



Special City Council Meeting
6:00 p.m., Monday, May 20, 2019
Conference Room
23600 Liberty Street
Farmington, MI 48335

FINAL

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on May 20, 2019, in 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 6:00 p.m. by Mayor Steve Schneemann.

1. ROLL CALL

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

City Administration Present

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

2. APPROVAL OF AGENDA

Move to approve the agenda as presented.

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

3. PUBLIC COMMENT

No public comment was heard.

4. DISCUSSION REGARDING PLANNED UNIT DEVELOPMENT (PUD) CONCEPT PLAN AND AGREEMENT FOR THE FARMINGTON MASONIC TEMPLE ASSOCIATION

Director Christiansen summarized a proposed use of the Masonic Lodge by Blue Hat Coffee and initiated a discussion regarding the PUD to be considered at the regular meeting to follow. He cited involvement in plan development by the DDA Design Committee, the Historical Commission, the Planning Commission, and the Planning Commission Public Hearing.

Schneemann asked about the version of the PUD that went through the Planning Commission in light of previous concerns about the inclusion of the dumpster on the plan. Christiansen clarified the process for addressing the dumpster area.

Bowman thanked Christiansen for the background information provided and noted that it was nice to see so many observers here to listen to a meeting about this subject. She asked how the dumpster plans might affect the existing plan for the pending Oakland Street streetscape project. Matt Parks, OHM, answered that the new plan for a dumpster has been considered in curb geometry that can be used as Oakland Street is finalized. Jeff Scott, architect of the Blue Hat project, listed all of the things taken into consideration in planning for the dumpster and stated that this location for the enclosure is one that can work.

In answer to Taylor's question about what the dumpster enclosure will look like, Scott described it as a stained cedar enclosure fitting Waste Management's suggested parameters. Steve Schwartz, of the Masonic Temple, explained that this is a way to keep the building going and cited its historic nature to explain why the dumpster location has been such a difficult issue. He thinks this new solution will meet all existing requirements. He mentioned the existing parking agreement between the City and the Masonic Lodge and said that with this PUD the City would no longer have to maintain it. He suggested that the City would not have to maintain the lot per the agreement with the Masonic Lodge once Blue Hat moves in and that if the City wanted a \$10,000 cement pad for the dumpster that it could be provided by the City. Christiansen attempted to clarify Schwartz's remarks about the parking agreement, and City Attorney Saarela noted that there was already a reference to the parking agreement in the PUD as it stands with two options for the Council to decide on. Schneemann asked Scott for his opinion on the requirement of the pad and Scott replied that based on the budget, the owner said they would rather defer the maintenance. Continued discussion about requirements and use followed.

LaRussa asked about a grease disposal container and was assured the existing infrastructure would be sufficient according to the City's Ordinance Officer. In response to a query by LaRussa, Scott said that nothing would need to be changed on the site plan if the Oakland Street project did not go through. LaRussa stated that it seems highly irregular to be doing Planning Commission work in a Council meeting and expects a higher degree of completion in future PUDs. He is concerned about setting a precedent for the next time an owner cannot meet his/her agreements. He also commented about modifying a parking agreement with no clear solution and the cost to the City to modify.

Galvin congratulated the Masons and Blue Hat for helping the historic preservation of a Farmington landmark building. He expressed confidence that City administration will have the interests of the City in mind and gave some language suggestions for the agreement.

Schneemann asked about the dumpster size and height of enclosure and Scott reiterated the requirements they worked with. Sign size, materials, and location were discussed, as was the proposed ramp.

5. DISCUSSION REGARDING OAKLAND STREET BID

Murphy commented on the single bid received and asked Parks to explain why only one bid was received for this project and what Council should consider when looking at the ramifications of going forward with this project. Parks laid out recommendations for possible schedule changes and prices.

Galvin said that there were more options than those put forth by Parks. He suggested that Council was getting bad advice from OHM, and said that the City should open up an RFP for other civil engineering services.

Bowman stated that she liked the suggested option reopening the bid with an open schedule.

LaRussa asked about value engineering, and Parks responded by stating that the City would need to decide on what they are willing to sacrifice. LaRussa preferred options 2 and 3 over options 1 and 4, as stated in Parks summary letter.

Taylor said that option 4 was a “no-go” and looks to staff about recommendations.

Schneemann sympathized with the fact that the bid came in significantly higher and stated that this is a climate like he has never seen before. Many of the costs are road and sewer, which must be addressed anyway, and rebidding might come out worse in the future. Schneemann advocated for value engineering different items and intended to renegotiate with the Downtown Development Authority. He reminded Council that the road is not getting any better if Council waits, costs are rising, and doing nothing was not an option.

Discussion ensued about the engineering costs of the project.

6. OTHER BUSINESS

No other business was heard.

8. COUNCIL COMMENT

No Council comment was heard.

9. ADJOURNMENT

Move to adjourn the meeting.

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

The meeting adjourned at 6:59 p.m.

Steven Schneemann, Mayor

Mary J. Mullison, City Clerk

Approval Date: June 17, 2019