

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL STUDY SESSION MEETING
CITY HALL – COMMUNITY ROOM
AUGUST 24, 2015 – 6:00PM

The Study Session meeting of the Farmington Hills City Council was called to order by Mayor Brickner at 6:00pm.

Council Members Present: Brickner, Bridges, Knol, Lerner, Massey and Steckloff

Council Members Absent: Bruce

Others Present: Acting City Manager Boyer, City Clerk Smith, Assistant to the City Manager Geinzer, Directors Gajda, Mekjian and Randle and City Attorney Joppich

DISCUSSION ON DIRECTED SPECIAL ASSESSMENTS FOR LOCAL ROAD IMPROVEMENTS AND CAPITAL IMPROVEMENT PLAN:

Director of Public Services, Gary Mekjian, reviewed the road millage funding approved by the voters last November and the breakdown of how that funding would be used for the City to continue to contribute up to 20% for special assessment projects, enhanced local road maintenance, major road maintenance and for major road reconstruction projects and matching federal aid projects. He stated that it was anticipated that the millage would generate approximately \$6 million annually

Mr. Mekjian commented that in all of the millage information, it was clearly stated that the millage funding would not replace the City Charter mandated special assessment projects for reconstruction of local roads. He mentioned the impacts of the millage funding and the money it would generate for local road construction.

Mr. Mekjian reviewed the Directed Special Assessment District (SAD) Policy adopted by City Council. He noted that in moving forward with the Directed SAD's, his staff has identified 53 miles of road with a PASER rating of 2.75 or less that has been included in the proposed Capital Improvements Plan (CIP); and there are many more miles on the cusp of that rating. He discussed the variables considered when prioritizing the roads, but that he was open to other considerations by Council. He explained that the CIP is a planning document that could change over time. He reviewed the local road CIP proposed schedule with Council.

Councilmember Lerner stated that at past meetings he had suggested using seal coating for a portion of roadway to test that method to determine if it would extend the life of those roads with a PASER rating between 4 and 6. He asked if this was part of the CIP as he wanted to make sure this was not forgotten.

Director Mekjian responded that the table includes only those roads that were rated 2.75 or less and a specific roadway to test the seal coating had not yet been identified.

Jim Cubera, Senior Engineer, assured Council that seal coating will be one of the tools used by engineering with regard to road maintenance for those roads with a higher PASER rating.

Mr. Mekjian reviewed various maps showing projected road projects throughout the City over the next couple of years. Discussion was held on the number of projects and areas affected.

Mark Saksewski, Traffic Engineer, pointed out that some of the projects in the City were being funded through federal grant funds so the City was under certain time constraints to do those projects. He noted that the City has to project out 5 years to apply for funding and they were lucky to be granted money for the project but unfortunately they were all in the same general area.

Director Mekjian went on to discuss projected costs for directed SAD's over a 10 year versus 15 year amortization schedule. He stated that staff's recommendation would be for a consensus from Council with regard to the proposed CIP schedule that included moving forward this year on 3 projects and with regard to the proposed calendar for scheduling of public hearing meetings. He explained that Council would first have to approve Resolutions to establish the district and set the public hearing dates for the 3 projects for this year, which he is proposing to bring to Council on September 28, 2015. The hearings would then be set for October 12, 26 and November 9th.

Discussion was held on the calendar and Council was in agreement to move forward with the proposed projects. Director Mekjian suggested that Council could amend the agenda this evening to include approval of Resolutions to establish the districts and set the public hearing dates, which would move the schedule forward and hearings would then be set for September 28th and October 12th and 26th.

City Clerk Smith confirmed that his could be done and that these items are typically approved under the consent agenda. She also confirmed there would be sufficient notification time to get the required notices in the paper and mailed out to residents.

Councilmember Lerner inquired what would happen if a subdivision petitioned for road improvements and had a majority of residents in favor of the project and where would they be included in the schedule.

Mr. Mekjian stated that the city would accommodate this project in the schedule but staff feels that once Council moves forward with directed SAD projects, the city will receive very few petitions for such projects.

Councilmember Lerner mentioned that he believes legislation will be coming soon that may allow the City to help with funding for private roads.

Councilmember Bridges inquired about the warranties required by contractors. Mr. Cubera stated that the contractors are required to submit a maintenance and guarantee bond over a period of 2 years. He added that staff has a great working relationship with the road paving companies and a strong policy in place.

Mayor Brickner added that City staff is also on site to oversee the projects.

It was the consensus of Council to move forward and consider amending the agenda this evening as proposed.

Director Mekjian stated that he has the reports prepared and will adjust the dates and get those to Council prior to the regular meeting.

DISCUSSION ON CITY MANAGER INTERVIEW PROCESS AND DATES:

Director Randle announced that all 4 candidates who were invited for an interview have accepted. He stated that the compensation range was also discussed with all candidates and they all have agreed that their name may be released at this time.

He noted that the following candidates include:

Dave Boyer, Farmington Hills Acting City Manager
James Jackson, Richmond VA
Michael Lasley, Farmington Hills Director of Central Services
John J (JJ) Murphy, Hobbs New Mexico

Mr. Randle reviewed the proposed interview process and suggested hosting a 2-day interview process (Friday, Saturday) that would include a meet and greet public forum, city tour and interviews. He stated that several other communities have used a similar format when interviewing potential candidates for this type of position.

Attorney Joppich pointed out that the public forum and interview were elements outlined in the interview process adopted by City Council. The city tour was not part of that but was suggested at the special meeting held August 17, 2015.

It was determined that scheduling would be handled through Director Randle and Council would provide him with dates they were available to interview on a Friday/Saturday.

Director Randle stated that he has prepared a list of questions and a format to follow for the interview process, which he will have delivered to Council and Council could submit additional questions to him either hard copy or by phone.

Councilmember Knol stated that she would prefer to handle the interviews by having the full list of questions for each candidate and having each Councilmember ask whatever question they wanted from the list and to check those off as they are asked. Councilmember Lerner agreed with this process.

Attorney Joppich added that background checks are all complete and he is working with Director Randle to prepare a report to City Council that would address each item for all candidates.

ADJOURNMENT:

There being no further discussion, the meeting adjourned at 7:25pm.

Respectfully submitted,



Pamela B. Smith, City Clerk