



Special City Council Meeting  
6:00 p.m., Tuesday, January 29, 2019  
Conference Room  
23600 Liberty Street  
Farmington, MI 48335

## FINAL

### STUDY SESSION MINUTES

A special meeting of the Farmington City Council was held on January 29, 2019, in Farmington City Hall, 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

DDA Director Knight  
City Clerk Mullison  
City Manager Murphy  
City Attorney Schultz  
City Treasurer Weber

#### 2. Approval of Agenda

Move to approve the agenda as amended.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Councilmember
<b>SECONDER:</b>	Taylor, Councilmember

#### 3. Public Comment

Mark Accettura, 33414 Oakland, expressed delight at the Oakland Street project.

Gretchen Cline, 23801 Farmington, spoke about her concern over the disruption and scope of the Oakland Street project.

Marilyn Radojcich, 33414 Oakland, Unit #3, agreed with parts of the Oakland Street project and really objected to others.

Dan Blugerman, Thomas Duke Company, 37000 Grand River, informed Council that he will be working on leasing the downstairs property for the Masonic Temple.

Todd Craft, 23040 Gill Road, President of the Farmington DDA, described the thought and consideration that went into the design and is excited for the Oakland Street project.

Ron Cline, 23801 Farmington Road, commented on the negative impact of the Oakland Street project on his residence.

#### **4. Oakland Street Project**

City Manager Murphy recapped the details of the proposed Oakland Street project.

Galvin began by addressing the parking portion of the project since he is the Council liaison to the Parking Advisory Committee. He said the Parking Committee tries to be data driven rather than opinionated. He acknowledged that adequate parking helps business and new parking adds value to the downtown area. He mentioned that he was aware of the costs of developing parking and advised that the economic cost of parking should be considered in any plan. He thanked Murphy for a comprehensive background update and the motion reflects more of what might need to happen. Treasurer Weber responded to a question by Galvin with a fund balance update of what monies might be used for this project. DDA Director Knight was asked about maintenance requirements of further landscaping and submitted a report to Galvin that lays out the specifics of streetscape maintenance in the downtown, including lists of plants and other materials to replace in the next season and a tree lifespan estimate for all of the trees installed in the current streetscape. Galvin made a suggestion to Knight that there should be a real-time portal to allow residents to address problems or complaints directly. Knight responded by relaying information about the current level of care the DDA uses to address problems. He concluded by affirming his general support of the project.

Taylor asked Murphy to clarify the bid language in the motion before her. She supports this project, and commented that the Masonic parking lot will probably be going away as a public lot if there is a new tenant and the new parking places will replace those. She also mentioned that the project would make Oakland Street more walkable.

Bowman complimented administration on the level of education provided to her so that the project was more understandable. She commented that Farmington does not lack passion on projects like this and spends a lot of time on how money is spent. This is a unique project in that it affects business, residential, DDA, and City concerns. She stressed that considerations will be heard as this plan moves forward. She addressed a resident's concern about the Oakland Street project delaying the Farmington Road Streetscape project by stating that the Farmington Road plans were very much on the table, whether the Oakland Street project goes forward or not. Knight responded to Bowman's question about what the cost benefit of having a tenant in the Masonic would do for Farmington by citing cultural improvements, place making, expansion in a new direction and a providing a big welcome to downtown. Bowman concluded with a statement about changes like this being typically met with adverse reaction. She promised that the city will figure this out together.

LaRussa noted the impact on the surrounding residences and asked Knight about how landscape and hardscape plans were chosen. She said that designers and architects and engineering consultants made a combined effort to affect town culture, street-calming, and intelligent plant material choice and were carefully engineered to include safety for pedestrians and visually captures where the gateways are. Matt Parks of OHM conveyed an engineering standpoint which highlighted safety, adding that ADA accessible elements and plantings would

give an indication of points of access to the walkthrough. He noted that they took the advice of the DDA design committee to minimize issues. Jessica Howard agreed that pedestrian safety and funneling pedestrians to the safest passage was an important part of the plan. LaRussa said that decisions about plans can be reversed anywhere along the way, but noted that the bump outs on the south side might impede a reversal of that decision once they were installed. He asked OHM what else should be included to add value to the project that may not have been thought of and Parks acknowledged the necessity of communicating with utility companies to include future needs. He concluded with the wish for this project to be executed as well as it was planned and indicated support for the Oakland Street project.

Schneemann also thanked the administration, the DDA, and the engineering firm for the significant work done to plan this project. He pointed to the significant scrutiny this project has garnered for a relatively small project and stated that once bids come in, Council will have actual, not theoretical, costs to decide on. He noted that downtown Farmington projects make the most impact on the most people, but that he was particularly sensitive to concerns expressed by the residents who spoke during the public comment portion of this meeting. Schneemann directed Murphy to hold outreach meetings in the next week or two to allow a dialog between those most impacted and the treasurer, the DDA, and the engineers to answer questions. Schneemann concluded by recapping the bid process for the project at hand.

In response to a question from Galvin, Murphy spoke about the current budget and why this project required a motion from Council to move forward and go out for bids, unlike other projects that come before Council after the bidding process. Galvin concurred with Schneemann that this is a high profile project and needs a higher level of scrutiny.

Murphy stated that the DDA and administration had already planned to have two public meetings; one before the bidding process and one after.

**Move to direct the City Administration and City Engineer to prepare and issue bid documents for the Oakland Street Project utilizing the current plans provided to the City Council, with the understanding that the level of participation between the City and the DDA will need to be formally agreed upon before any construction contract is awarded.\*\***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Galvin, Councilmember
<b>SECONDER:</b>	LaRussa, Councilmember
<b>AYES:</b>	Bowman, Galvin, LaRussa, Schneemann, Taylor

## 5. Other Business

No other business was heard.

## 6. Council Comment

LaRussa would like to start a dialog soon about what the millage means to projects and concerns. He was concerned that a looming millage discussion will devolve into regular budget meetings and get lost.

Taylor added a request to Murphy that administration present Council with a couple of options on ways to discuss the millage in future, indicating that she would like it to be by the next meeting or the one after that.

Galvin announced that there would be a February 20th Parking Commission meeting at 7:00 pm.

## 7. Adjournment

**Move to adjourn the meeting.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Taylor, Councilmember
<b>SECONDER:</b>	Bowman, Mayor Pro Tem

The meeting adjourned at 7:07 pm.

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Steve Schneemann, Mayor

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Mary J. Mullison, City Clerk

Approval Date: February 19, 2019

**\*\***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.