



Special/Study Session Meeting
 6:00 p.m., Monday, July 17, 2017
 Conference Room
 23600 Liberty Street
 Farmington, MI 48335

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on July 17, 2017, in 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
Sara Bowman	Councilmember	Present	
Greg Cowley	Councilmember	Present	
William Galvin	Mayor	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

City Administration Present

Director Christiansen
 Superintendent Eudy
 City Clerk Halberstadt
 City Manager Murphy
 Attorney Schultz

2. APPROVAL OF AGENDA

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

3. PUBLIC COMMENT

Chuck Fehl, Chatham Hills Subdivision Entranceway Chairman, discussed the deplorable condition of the entryway at Smithfield and Grand River. He believes that snowplows turning around in the area are a major cause of the destruction.

4. COURTHOUSE PROPERTY PROPOSALS

- A. Cervi Construction
- B. Yaldo Construction

Motion to recuse Schneemann due to private interest in agenda topic.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Councilmember Scott
SECONDER:	Councilmember Cowley
AYES:	Bowman, Cowley, Galvin, Scott
RECUSED:	Schneemann

Fabio Cervi, Cervi Construction, presented his proposal for the Courthouse Property. He is proposing 24 units, ranch style condos, initially available for lease. He intends to sell them in the future once the market conditions improve.

Cowley inquired about the decision not to sell the units upfront.

Cervi responded that the surrounding structures are a drawback, mainly the bus depot. He believes that the units could be sold initially, but would sell for a significantly lower price.

Responding to a question by Cowley, Cervi said that the desired price point would be \$250,000. He would like to sell the units once the school property has been sold.

Cowley expressed concern regarding plans for only one entrance for a development that will have upwards of 50 cars.

Cervi responded that he doesn't anticipate every unit will have multiple cars, as the target market is retirees. He noted the units will all be fully ADA accessible.

Responding to a question by Cowley, Cervi stated the lease price for the units would be \$1700-\$1800 per month.

Cowley expressed interest in finding out the taxable revenue on the units.

Bowman likes the proposed plan and agrees that it appeals to an underserved demographic-retirees. She would prefer units for sale, but understands the reason for lease.

Scott expressed concern that the city has gone down this road before. He wants to find a buyer who wants the property regardless of the sale of the school property.

Cervi responded he is ready to start development on this property right away.

Galvin inquired as to where the connectivity would be to the school property, if it becomes available in the future.

Christiansen responded there is an area that could be used to connect the two properties, but through site planning the connectivity could be modified.

Blugerman discussed the issue of garages backing into pass-throughs that could pose a problem.

Galvin questioned whether this project would set the stage for the rest of the hill.

Christiansen stated it is up to Council, but believes the project can stand on its own.

Responding to Galvin, Cervi stated that Cervi Construction is offering to pay \$250,000 for the property, including the cost of demolition.

Responding to Cowley, Christiansen surmised that a total of 100 units could potentially fill the hill in the future.

Cervi stated that he would be willing to consider a lease to own option in response to a question by Cowley.

Christiansen introduced Sam Yaldo, Yaldo Construction.

Yaldo presented his proposal for the Courthouse Property. He is proposing 43 attached condo units, housed within 9 buildings. There will be garages on the ground floor with two stories of livable space above. The target market for these condos is young people. The price point would be in the low \$200,000 range. The units on the west side of the property would be sold first. He believes the east side of the property will be more difficult to sell because of its proximity to the school property. He believes it will sell better once the adjacent school property is cleared.

Scott inquired about timing and phasing of the project.

Yaldo stated the project would be developed west to east. He would complete two buildings at a time. He stated that when 50% of those units are sold, building would begin on another 2 units. The living space per unit would be around 1800 square feet.

Scott is looking for commitment without the adjacent school property being in play. Yaldo responded that he is interested in the property regardless.

Responding to Scott, Yaldo said they are offering \$250,000 for the property, including the cost of demolition.

Bowman asked about greenspace. Yaldo confirmed that there will be landscaping around the units with greenspace for residents to see and use.

Cowley is interested in units for sale, but concerned about traffic.

Galvin has infrastructure concerns relative to surrounding residential areas.

Christiansen stated that there are no concerns regarding infrastructure, as previous plans were approved.

Galvin stated that 43 units will create more tax revenue for the city.

5. CEMETERY USAGE

Eudy provided information regarding the east side of Oakwood Cemetery where there is approximately 140 feet in of open space. He requested Council feedback on permitting above ground crypts/monuments in the area. It would require a survey of the property to determine the area to work with. It would also involve creation of lots which would require legal paperwork to register the land. A crypt would require the purchaser to buy four lots so as not to impede on any other cemetery lots.

Schneemann asked why crypts are not allowed there now and if there are bylaws restricting them.

Eudy stated the area is an unplanned open space where improvements were never considered. He has not been able to find any bylaws restricting above ground crypts or monuments.

Murphy stated that there is an immediate need, as an inquiry from a former resident has been made regarding the creation of an above ground crypt.

Schneemann inquired why Council's approval is needed.

Eudy stated that he is looking for approval for the cost of the survey, \$3000-\$6000, and the registration of the lots.

Responding to Cowley, Eudy stated that those fees can be rolled into the purchase price of the lots, but the initial cost would be borne by the City.

Eudy stated that 5-6 lots could potentially be created on the site.

Responding to Scott, Eudy said that there are currently no above ground crypts in the cemetery.

Bowman has no issue with having above ground crypts.

Responding to a question by Galvin, Eudy assured that this particular area would be strictly for above ground crypts.

Move to authorize a survey for expansion of Oakwood Cemetery.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Councilmember Bowman
SECONDER:	Councilmember Cowley
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

6. OTHER BUSINESS

No other business was heard.

7. COUNCIL COMMENT

No council comment was heard.

8. ADJOURNMENT

Move to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Councilmember Schneemann
SECONDER:	Councilmember Scott
AYES:	Bowman, Cowley, Galvin, Schneemann, Scott

The meeting adjourned at 6:58 PM.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: August 21, 2017