



FINAL

SPECIAL STUDY SESSION MEETING MINUTES

A Special Study Session meeting of the Farmington City Council was held on July 21, 2014, 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	Present	
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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnne McShane, Councilmember
SECONDER:	Greg Cowley, Councilmember
AYES:	Cowley, Galvin, McShane, Schneemann, Scott

3. PUBLIC COMMENT

No public comment was heard.

4. DISCUSSION

A. 2013 Streetscape Project Change Order #6 and Release of Retainage

Present: OHM Representatives, Matt Parks & Gary Smolinski

Matt Parks reviewed Change Order No. 6 and overall costs for the Farmington 2013 Streetscape Project.

Responding to a question from Scott, Smolinski stated the drains were installed in front of the Dress Barn and on Warner Street to remove water from those areas. He confirmed those drains were not part of the original plan and would need to be maintained by the City.

Scott discussed other options that were available to address the water issue. He stated the drains were not a good, long term solution. He noted OHM needs to pay greater attention to detail.

Discussion continued regarding the reasons why the drains were necessary, including insufficient grading.

Pastue pointed out the excellent work done by OHM on Oakland Street.

Responding to a question from Schneemann, Pastue advised typically there is a 10% contingency.

Parks advised with Change Order No. 6, the cost is still \$5,900 under the original contract amount.

Schneemann noted the documentation used for pay requests has been confusing. He would like future requests translated into an American Institute of Architects (AIA) document.

Discussion followed regarding why the drains in front of the Dress Barn are not draining well. Pastue noted that the elevation changed from the original plan as a result of the building being cut.

Responding to a question from McShane, Pastue stated the City will fix the drain problem.

Discussion continued regarding other items in the change order including the addition of goose-neck lights at Grand River and Grove.

McShane questioned why the items included in the change order were not part of the original plans.

Discussion followed regarding why items were taken out of the contract then put back in.

Galvin asked if the drains can be fixed. Smolinski responded they will review with Grissim Metz to determine if there is a different cover that may function better.

Responding to a question from Schneemann, Smolinski stated there are still a few minor punch list items remaining.

Responding to an additional question from Schneemann, Pastue stated the amount of money remaining after the change order and retainage is approved will be \$5K.

Discussion followed regarding the need to replace plants and using the bond as leverage to ensure it is done.

McShane would like the plants replaced by Fall.

5. DISCUSSION

A. Grand River-Halsted Plaza Lot Split

Present: Tom Duke, property owner and Lonny Zimmerman, Architect

Pastue discussed a resolution that will be brought before Council at the regular meeting concerning the conditions for the Grand River-Halsted Plaza proposed lot split.

Attorney Schultz pointed out the lot split could not occur until the buildings where the property line goes through are demolished and that this condition has been made part of the resolution.

Pastue advised the proposed lot split meets all of the statutory requirements.

Schulz pointed out the resolution relates only to the issue of ownership, future development will be addressed separately.

Discussion followed regarding traffic issues related to the Grand River-Halsted intersection and proposed used for the K-Mart building.

McShane expressed support for the lot split.

Scott expressed concern regarding the adequacy of the shared parking agreement for the buildings that front Grand River.

Galvin expressed support for the lot split that will allow for additional development.

Duke advised the lot split will allow for the highest and best use of the property.

Discussion followed regarding the challenges of the current property site and lack of redevelopment over the last 7+ years.

Pastue discussed the process going forward regarding the lot split and future development.

6. OTHER BUSINESS

Pastue advised City Administration will request approval of Change Order No. 6 and release of \$30K in retainage related to the 2013 Streetscape project at the regular meeting.

7. COUNCIL COMMENT

No Council comment was heard.

8. ADJOURNMENT

1. Motion to adjourn the meeting.

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

The meeting adjourned at 6:58 PM.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: _____