



**Regular City Council Meeting
7:00 p.m., Tuesday, February 16, 2021
Virtual Meeting via Zoom**

FINAL

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on February 16, 2021, 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 under the Open Meetings Act, MCL 15.261, et seq., as amended by HB 1108, 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	Present	
Joe LaRussa	Mayor Pro Tem	Present	
Steve Schneemann	Councilmember	Present	
Maria Taylor	Councilmember	Present	

City Administration Present

Director Christiansen
Superintendent Eudy
City Clerk Mullison
City Manager Murphy
City Attorney Schultz
Director Warthman

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. January 19, 2021 Special
 - b. January 19, 2021 Regular
 - c. January 25, 2021 Joint Special
 - d. February 1, 2021 Regular
 - e. February 4, 2021 Special
- C. Farmington Monthly Payments Report
- D. Farmington Public Safety Monthly Report
- E. Farmington Quarterly Investment Report – 12/31/20
- F. Farmington Quarterly Financial Report – 12/31/20
- G. Farmington Quarterly Financial Report Court – 12/31/20
- H. DPW Quarterly Report

Move to approve the consent agenda as presented.**

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	LaRussa, Mayor Pro Tem
SECONDER:	Schneemann, Councilmember

4. APPROVAL OF REGULAR AGENDA

Move to approve the regular agenda as presented.**

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

5. PUBLIC COMMENT

Written comment received from:

Kevin Gromley to Council, 2/8/2021, that the Robertson Brothers proposal is a better fit for the site, the neighborhood, and the City for the Maxfield site.

Janie Gundlach to Clerk Mullison, 2/11/2021, adding several resident names to the petition supporting Robertson Brothers, originally presented to Council at the January 19, 2021 Special Meeting. This brings the total number of signatures to 85.

Bob and Susan Black to Council, 2/12/2021, that choosing owner-occupied townhomes is in the best long-term interest of Farmington and will have the most positive impact on the community.

Susan Kramer to City Manager Murphy and Clerk Mullison, 2/16/2021, urging Council to vote in favor of the Robertson Brothers development on behalf of seven residents.

6. PRESENTATIONS AND PUBLIC HEARINGS

A. Public Hearing Program Year 2021 Community Development Block Grant Application

Move to open public hearing for 2021 Community Development Block Grant Application.

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

Public hearing was opened at 7:05 pm. No public comment was heard.

Move to close public hearing for 2021 Community Development Block Grant Application.

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

Public hearing was closed at 7:06 pm.

7. NEW BUSINESS

A. Consideration to approve 2021 program year Community Development Block Grant Application

City Manager Murphy requested adoption of the resolution for the Community Development Block Grant as discussed during the previous public hearing item.

Move to approve resolution adopting 2021 Program Year Community Development Block Grant Application.**

RESULT:	APPROVED AS PRESENTED [UNANIMOUS]
MOVER:	DeLind, Councilmember
SECONDER:	Taylor, Councilmember
AYES:	LaRussa, Schneemann, Taylor, Bowman, DeLind

B. CONSIDERATION TO APPROVE FY 21/22 BUDGET REQUEST TO PURCHASE (1) 2021 FORD INTERCEPTOR POLICE UTILITY VEHICLE FROM SIGNATURE FORD IN THE AMOUNT OF \$32,729

Director Warthman requested the purchase of a 2021 Ford Interceptor Utility Vehicle, which would be part of the ongoing replacement program for public safety patrol vehicles. Signature Ford has provided a list price of \$32,729 for the patrol vehicle, and it will be purchased with funds from the FY 2021/22 budget. The department would like to order the vehicle now to ensure delivery of the vehicle in July or August 2021.

In response to a question by LaRussa, Warthman said that the vehicle would not be invoiced until after the end of this fiscal year and the purchase would be for 2021-22 budget.

Move to approve FY 21/22 budget request to purchase (1) 2021 Ford Interceptor Police Utility Vehicle from Signature Ford in the amount of \$32,729.**

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

C. CONSIDERATION TO EXTEND THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF FARMINGTON AND COMMUNITY IMAGE BUILDERS FOR REDEVELOPMENT SERVICE

Murphy requested the extension of an agreement for professional services. The City approved the original agreement between the City of Farmington and Community Image Builders for services in connection with redevelopment of the Maxfield Training Center. Mr. Avantini, President CIB Planning, has special experience with similar redevelopment projects (e.g. downtown Fenton). He has partnered for this project with Eric Helzer of Advanced Redevelopment Solutions, who brings additional specialty of financing redevelopment projects and creating informational documents for development projects (e.g., request for proposals).

The City Administration and staff have been working with CIB, Mr. Avantini and Mr. Helzer, and recommended that the City approve the agreement on a time and material basis going forward. The specific services that these consultants intend to provide the City are set forth in the proposal.

LaRussa asked what the limit was to scope the project and stated that he was skeptical of a by-the-hour set up. Murphy said that Council has added on other tasks and issues, and that they have added the hourly to account for that. He noted that administration will be very careful as to when CIB will be utilized in their role as advisors. In response to a question from Schneemann, Murphy said that CIB had been paid \$37,000 so far. Schneemann asked whether it was built on hourly rates, Murphy said yes. Schneemann appreciated that there would be unknowns as the

project moves ahead but wanted a not-to-exceed number added to the contract. Murphy agreed that a cap could be added.

Bowman noted that the agreement would have to go back to CIB and no decision could be made tonight with the addition. LaRussa suggested another \$30,000 cap with a contingency be negotiated. He also asked for administration to notify Council when nearing that limit.

Discussion ensued about services already rendered, whether the initial agreement was intended to cover the RFQ process or more than that, and what services might be needed going forward. Schultz reminded Council that they relied on CIB a lot so far and Council is just getting into the hard stuff now. The next big thing will be the negotiation of a development agreement and will need Helzer's advice. CIB will assist in looking to actual plans and it looks like the initial \$30,000 was for a broad-based full-service project. Schneemann would like to see a breakdown for what has been spent already and wanted to see what future tasks are to throw a range on it.

Bowman noted that the Council does not have a long enough memory for what the RFQ process was, how much work CIB had done, and how many changes or additional work had been requested by Council. Schultz pointed out that Avantini's letter did list out some of what Schneemann wanted.

Further discussion included having CIB produce a document to back in the remaining man hours for the next steps. LaRussa noted that in the letter they were not able to quantify. Schneemann said that the issue is that expectations have been different.

Council directed administration not to exceed another \$40,000 with clear indications given when nearing that limit, and to know how much things will cost when going outside the scope of the agreement.

Move to approve updated and extended agreement for Professional Services and related redevelopment services proposal, up to a \$40,000 limit, subject to the City Manager and City Attorney finalizing the form of agreement, including any minor amendments as may be required.**

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

8. PUBLIC COMMENT

Susan Kramer, 24105 Twin Valley Court, informed Council that she and seven neighbors have been discussing the choice of developers for the Maxfield Training Center site. They are in favor of retaining Robertson Brothers development. See attached.

9. CITY COUNCIL COMMENT

LaRussa said that there was interest in the Farmington Hills Council to have a second joint meeting about municipal broadband on March 10. He also spoke about recent public feedback on the Maxfield project and is interested in feedback from the Downtown Development Authority Board. He requested that either getting together with them or having the DDA chair come to Council with information would be helpful. Bowman said that she will take the request to the DDA in her function as liaison with that group. LaRussa also highlighted the coming State of the Cities virtual event and drew attention to opportunities to participate in Q&A with the scheduled speakers.

Taylor reported about the first Pathways Committee meeting and noted that Sue Arlin was selected to chair and was already following up and handing out tasks. Taylor thought it was a great first meeting and indicated that she was excited about the future of the Committee.

Bowman asked for a Special Meeting on March 4 for a report from CIB on the progress of the MTC project.

10. ADJOURNMENT

Move to adjourn the meeting.

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

Meeting adjourned 8:23 p.m.

Sara Bowman, Mayor

Mary J. Mullison, City Clerk

Approval Date: March 15, 2021

**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.