY SESSION MEETING AGENDA**

**1. ROLL CALL**

**Roll Call**

**2. APPROVAL OF AGENDA**

**3. PUBLIC COMMENT**

**4. DISCUSSION**

**A. Discussion - Farmington Road Streetscape**

**5. DISCUSSION**

**A. Discussion - DIA Inside/Out Program**

**6. DISCUSSION**

**A. Discussion - KIMCO (Fresh Thyme) Planned Unit Development Agreement**

**7. OTHER BUSINESS**

**8. COUNCIL COMMENT**

**9. ADJOURNMENT**

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
December 1, 2014

**Reference  
Number  
(ID # 1740)**
**Submitted by:** Vincent Pastue, City Manager

**Description:** Discussion - Farmington Road Streetscape

**Requested Action:**
**Background:**

The design phase for the Farmington Road Streetscape project is approximately 80% complete which is a significant milestone in the Michigan Department of Transportation (MDOT) grant funded project. The streetscape project area begins at Grand River and proceeds south to a point past Orchard Street on the east and to Alta Loma on the west side of Farmington Road. If you recall, the DDA/City is responsible for the design and construction engineering for this grant project, MDOT will handle the bidding, contractor selection, and administration of the contract. By the end of December, City Administration is planning on submitting the design to MDOT to be scheduled for a grade inspection later this spring. Submitting the design plans to MDOT and other necessary commitments by the end of December is critical to have the project begin soon after the Founders Festival.

The following items will be presented and discussed at the study session:

1. Review of the current design.
2. Discussion regarding challenges with the various areas of the project.
3. Dialogue regarding the schedule to complete the design phase, bidding, and construction. The intent has been to start the project soon after Founders Festival and be substantially completed by mid-October.
4. Discussion regarding communications and promotions plan during the construction phase of the project.
5. Review of the current project budget. At the December 15 regular meeting, the City Council will have a resolution acknowledging to MDOT that the financing for the project has been secured and the City is committed to the project. OHM and landscape architect Grissim Metz are updating the projected cost for the project. The budget for this project is extremely tight.
6. A brief discussion that the Farmington Downtown Development Authority (DDA) will need to approve a resolution regarding maintenance of the streetscape once the project has been completed.
7. The City will need to identify a contact person for the project.
8. Assuming the City Council approves the Fresh Thyme PUD agreement, there will be a significant amount of contraction activity in the general area. We will need to discuss coordination of Kimco's work and the streetscape project.

**Agenda Review**
**Review:**

**Vincent Pastue      Pending**  
**City Manager      Pending**  
**City Council Pending      12/01/2014 6:00 PM**



**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
December 1, 2014

**Reference  
Number  
(ID # 1741)**
**Submitted by:** Vincent Pastue, City Manager

**Description:** Discussion - DIA Inside/Out Program

**Requested Action:**
**Background:**

The DDA, City of Farmington, and Farmington Hills Cultural Arts were approved by the Detroit Institute of Arts to participate in their 2015 Inside/Out Program. The DDA has participated in the DIA program in the past which was well received. Annette Knowles will provide a brief explanation of the joint concept plan to the City Council.

**Agenda Review**
**Review:**

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|----------------------|--------------------|
| Vincent Pastue       | Pending            |
| City Manager         | Pending            |
| City Council Pending | 12/01/2014 6:00 PM |

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
December 1, 2014

**Reference  
Number  
(ID # 1742)**
**Submitted by:** Vincent Pastue, City Manager

**Description:** Discussion - KIMCO (Fresh Thyme) Planned Unit Development Agreement

**Requested Action:**
**Background:**

City Administration has been in discussion with Kimco Realty, owners of the Downtown Farmington Shopping Center, regarding a proposed demolition and reconstruction of approximately 28,000 square feet of the shopping center. The location is east of the Fitness 19 building that previously housed Office Depot and a portion of ACE Hardware. The purpose of this redevelopment is to secure Fresh Thyme Farmers Market to operate in the shopping center. Fresh Thyme Farmers Market is a specialty market that provides fresh fruits and vegetables, produce, meats, health foods, and other specialty food products.

The discussions involve a planned unit development (PUD) agreement with Kimco and Fresh Thyme along with the easement agreement that covers the parking lot to the north of the shopping center and includes Riley Park. Also included has been the parking lots south of Kimco fronting Orchard Street between Yoder Drive and Farmington Road. City Administration feels that satisfactory progress has been made on a number of items related to the PUD agreement and easement agreement to bring it forward to City Council to discuss and resolve remaining items.

At the study session, City Administration will review the current draft of the easement agreement and PUD agreement in detail. City Council will have received a 24" x 36" set of drawings that correspond to the PUD agreement.

It should be noted that the Planning Commission has reviewed the site plan and recommended approval to the City Council. What makes this proposed redevelopment project different is that it impacts city owned property which accounts for the protracted discussions with Kimco. **The intent is to present to the City Council at the December 15 meeting a revised easement agreement and PUD agreement to consider for approval.**

**Agenda Review**
**Review:**

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|----------------------|--------------------|
| Vincent Pastue       | Pending            |
| City Manager         | Pending            |
| City Council Pending | 12/01/2014 6:00 PM |