



Special City Council Meeting  
6:30 p.m., Monday, August 7, 2023  
Council Chambers  
23600 Liberty Street  
Farmington, MI 48335

## FINAL

### SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on August 7, 2023 at 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 6:34 p.m. by Mayor Bowman.

#### 1. ROLL CALL

Attendee Name	Title	Status	Arrived
Johnna Balk	Councilmember	Present	
Sara Bowman	Mayor	Present	
Joe LaRussa	Mayor Pro Tem	Present	
Steve Schneemann	Councilmember	Present	
Maria Taylor	Councilmember	Present	

#### City Administration Present

Director Christiansen  
Superintendent Eudy  
Executive Director Knight  
City Clerk Mullison  
City Manager Murphy  
City Attorney Schultz  
Director Weber

#### 2. APPROVAL OF AGENDA

Move to approve the agenda as presented.\*\*

<b>RESULT:</b>	<b>APPROVED AS PRESENTED [UNANIMOUS]</b>
<b>MOVER:</b>	Balk, Councilmember
<b>SECONDER:</b>	Taylor, Councilmember

### 3. PUBLIC COMMENT

No public comment was heard.

### 4. CONSIDERATION OF BROWNFIELD PLAN FOR MAXFIELD TRAINING CENTER (HILLSIDE TOWNES)—MAXFIELD TRAINING CENTER/ROBERTSON BROS

The north portion of the property (north of Thomas Street) has a history as far back as the 1880s as a school building, with the main structure of the current building constructed in 1940, including a boiler room with a concrete underground coal bin. Over the ensuing years, additions were made to the building, including underground heating oil storage tanks. The Farmington School District ceased operations on this north portion of the property in 2011. This portion of the property consists of 58,675 square feet of unoccupied space and related surface parking across the site. The surrounding area is mixed-use and the portions of the property south of Thomas Street were historically used for residential purposes. Contaminants above Michigan Department of Environment, Great Lakes, and Energy ("EGLE") criteria were reported along with the potential existence of an underground gas tank. The determination of Facility status is due to the identified contaminants found on 33000 Thomas Street and 33107 Thomas Street. The remaining parcel of the property is adjacent and contiguous.

**Move to open a Public Hearing.\*\***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Balk, Councilmember

**Public hearing was opened at 6:38 pm. No public comment was heard.**

**Public hearing was closed at 6:38 pm.**

**Move to adopt the resolution approving the provisions of a Brownfield Plan as recommended by the Farmington Brownfield Redevelopment Authority for the redevelopment of the Maxfield Training Center Redevelopment Project – Hillside Townes and Associated Parcels located in Farmington, Michigan, for the following “eligible activities” required for the Hillside Townes PUD as listed:**

1. **Pre-Approved Activities include a Phase I and II Environmental Site Assessment (ESA), baseline environmental assessment, and due care investigation required as part of the transaction due diligence conducted on the Property at an estimated total cost of \$43,502.**
2. **Department Specific Activities include removal of contaminated soils, off-site disposal of hazardous materials in a licensed disposal facility and backfill of excavated areas.**
3. **Asbestos Assessment and Removal. A pre-demolition hazardous materials assessment of the former Maxfield Training Center building and two homes for the presence of hazardous materials including asbestos, mercury vapor light tubes, and PCB-containing light ballasts in the building and the proper**

removal and disposal of asbestos containing materials prior to the demolition of the buildings.

4. Demolition. The building and all site improvements on both parcels will be removed, properly disposed of, and backfilled. Materials will be recycled to the extent reasonably practical.
5. Preparation and Implementation of the Brownfield Plan and Act 381 Work Plan and associated activities.
6. A 15% contingency of \$242,917 is provided to address unanticipated environmental, demolition and/or other costs or conditions that may be encountered prior to or during the implementation of eligible activities. The contingency amount is not based on the cost of Pre-Approved Activities and Preparation and Implementation of the Brownfield Plan and Act 381 Work Plan.
7. Interest will be paid on the unreimbursed eligible costs pursuant to the terms of a reimbursement agreement between the BRA and Developer.

All activities are intended to be "Eligible Activities" under Act 381. The total estimated cost of Eligible Activities subject to reimbursement from tax increment revenues is \$2,959,497, including contingency and interest. Therefore, the total cost for reimbursement to the applicant is a not-to-exceed amount of \$2,959,497, unless the Plan is amended and approved by the BRA and City of Farmington City Council. A portion of the Eligible Activities is expected to be reimbursed to Developer pursuant to an agreement between Developer and the City of Farmington Downtown Development Authority (the "DDA"). Any Eligible Activities reimbursed under such agreement shall not be reimbursed with the proceeds of tax increment revenues captured pursuant to this Plan.

This approval is subject to the terms and conditions of the Planned Unit Development (PUD) Agreement between the City of Farmington and Robertson Hillside Townes in connection with the subject development and to approval of and entry into all intergovernmental agreements relating to Brownfield activities and DDA TIF activities determined to be necessary and appropriate by the City.\*\*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Balk, Councilmember
<b>SECONDER:</b>	LaRussa, Mayor Pro Tem
<b>AYES:</b>	LaRussa, Schneemann, Taylor, Balk, Bowman

**5. CONSIDERATION OF APPROVAL OF DDA TIF APPLICATION FOR HILLSIDE TOWNES PROJECT BY ROBERTSON HILLSIDE TOWNES, LLC, AS RECOMMENDED BY THE DDA**

On July 24, 2023, City Council approved the development of Hillside Townes as a planned unit development with 53 for sale condominium units and various other improvements and amenities. City Council also approved a PUD Agreement that contemplates the developer receiving certain Brownfield credits and DDA TIF credits to be used in connection with the proposed development.

Robertson Brothers LLC submitted its application for DDA TIF assistance. The DDA TIF Application Committee met on July 17, 2023, and recommended approval of the request to the full Board. The full DDA Board met on August 2, 2023, and approved the application.

**Move to approve DDA TIF Application for Hillside Townes, subject to the terms and conditions of the Planned Unit Development (PUD) Agreement between the City of Farmington and Robertson Hillside Townes, LLC, in connection with the subject development and to approval of and entry into all intergovernmental agreements relating to Brownfield activities and DDA TIF activities determined to be necessary and appropriate by the City.\*\***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Balk, Councilmember
<b>AYES:</b>	Schneemann, Taylor, Balk, Bowman, LaRussa

## 6. HARVEST MOON SPECIAL EVENT LICENSE AND THE SYNDICATE

Executive Director Knight explained that a special license was needed to allow permittees with Special Licenses for events to sell alcohol within the Social District if an exclusive area within the Commons Area is designated for that event alone.

**Move to approve a resolution establishing Social District Commons Area that will be utilized exclusively for the Harvest Moon Festival during the effective period of the Special License.\*\***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Balk, Councilmember
<b>SECONDER:</b>	Taylor, Councilmember

## 7. SIDEWALK INVESTMENT INCENTIVE – CANNELLE

Knight reported that the sidewalk area east of 33304 Grand River qualified for replacement under the city sidewalk maintenance program in August 2022 by city engineering consultant OHM. The season ended before replacement, and new owner Matt Knio of Golden Wheat Bakehouse/Cannelle submitted plans proposing significant upgrades for outdoor seating, incorporating removal and reinstallation of all current fixtures and design elements in public space. The DDA Design Committee and Planning Commission reviewed and approved the upgrade to public space through site plan review. Through a use license agreement, Cannelle was permitted to alter the ROW and reconstruct a new outdoor space using design vocabulary recommended for downtown standards. Knight requested reimbursement for completed work toward private investment in public space for the improved ROW space at Cannelle. These funds have been identified as eligible for ratification by City Council from the FY 2022-23 budget.

**Move to ratify payment to reimburse investment in ROW improvement by Golden Wheat Bakehouse/ Cannelle by Matt Knio sidewalk in the amount of \$16,800.\*\***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Taylor, Councilmember
<b>SECONDER:</b>	Balk, Councilmember
<b>AYES:</b>	Taylor, Balk, Bowman, LaRussa, Schneemann

**8. CONSIDERATION TO AUTHORIZE PURCHASE OF REPLACEMENT PICK-UP FOR DPW**

Superintendent Eudy recommended accepting a quote from Todd Wenzel Buick GMC for the current Fiscal Year funds allocated for the replacement of DPW truck #16.

**Move to authorize the purchase of a 2024 GMC 2500 HD four-wheel drive extended cab pick-up with an eight-foot Western snowplow blade from the MiDeal GMC vendor.\*\***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Balk, Councilmember
<b>SECONDER:</b>	Taylor, Councilmember
<b>AYES:</b>	Balk, Bowman, LaRussa, Schneemann, Taylor

**8. FARMINGTON CITY HALL - INTERIOR PAINT**

City Manager Murphy noted that City Hall’s interior paint has started to show signs of wear and tear due to the passage of time and frequent use. Repainting was included in last year’s budget, but he requested that the expense be rolled to the 2023-24 budget, with a budget amendment to follow at a subsequent meeting.

**Move to approve the quote from Z Painting to paint the interior of City Hall – the administration portion - not to exceed \$15,000.\*\***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Taylor, Councilmember
<b>AYES:</b>	Bowman, LaRussa, Schneemann, Taylor, Balk

**10. LIBRARY BOARD APPOINTMENT**

At its July 17 Special Council Meeting, City Council interviewed three candidates for a vacancy on the Farmington Community Library Board; Council also interviewed on other candidate at it June 20 meeting. The candidates include Stefanie Messina, Yevgeniya Gazman, Dilhara Muthukuda, and Josh Morell.

**Move to appoint Dilhara Muthukuda to the Farmington Community Library Board of Directors for a 4-year term, July 17, 2023 – June 30, 2027.\*\***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Balk, Councilmember
<b>SECONDER:</b>	Taylor, Councilmember

## 11. OTHER BUSINESS

City Manager Murphy passed out the agenda for tomorrow's joint meeting with Farmington Hills City Council and the Farmington Public School Board, and also asked for approval for renovation of the grounds in Women's Park. Discussion was had about possible Phase I and Phase II concepts.

**Move to award the contract for the Women's Park renovation to Willson-Swykert Lawn and Landscape Maintenance, 1872 Sun Island View, Commerce Township, Michigan, 48390 on the amount of \$57,000 even.\*\***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	LaRussa, Mayor Pro Tem
<b>SECONDER:</b>	Taylor, Councilmember
<b>AYES:</b>	LaRussa, Schneemann, Taylor, Balk, Bowman

## 12. CITY COUNCIL COMMENT

Bowman commented on tomorrow's joint meeting with the Farmington Public School Board and Farmington Hills City Council. She also

Taylor gave an update on upcoming Bicentennial Committee activities and meetings.

LaRussa reported on SEMCOG activities including their Safe Streets for All awards and the new SEMCOG dashboard tool.

Bowman remarked on the S.A.F.E. softball tournament that was held last weekend. The City/Chamber of Commerce team lost to the School Bus Drivers team after wins over two teams.

13. ADJOURNMENT

Move to adjourn the meeting.

<b>RESULT:</b>	<b>APPROVED AS PRESENTED [UNANIMOUS]</b>
<b>MOVER:</b>	Schneemann, Councilmember
<b>SECONDER:</b>	Balk, Councilmember

Meeting adjourned 7:30 p.m.

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Sara Bowman, Mayor

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Mary J. Mullison, City Clerk

Approval Date: August 21, 2023

\*\*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.