



FINAL

SPECIAL STUDY SESSION MEETING MINUTES

A Special Study Session meeting of the Farmington City Council was held on December 16, 2013, in Conference Room A, 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 PM by Mayor William Galvin.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Greg Cowley	Councilmember	Absent	
William Galvin	Mayor	Present	
JoAnne McShane	Councilmember	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

City Administration Present

Director Christiansen
 City Clerk Halberstadt
 City Manager Pastue
 Attorney Schultz

2. APPROVAL OF AGENDA

Motion to approve the agenda as amended, adding City Manager Comment as Item No. 5 and adjusting the subsequent item numbers downward accordingly.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Galvin, McShane, Schneemann, Scott
ABSENT:	Cowley

3. DISCUSSION - FARMINGTON ROAD DESIGN

1. Consideration to Approve Engineering Agreement with Orchard Hiltz & McCliment (OHM) for the Farmington Streetscape Project

City Administration reviewed proposed engineering agreement with Orchard Hiltz & McCliment (OHM) for the Farmington Streetscape project. The not-to-exceed cost which includes the services of Grissim Metz is \$154,900.

City Administration advised there are two issues with the project. The first issue is that the Michigan State Historic Preservation Office (SHPO) continues to have concerns that the project would have a negative impact from a historic preservation standpoint.

The second issue is the city needs to be fully committed to the project by September 2014 which is usually plenty of time for design work, however, MDOT typically has a 5-6 month advance scheduling for their grade inspection. This means the design needs to be completed by the end of March.

City Administration requested the latitude to execute the proposal once these issues are resolved.

Discussion followed regarding how to address the issue with SHPO and whether they would be willing to override their concerns regarding the project.

Responding to a question from Galvin, Pastue stated the SHPO concern has not yet been communicated to the DDA Board.

Responding to a question from McShane, Pastue confirmed the city could spend the \$155K for the project and then be turned down by SHPO.

Schneemann pointed out SHPO will not even approve the project until 80% of the design is completed which means the city has to spend most of the \$155K for SHPO to make their determination.

McShane asked if \$155K is a fair price for the project design.

Schneemann pointed out the DDA has already spent money with OHM and Grissim Metz on this project.

Scott noted the fee is about 11% of the project, plus the 2-3% already spent on preliminaries. He stated 14-15% of the project is a pretty high fee.

Schneemann pointed out that in Grissim Metz the city gets expertise and design sensibility that is more than just planting trees and flowers, they understand the walkability aesthetic that the city is trying to achieve.

Schneemann commented it is ridiculous that one or two bureaucrats in Lansing can hold up the will of an entire community in completing this project. He stated the city should be proactive and move forward with this project and at the same time do what needs to be done politically to make it happen.

Discussion followed regarding the specific issues SHPO has with the project including brick pavers and planter boxes. Discussion continued regarding the risk in moving forward with the project without SHPO approval.

McShane asked if the city could save money by requesting other bids for the project. Pastue responded probably, but pointed out the advantages of OHM's familiarity with the project. He further pointed out the \$155k proposal is a not-to-exceed amount and the project could come in under that amount.

Scott pointed out OHM was in charge of the Grove Street and Warner/Oakland Street projects and noted the issues that arose including hidden conditions and permits. He stated the city is paying premium dollar for engineering services.

Discussion followed regarding the permit issues that developed with those projects.

Pastue pointed out the Grand River Streetscape project went smoothly with basically the same team involved.

Galvin advised that in Council's consideration of approval of an agreement with OHM there are two points to consider: 1) should Council seek other bids for the project; and 2) once the bid approval is given, the city has committed to spending dollars on a project that is dependent on SHPO and MDOT approval.

Galvin further advised the proposed agreement could go on tonight's regular meeting agenda or it could go on the January study session to allow more time to resolve issues with MDOT and SHPO.

Pastue commented that approval of the agreement could be delayed until January because it is unlikely that any action would be taken by MDOT or SHOP prior to the holidays.

Schneemann pointed out that even if SHPO was able to block the project the city could still use the plans developed by OHM if another funding source was found.

Pastue discussed how much has been accomplished in the downtown including the Grand River and Grove Streetscapes. He pointed out these projects were funded by the city and private resources. The Farmington Streetscape is the first time the city has sought grant money. He believes that the prior projects show an overall plan for the downtown and combine that with the amount of community involvement provides leverage for seeking approval from MDOT.

Council concurred to place the proposed engineering agreement on a January agenda given the unlikelihood that anything would be done during the upcoming holiday period.

McShane asked what could be accomplished prior to the January meeting.

Pastue stated he would like to obtain a comfort level with SEMCOG and MDOT that even if SHPO does not support the project it can still go forward with the grant money. He would also like to obtain a 3-month extension for the design end of it.

4. CLOSED SESSION - LAND ACQUISITION

1. Motion to enter closed session to discuss land acquisition.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steve Schneemann, Mayor Pro Tem
SECONDER:	Jeff Scott, Councilmember
AYES:	William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT:	Greg Cowley

The votes were taken in the following order: Galvin, McShane, Schneemann, Scott.

Council entered closed session at 6:35 p.m.

2. Motion to exit closed session.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steve Schneemann, Mayor Pro Tem
SECONDER:	Jeff Scott, Councilmember
AYES:	William Galvin, JoAnne McShane, Steve Schneemann, Jeff Scott
ABSENT:	Greg Cowley

Council exited closed session at 6:52 p.m.

5. CITY MANAGER COMMENT

In reference to the regular meeting agenda item regarding payment to Richard Hyman Builders, Pastue noted a change in the amount the city would be invoicing DIC to close out the Drakeshire Shopping Center project.

Pastue distributed an amendment to the purchase agreement of the old Courthouse property requesting a 90-day extension for the site plans. This amendment is on the regular meeting agenda under New Business.

6. PUBLIC COMMENT

No public comment was heard.

7. COUNCIL COMMENT

No council comment was heard.

8. ADJOURNMENT

1. Motion to adjourn the meeting.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Steve Schneemann, Mayor Pro Tem
SECONDER: JoAnne McShane, Councilmember
AYES: William Galvin, JoAnne McShane, Steve Schneemann, Jeff
 Scott
ABSENT: Greg Cowley

The meeting adjourned at 6:56 PM.

Mayor William Galvin

Susan K. Halberstadt, City Clerk

Approval Date: _____