



Regular City Council Meeting
7:00 p.m., Monday, March 20, 2023
Council Chambers
23600 Liberty Street
Farmington, MI 48335

FINAL

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on March 20, 2023 at Farmington City Hall, 23600 Liberty Street, Farmington, MI. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 7:05 p.m. by Mayor Bowman.

1. ROLL CALL

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

City Administration Present

Superintendent Eudy
Director Houhanisin
City Clerk Mullison
City Manager Murphy
City Attorney Schultz

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Keith Ciaramitaro, 31999 Rocky Crest, Farmington Hills, gave Council the March Tip of the Month from the Farmington Area Emergency Preparedness Commission.

Sarah Davies, 23120 Violet, thanked Council for considering approval of the Great Farmington Cleanup, scheduled for April 29, 2023. She went on to announce several other upcoming activities planned by the Beautification Committee.

4. APPROVAL OF ITEMS ON CONSENT AGENDA

- A. Accept City of Farmington Board and Commission Minutes
- B. City of Farmington Minutes
 - a. February 6, 2023 Regular
 - b. February 21, 2023 Special
 - c. February 21, 2023 Regular
 - d. March 6, 2023 Regular
- C. Farmington Monthly Payments Report
- D. Farmington Quarterly Financial Report - Court
- E. Farmington Quarterly Investment Report
- F. Farmington Quarterly Financial Report
- G. Third Quarter Building Report
- H. Special Event: Community Patriotic Event (Memorial Day Parade)
- I. Special Event: Great Farmington Cleanup

Move to approve the consent agenda as presented.

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

5. APPROVAL OF REGULAR AGENDA

Move to approve the regular agenda as presented.**

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	Balk, Councilmember
SECONDER:	Taylor, Councilmember

6. NEW BUSINESS**A. Consideration to Adopt Resolution Recommending Approval of Redevelopment Liquor License for Taques Bar and Grill, LLC**

Jeffrey Schroeder of Taques Bar and Grill spoke to Council about his request and answered questions about his new venture. Materials have been received in support of the issuance of a Redevelopment Liquor License to Taques Bar and Grill, LLC, 32758 Grand River Ave., available under Public Act 501 of 2006. The proposed project meets all objectives to qualify for the license. Further inspections and background checks are pending, and plans are being made to receive site plan approval through the Planning Commission for the proposed outdoor seating area improvements.

Move to approve resolution authorizing a new Class C and SDM Redevelopment Liquor License with Sunday Sales Permit and Outdoor Service Permit, Dance Permit and Entertainment Permit for Taques Bar and Grill, LLC, 32758 Grand River Ave. and further move to approve resolution authorizing submittal of documentation for a Redevelopment Liquor License for Taques Bar and Grill, LLC, 32758 Grand River Ave.**

**

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

B. Consideration to Authorize Submittal of Documentation for Redevelopment Liquor License for Taques Bar and Grill, LLC, 32758 Grand River Avenue

Move to authorize city staff to submit documentation for a Redevelopment Liquor License for Taques Bar and Grill, LLC, 32758 Grand River Avenue.**

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

C. Consideration to Adopt Employer Resolution Establishing Uniform Transfer Provision

As a result of new CODA IRS rules and updated transfer rules put into place by MERS, an Employer Resolution Establishing Uniform Transfer Provisions is now required for employees to be transferred from one division to another going forward. This resolution does not impact the cost of the pension plan to the City.

Move to adopt Employer Resolution Establishing Uniform Transfer Provision as required by the Municipal Employees’ Retirement System of Michigan (“MERS”).**

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

D. Consideration of Resolution to Participate in the National Opioid Litigation Settlements

City Manager Murphy informed Council that Farmington is eligible to participate in the National Opioid Litigation settlement through the state. Any funds received from the settlements must be spent on opioid remediation, which is defined in the settlement agreements. However, if a majority of governments that sued the companies do not accept the settlement, the proposed deal will fail, and litigation will continue. City administration is recommending participation in the settlements, understanding that the likelihood of the City filing its own claims against the defendants is low.

Move to approve the Resolution to participate in the National Opioid Litigation settlements with CVS, Walmart, Teva and Allergan agreeing to the terms of the settlements and the release of claims against the companies named in the litigation, and authorizing the City Manager to take such further action as is necessary to receive the settlement funds.**

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

E. Nine Mile Retention Flow Meter Replacement Update

Superintendent Eudy stated that Oakland County Water Resource Commission (OCWRC) has provided final documents for the Flow Meter Replacement originally approved amount of \$21,300 by City Council November 15, 2021. The actual cost for the replacement is \$24,295.54 or \$2,995.54 over the estimated replacement cost. Items that contributed to the overage are the replacement flow meter was \$2,500 over the estimated cost, OCWRC equipment & labor was \$3,200 over the estimated expense. He also indicated that the Retention Basin Electrical System Analysis (Megger) estimate is \$27,000 under the budget allocation this fiscal year.

Move to ratify payment to Oakland County Water Resource Commission to replace the inlet flow meter at the Farmington Retention Basin in the amount of \$24,295.54.**

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

F. Street Crack Sealing/Over Band RFP

Eudy gave an overview of the 4-year rotating pavement crack sealing/over band schedule for major and local street within the community and requested approval to award the contract for the work to be done.

Move to award Fiscal Year 2024 Annual Crack Sealing/Over Band contract to Wolverine Sealcoating per the RFP pending City Council approval of the Fiscal Year 2024 budget and allow City Administration to execute the contract in the amount of \$45,000, subject to any minor amendments to the final form that the City Manager’s office or City Attorney’s office may deem appropriate.**

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

G. Proposal from OHM to Perform Services to Comply with National Environmental Policy Act (NEPA)

In accordance with the City receiving the Community Project Funding (CPF) grant through the U.S. Dept. of Housing and Urban Development (HUD), the City is now subject to requirements under the National Environmental Policy Act (NEPA). OHM’s proposal includes a scope of services to meet the requirements necessary for project submission to NEPA along with an outlined schedule, fees, and assumptions. The required services OHM has included in the proposal are a Native Mussel Survey, Wetland Delineation, Threatened & Endangered Species Survey, and NEPA submittal assistance. This step in the process of securing the grant is also necessary for the project Joint Permit Application (JPA) submission to EGLE which will be required at a later date.

Bowman asked where this money was coming from, and Austin Downie of OHM said that OHM is still looking for possible reimbursement options for this expense. LaRussa suggested that this expense might be an appropriate one for the City’s Spark grant submission and Downie stated that this contract amount is for a worst-case scenario. In response to a question by Schneemann, Murphy said that no project has been designed yet but that this scope of services proposal will position the City well to plan the project. Schneemann indicated that he was reluctant to approve the agreement without a timeline or other assurances.

Move to approve the proposed agreement from OHM to provide services to satisfy National Environmental Policy Act (NEPA).**

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

H. Board and Commission Appointment: DDA, Heather Lyon

There are two open positions on the DDA Board. The opening being considered is a partial term that is open due to a board resignation and is required to be filled by a downtown merchant or commercial property owner. Heather Lyon was interviewed by City Council at its earlier Special Meeting.

Move to appoint Heather Lyon to the Farmington Downtown Development Authority Board of Directors to a term ending February 28, 2024.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Balk, Councilmember
SECONDER:	LaRussa, Mayor Pro Tem

I. Board and Commission Appointment: DDA, James McLaughlan

There are currently two vacancies on the DDA Board. This is a partial term that is open due to a board resignation and is required to be filled by a downtown merchant or commercial property owner and James McLaughlan was interviewed by City Council at its earlier Special Meeting

Move to appoint James McLaughlan to the Farmington Downtown Development Authority (DDA) Board of Directors to a term ending February 28, 2024.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Taylor, Councilmember
SECONDER:	LaRussa, Mayor Pro Tem

J. Board and Commission Appointment: ZBA alternate, Joe Kallie

Joe Kallie was interviewed by City Council at its earlier Special Meeting.

Move appoint Joe Kallie as an alternate to the Farmington Zoning Board of Appeals for a term ending June 30, 2025.**

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

K. Board and Commission Appointment: Commission on Community Health, Janay Marie Scott Hill

Janay Marie Scott Hill was interviewed by City Council at its earlier Special Meeting.

Move to appoint Janay Marie Scott Hill to the Farmington/Farmington Hills Commission on Community Health for a term ending December 31, 2024.**

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

L. Consideration to Approve Third Amendment to Agreement to Purchase and Develop Property—Maxfield Training Center/Robertson Bros

City Attorney Schultz explained that the City signed the Purchase Agreement with Robertson Bros for the sale and development of the Maxfield Training Center and two residential parcels effective August 31, 2021. There have been two amendments to the Agreement so far, both extending dates for various actions required under the Agreement. The Agreement called for the PUD to be approved by City Council by December 2022. That date obviously passed. The next relevant date in the Agreement is March 24, 2023, which is the date by which all aspects of the development are to be completed and the parties ready to close. That date is also no longer achievable. The proposed Third Amendment does two things: extends the date for the Developer to receive PUD approval from the City Council to May 24, 2023, and also extends the final, must “close” date for the sale of the property to September 24, 2023. Given the time invested in the project by the City so far and the project’s current status, City Administration recommended approval of the Third Amendment.

Tim Loughrin of Robertson Brothers answered questions from Council about their schedule after this extension, the interim date being requested, and whether the proposed deadlines can actually be met.

LaRussa wanted more information and assurances on whether the Third Amendment will be last extension and stated that he wants more reporting and transparency from administration and consultants. Schultz agreed to report more to Council as the project moves forward.

Schneemann wanted assurances that the City and Developers can meet this aggressive schedule and that it is realistic. He requested that Council be informed if anything slows down the process.

Bowman asked what requests beyond the RFP that Robertson Brothers are dealing with but are not getting. Loughrin said that some of the off-site items that have come up were School Street, Thomas Street, and whether the Church lot should be resurfaced. He indicated that they were happy with the way the pedestrian promenade had turned out, but that had increased in scope also. Bowman requested more updates from Administration about the progress of this project.

Schneemann reported that Robertson Brothers had been back to the DDA Design Committee for changes in the façade and that he and LaRussa had met with DTE on the property site to look at the possibility of having the electrical undergrounded for this project.

Move to approve the proposed Third Amendment to Agreement to Purchase and Develop Property and authorize the City Manager and City Attorney to finalize the document with any final minor amendments, to be signed by the Mayor and City Clerk.**

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

7. PUBLIC COMMENT

No public comment was heard.

8. CITY COUNCIL COMMENT

Balk expressed her pleasure with the great number of interviews that were conducted this evening. She said that it was encouraging to see such an array of talent and that she was really excited to see the interest from the residents willing to step up.

9. ADJOURNMENT

Move to adjourn the meeting.

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	Balk, Councilmember
SECONDER:	Taylor, Councilmember

Meeting adjourned 8:21 p.m.

Sara Bowman, Mayor

Mary J. Mullison, City Clerk

Approval Date: April 17, 2023

******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.