



Regular City Council Meeting
7:00 p.m., Monday, June 3, 2019
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

FINAL

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on June 3, 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 7:00 p.m. by Mayor 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 regular meeting agenda as presented.**

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

3. PUBLIC COMMENT

Greg Collins, 33632 State Street, commented on the Master Plan proposing a change for City Hall to become commercial property in the future.

4. APPROVAL OF ITEMS ON CONSENT AGENDA

- A. Consideration to adopt a resolution recognizing the 100th Anniversary of the 19th Amendment, guaranteeing and protecting women's constitutional right to vote
- B. Proclamation: June 29, 2019 as Farmington Area Juneteenth Celebration Day throughout Farmington
- C. Special Event Application: Annual Farmington Community Band Concert, July 29, 2019 from 7-8:30 p.m. in Riley Park

Move to approve the consent agenda as presented. **

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

5. MAIN STREET OAKLAND COUNTY PRESENTATION

Tim Colbeck, Main Street Oakland County, explained the Main Street accreditation process and presented Farmington with accreditation confirmation as a select level community. He said Farmington has met all the goals of the Main Street evaluation, highlighting a very active and involved board, an Executive Director that is in tune with the goals, high level of cooperation between the DDA, the public, and the business community, the successful Metromode partnership, the public art program which was a model for other communities, and volunteers who are up for the challenge.

Bowman congratulated DDA Director Knight and asked Colbeck what could be done to do an even better job in meeting the Main Street goals. He said things can always improve, but that Farmington is on a very good track. He cited historic preservation and keeping volunteers interested in training.

6. DUAL WATER METER DISCUSSION

City Treasurer Weber explained why six to twelve residents ask every year to have a dual meter to separate out sewer charges from water usage not funneled through the sewers such as pool filling, lawn watering, and irrigation. He spoke about the financial impact to the City when irrigation related water units reduced consumer cost, and explained why allowing dual water meters would raise non-irrigation rates. Set up costs to the consumer might reduce the number of those taking advantage of the proposed system change. He walked Council through potential yearly revenue loss and how much that would raise regular usage rates. He said that big users would save money and smaller residential users would have to pay more.

LaRussa quizzed Weber on the current fund balance for water and sewer and about the cumbersome possibility of measuring actual sewage use. Weber responded that with a revenue loss, there would be less funding for capital projects. He also explained how difficult it would be to measure sewage on a small flow basis from individual homes. Discussion ensued about rate changes and problems in administering a dual water meter program.

Taylor asked Weber to estimate how much more the residential users would have to pay per quarter to make up for the loss in revenue, and Weber said that for the average user it would increase by \$12-\$13 per quarter.

Bowman asked about the ratio of users who request dual meters to current billed water users. Weber and Eudy answered that there were about six to twelve calls per year out of 3400 users.

Galvin asked City Manager Murphy whether Council would be needing to look at this problem yearly. He stated that it was redundant to look at it when the rates have not changed again. He stated that there would be no financial benefit to the community as a whole.

Schneemann cited his use of irrigating at his business and that he would still not support a dual meter program. He suggested that Council did not need to look at this topic again in another two years.

LaRussa asked the mayor what the next step would be if Council wanted to move it forward and asked Council to adopt a second meter policy and monitor the take rate.

Schneemann asked Murphy what the cost would be to put together a proposed ordinance change. Discussion ensued about usage, risks, setting up a new ordinance, adoption rates, revenue losses, rate of adoption, and future forecast.

Bowman stated that she did not support going forward, LaRussa and Taylor supported going to a first reading of a dual meter ordinance, and Schneemann directed Murphy to explore the process and come back with an estimate of cost to create an ordinance change. Bowman indicated that she saw a risk in passing an ordinance that is only taken up by a few, yet impacted costs for all other users. She stated that she didn't support a first or second reading because of the unnecessary cost of preparation if there was no support from the rest of Council for the ordinance.

Discussion followed about what might need to be included in an ordinance change including process and procedure rules, processes of other comparable communities, inspections required, what users might be willing to adopt the new program, how the ordinance might promote higher use and waste of water, and the environmental impact of higher use. Weber reminded Council that water rates are based on the peak hour and the peak day of use, and increased watering or use would automatically raise rates. Schneemann reiterated his request to the City Manager to bring a cost estimate for a first reading forward for a dual meter program to Council. He also directed administration to bring forward at the same time any other unforeseen effects or impact to the City adoption of such an ordinance would bring.

7. CONSIDERATION TO APPROVE DISTRIBUTION OF PROPOSED CITY OF FARMINGTON MASTER PLAN 2019

Director Christiansen introduced the distribution for the Master Plan 2019. He explained the requirements for approval of a Master Plan and summarized each step in the process including both those yet to be done and those already achieved.

Galvin thanked Christiansen and the Planning Commission for all their work and asked about how the 2013 Vision Plan interfaces with the Master Plan now being considered. Christiansen laid out the various plans that are being used as planning tools to guide Farmington’s future direction. LaRussa asked about Council’s approval of the plan, the community engagement threshold, best practices, and public outreach. Bowman also thanked Christiansen and asked about the future use of the Master Plan, stating that by plan approval, it does not divest Council of responsibility for going through all appropriate planning processes. Taylor pointed to the page citing the redevelopment of the City Hall property and said that she was not in favor of approving the Master Plan until discrepancies were discussed. Christiansen suggested Council could change details and went into great detail about zoning, land use, and planning tools. He stressed that the Master Plan is a guide. Taylor wanted language added that would reassure residents that Council does not intend to move City Hall. LaRussa asked about zoning classifications and changes to existing zoning with a zoning audit.

Schneemann also thanked Christiansen and the focus group for all of their work and described alternate community outreach and feedback. He specified that the Master Plan is high-level generic planning, and all specifics would need to be looked at individually.

Move to approve the distribution of the proposed City of Farmington Master Plan 2019 incorporating Councilmembers Taylor’s and LaRussa’s commented requests.**

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

8. OAKLAND STREET PROJECT

City Manager Murphy read the staff report summarizing the current status of the Oakland Street Project and asked Council to come to some consensus about the future of the project.

Matt Parks, OHM, walked Council through the current handout. Value engineering was considered, and material modifications and omissions were looked at without much sacrifice, with an overall savings of approximately \$50,000 as well as some contingent savings by waiting until next year for some of the landscaping concerns. Parks’ intent was not to wipe out the well thought out design, but to make alternative choices in materials, etc.

Discussion ensued about the requested motion. Schneemann suggested that the actual paving must be done now as it will not get cheaper by waiting and design work has already been done. He stated that Council needs to have confidence moving into this since voters told Council that

they want infrastructure improvements and progress. He also requested to keep this in context because it is a relatively small project. Bowman thanked Parks for the readable summary and asked Knight about present DDA commitment. Taylor concurs with Schneemann, Galvin asked Parks about whether the project was scaled back at all. He asked what the project would look like to get down to the already approved amount. He also asked Parks about cost estimates as the projected redesign was developing. Unit pricing was discussed. Galvin asked for a review of project processes with an eye to the public. LaRussa asked about specifics in cost estimates and asked how open and variable timing might have impacted the bid. He wanted to know what to do to change the City’s planning processes to avoid this issue in future. He expects next year’s budgeted projects to be ready for bid at the right time with the right information. Schneemann concluded by agreeing that adjustments in processes may need to be made and reminded Council that with regard to public input, he felt that no other project had been scrutinized this much. He agreed that better communication would be better moving forward when the DDA design committee is contemplating a project.

Move to direct City Administration to work with DDA Director, City Attorney and City Engineer to finalize agreement with contractor to proceed with the Oakland Street project with the City paying the overages associated with street repairs/paving, water and sewer and the DDA paying for overages connected with streetscape items, contingent on the DDA Board’s Approval to include the VE items that were presented, excluding Items 30, 39, 40 adding a contingency fee.

RESULT:	APPROVED AS AMENDED [4-1]
MOVER:	Bowman, Mayor Pro Tem
SECONDER:	Taylor, Councilmember
AYES:	Bowman, LaRussa, Schneemann, Taylor
NAYS:	Galvin

9. OTHER BUSINESS

Murphy would like the City to implement a loan program from the ICMA-RC 401a. This change would make loans available for all purposes rather than just hardship. Discussion about the merits of the option was heard and a resolution was requested. Galvin expressed that the City should have been offering this all along.

Move to authorize City Administration to execute a modification to the 401a Retirement Plan #107962 as proposed.

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

Murphy announced that Warner Mansion Director Kim Shay recently resigned. City Administration will work on a solution to the absence of a director. Her resignation letter is slated to be in the Council packet for next meeting.

10. CITY COUNCIL COMMENTS

Galvin clarified that his no vote on the Oakland Street project was to raise awareness of DDA transparency issues. He also announced that he was recently a judge at the First Methodist Pie Contest.

Bowman stated that she was devastated that Kim Shay resigned as Mansion Director. She felt that the resignation was the direct result of the support or non-support of City Council.

Schneemann said he was thrilled the Oakland Street project passed, and that it will be good to see work going on downtown.

11. CLOSED SESSION – PROPERTY ACQUISITION

Move to enter closed session to discuss property acquisition.

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

Council entered closed session at 9:35 p.m.

Move to exit closed session.

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

Council exited closed session at 10:32 p.m.

Move to authorize the City Manager and City Attorney to finalize the proposed purchase agreement for presentation to the School District.

RESULT:	APPROVED [4-1]
MOVER:	LaRussa, Councilmember
SECONDER:	Galvin, Councilmember
AYES:	Schneemann, Bowman, Galvin, LaRussa
NAYS:	Taylor

12. ADJOURNMENT

Move to adjourn the meeting.

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

Meeting adjourned at 10:33 p.m.

Steven Schneemann, Mayor

Mary J. Mullison, City Clerk

Approval Date: June 17, 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.