



Special City Council Meeting
6:00 p.m., February 17, 2025
Conference Room
23600 Liberty Street
Farmington, MI 48335

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on February 17, 2025, at 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 PM by Mayor LaRussa.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Johnna Balk	Mayor Pro-Tem	Present	
Joe LaRussa	Mayor	Present	
Kevin Parkins	Councilmember	Present	
Steve Schneemann	Councilmember	Present	
Maria Taylor	Councilmember	Present	

2. APPROVAL OF REGULAR AGENDA

Motion by Balk
Seconded by Taylor

Resolved, move to approve the agenda as presented.

Motion carried unanimously 5-0

3. PUBLIC COMMENT

No members of the public spoke.

4. John Kaczor, Principal, Municipal Analytics, presented a comprehensive municipal water and sewer rate study discussion, recapping the December baseline model that included \$15 million in water capital improvements with \$11 million funded by debt, and \$6.5 million in sewer improvements with \$3.5 million funded by debt.

The baseline scenario would require water rate increases of 7.3% per year for 10 years and sewer rate increases of 8% for four years followed by 4% increases. John analyzed multiple scenarios including limiting rate increases to 5% per year, which would severely restrict capital investment to only \$200,000 annually for water and \$1.8 million for sewer. A more aggressive 9.7% annual increase scenario would allow \$10 million in sewer investment over 10 years and reduce water borrowing to \$10.7 million.

The discussion included evaluation of implementing a meter-based ready-to-serve charge instead of the uniform rate, which would benefit smaller residential customers while increasing costs for larger commercial users. John demonstrated that approximately 2,800 out of 3,400 customers would see decreases under this model.

Council members expressed concerns about communicating rate increases to constituents, with one member noting the challenge of explaining what residents would receive for their investment. Staff emphasized that the aging 65-year-old infrastructure requires consistent investment to avoid emergency repairs that consume accumulated savings. The council gravitated toward a balanced approach involving initial debt-funded investment in 2027 followed by cash-based funding for consistent capital improvements, keeping rate increases below 10% annually. DPW Superintendent Josh Leach and Austin Downie from OHM, were asked to provide specific project priorities and minimum investment requirements for the 2027 timeframe.

5. **Other Business**

No other business was heard.

6. **Public Comment**

No members of the public spoke.

7. **COUNCIL COMMENT**

No members of council spoke.

8. ADJOURNMENT

Motion by Balk
Seconded by Taylor

Resolved, move to adjourn the special meeting at 6:57 PM.

Motion carried unanimously

Joe LaRussa, Mayor

Meaghan K. Bachman, City Clerk