



Regular City Council Meeting
7:00 p.m., Monday, October 19, 2020
Virtual Meeting via Zoom

FINAL

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on October 19, 2020, 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
Director Demers
Superintendent Eudy
City Clerk Mullison
City Manager Murphy
City Attorney Saarela
City Attorney Schultz
Director Weber

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. September 21, 2020 Special
 - b. September 21, 2020 Regular
 - c. September 28, 2020 Special
 - d. October 5, 2020 Regular
- C. Farmington Monthly Payments Report – August 2020, September 2020
- D. Farmington Public Safety Monthly Report
- E. Building Department First Quarter Report
- F. Public Works First Quarter Report
- G. Consideration to approve 2021 Farmington City Council Meeting Dates

Move to approve the consent agenda as presented. **

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

4. APPROVAL OF REGULAR AGENDA

Move to approve the regular agenda with an amendment to Item 6C to read “consideration to schedule a public hearing for a DDA Plan Amendment”. **

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

5. PRESENTATION/PUBLIC HEARINGS

- A. Public Hearing for Adoption of a Brownfield Redevelopment Plan for the property located at 22145 Farmington Rd, Farmington Michigan

Director Christiansen gave some background on the plan for redevelopment of the aforementioned property. Jeremy McCallion from AKT Peerless, Ginny Dougherty of PM Environmental, and site owner Jamie Robinson of Royal Gas and Oil were available to answer questions from Council and the public.

Move to open Public Hearing for Adoption of a Brownfield Redevelopment Plan for the property located at 22145 Farmington Rd, Farmington Michigan.

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

Public hearing was opened at 7:06 pm. No public comment was heard.

Move to close Public Hearing for Adoption of a Brownfield Redevelopment Plan for the property located at 22145 Farmington Rd, Farmington Michigan.

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

Public hearing was closed at 7:07 pm.

6. NEW BUSINESS

A. CONSIDERATION TO ADOPT RESOLUTION APPROVING THE PROVISIONS OF A BROWNFIELD PLAN AS RECOMMENDED BY THE FARMINGTON BROWNFIELD REDEVELOPMENT AUTHORITY FOR 22145 FARMINGTON, ROAD FARMINGTON

On September 24, 2020, the Farmington Brownfield Redevelopment Authority reviewed and recommended a proposed Brownfield Plan for redevelopment of the gas station and convenience store property located at 22145 Farmington Road. Approval to remediate site contamination resulting from its historic use as a gas station with leaking underground storage tanks was requested. Once the existing building is demolished and remediation is completed, a new, approximately 3,800 square foot gas station and convenience store will be constructed on the site.

Schneemann expressed excitement about seeing this property developed. LaRussa asked whether additional elements had been considered for public benefit such as city signage. Christiansen said nothing additional has been planned, but that the intersection is a focus area for the community. Taylor requested a brief description of improvements to be made and Christiansen summarized the details of the proposal.

Both DeLind and Bowman thanked Robinson and Royal Gas and Oil for investing in Farmington.

Move to adopt Resolution approving the provisions of a Brownfield Plan proposed by SLR Investments, LLC, a development entity of Royal Gas and Oil Co., as recommended by the Farmington Brownfield Redevelopment Authority for property with Parcel 20-23-28-477-005, located at 22145 Farmington Road, Farmington, Michigan.**

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

B. SECOND READING AND CONSIDERATION TO APPROVE AN ORDINANCE RELATING TO THE CREATION OF A SOCIAL DISTRICT

Kate Knight, Executive Director of the Farmington Downtown Development Authority, reviewed changes made to the proposed ordinance allowing a Social District since the first reading on October 5, 2020.

LaRussa commended Knight for all her work to bring this issue to Council. In response to a question by LaRussa, Knight said that the square footage used in the present proposed plan is amendable in future, depending on what seems prudent after experience. A connection was added from MiMosa's east entrance to Grand River and Knight cited a desire for simplification as a reason to minimize square footage at this time.

Taylor also thanked Knight and echoed LaRussa's concern about MiMosa egress. Schneemann inquired as to how many restaurants have committed to this project. Knight cited interest from five to seven establishments, with some already holding a carry-out cocktail license. Schneemann also asked Attorney Schultz whether approval for the map was being asked tonight or just the ordinance allowing it. Schultz replied that this request was just for the ordinance, with the rules coming before Council at a later date. Schneemann noted that he was generally supportive of having a Social District, but that this is very different than other communities he had seen. As a response to Schneemann's request for Public Safety input, Director Demers discussed enforcement concerns and said he had reached out to several of his counterparts in other communities who either have or are considering a Social District. Demers indicated that he had gotten positive information from all communities he had been in touch with. Discussion ensued about forms of Social Districts and ways to plan, sign, and map.

Bowman requested that the DDA keep Demers involved if there are any changes to the proposed outline.

Move to approve Introduction of Ordinance No. _____, an Ordinance to amend the City of Farmington Code of Ordinances, Chapter 3, "Alcoholic Liquors," to add Article III, "Social Districts."**

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

C. CONSIDERATION TO SCHEDULE A PUBLIC HEARING FOR A DDA PLAN AMENDMENT

Knight described the DDA Development Plan and requested a public hearing in order to make an amendment to the current plan.

Move to set a public hearing for the First Reading of an ordinance to consider the DDA Plan Amendment on November 16, 2020.**

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

D. CONSIDERATION OF A PUD AGREEMENT AMENDMENT FOR SAMURAI STEAK HOUSE

Christiansen requested an amendment for the Samurai Steakhouse PUD that would provide for an expanding interior dining area, an expanded patio, and a temporary green space seating area.

Taylor asked what specifically was being requested to be approved. Christiansen replied that Council was being asked to approve the amended and restated PUD agreement and the amended PUD site plan. LaRussa initiated discussion about event planning in the proposed green space and the use of the park-like area. Schneemann asked Christiansen about park planning and noted that he was appreciative of the site owner's willingness to allow public use.

Move to approve amended Final PUD Site Plan and amended and restated Planned Unit Development Agreement for Samurai Steakhouse, 32905 Grand River Avenue, subject to final review and approval of the terms and conditions of the amended and restated Planned Unit Development Agreement by the City Manager and City Attorney's office, including minor amendments thereto.**

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

E. CONSIDERATION TO ACCEPT CONSTRUCTION ESTIMATE NO. 10 FOR THE 2018 FARMINGTON ROADS MAINTENANCE & REHABILITATION

Superintendent Eudy requested final payment for concrete replacement on Lilac, Flanders, Chesley, Brittany Hill, and Saxony.

Move to Approve Construction estimate No. 10 in the amount of \$269,443.84 for Saxony Street and 33115 Shiawassee Right of Way concrete Improvements under the 2018 Farmington Roads Maintenance & Rehabilitation Contract with Hartwell Cement Company.**

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

F. CONSIDERATION TO APPROVE CONSTRUCTION ESTIMATE NO. 4 FOR THE BEL-AIRE SANITARY SEWER REHABILITATION PROJECT TO PIPELINE MANAGEMENT COMPANY

Eudy summarized progress for the Bel-Aire Sanitary Sewer Lining project.

Move to approve Construction Estimate No.4 for the Bel-Aire Sanitary Sewer Lining Project in the amount of \$143,772.85 to Pipeline Management Company Incorporated of Milford, Michigan.**

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

G. CONSIDERATION TO APPROVE CONSTRUCTION ESTIMATE NO. 5 FOR THE MAYFIELD STREET RECONSTRUCTION

Eudy requested payment be approved for work completed from August 28, 2020 until September 23, 2020 on the Mayfield Street Reconstruction project.

LaRussa commended Eudy and his project team and contractors. In response to a question from Taylor, Murphy said that a project completion survey was receiving final touches and would be delivered to residents soon. Schneemann thanked residents and taxpayers in Farmington that passed the recent millage to allow for great projects like this one.

Move to Approve payment to V.I.L. Construction Incorporated for Construction Estimate No. 5 in the amount of \$105,666.03 for the Mayfield Street Reconstruction.**

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

H. CONSIDERATION TO AUTHORIZE A LOAN FROM THE GENERAL FUND TO THE CIVIC THEATER

City Manager Murphy proposed loaning the Civic Theater funds from the City’s General Fund to help the theater get back to a positive revenue path after losses incurred due to the restrictions placed due to protect the public during the pandemic.

DeLind asked how long the proposed loan of \$64,000 would last the theater and Murphy said that it is projected to last a year. In response to a query by LaRussa about whether the amount would be enough, Murphy reminded Council that this was an estimate and it can be revisited at a future meeting if need be. Schneemann commented that it was remarkable that the theater was able to go on since the shut down and noted that the Theater had a history of managing finances really well. He was supportive of the requested loan. Taylor added that she was glad to back this loan as she was sure this will be well handled.

Bowman commended Farmington Civic Theater Manager Scott Freeman for his hustle and the ways he has tried to stay relevant and in the public eye while they were required to be shut down. He has kept the theater going by spreading and reallocating staff, and now creating a safe-feeling space for re-opening.

Move to authorize a loan from the General Fund to the Civic Theater in the amount of \$64,000. This loan would be for a period of three years with an interest rate of 1% effective November 1, 2020.**

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

I. CONSIDERATION TO RATIFY PAYMENT FOR IDEMIA LIVE SCAN FINGERPRINT CAPTURE STATION AND PUBLIC SAFETY BUILDING SECURITY CAMERA UPGRADES

Director Demers requested ratification for payment to replace existing Live-Scan fingerprint capture stations which had reached end-of-life.

Move to ratify payment to IDEMIA Identity & Security USA, LLC in the amount of \$20,673.00 for purchase of the TouchPrint 5600 Live Scan Fingerprint Capture Station.

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

Move to ratify payment to Advanced Satellite Communications in the amount of \$10,249.38 for upgrades to Public Safety Building interior security cameras.**

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

7. PUBLIC COMMENT

No public comment was heard.

8. CITY COUNCIL COMMENT

Taylor reminded residents about the Farmington Beautification Committee Halloween "Bootification" competition and awards.

Bowman announced the upcoming drug take back program sponsored by the Public Safety Department on Saturday, October 24. She also recommended using the City's online sales drop off post on the East side of City Hall as it is a fully lit and secure location with 24/7 camera surveillance.

9. ADJOURNMENT

Move to adjourn the meeting.

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

Meeting adjourned 8:22 p.m.

Sara Bowman, Mayor

Mary J. Mullison, City Clerk

Approval Date: November 16, 2020

******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.