



City Council Meeting
7:00 p.m., Monday, October 2, 2017
Council Chambers
23600 Liberty Street
Farmington, MI 48335

FINAL

REGULAR MEETING MINUTES

A regular meeting of the Farmington City Council was held on October 2, 2017, at 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 7:00 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 | Left at 7:15 |
| Jeff Scott | Councilmember | Present | |

City Administration Present

Director Christiansen (arrived at 7:15)
 Superintendent Eudy
 City Clerk Halberstadt
 City Manager Murphy
 City Attorney Schultz
 City Treasurer Weber

2. PUBLIC COMMENT

No public comment was heard.

3. APPROVAL OF AGENDA

Move to approve the agenda as presented.

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

4. NEW BUSINESS

A. Consideration to approve request for Farmington Civic Theater HVAC unit

Present: Scott Freeman, Civic Theater

Freeman discussed his proposal for purchase of a second HVAC unit for the Civic Theater.

Responding to Bowman, Freeman noted that references were checked on the vendor, Selective Heating and Cooling.

Move to approve the quote from Selective Heating & Cooling in the amount of \$10,575 to replace a portion of the theater's rooftop HVAC system including a Wi-Fi thermostat in the amount of \$475 for a total of \$11,050.

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

B. Consideration to reschedule the November 6 City Council Meeting to October 30 and schedule a Special Organizational Council meeting for Nov. 13, 2017

Move to reschedule the November 6 City Council Meeting to October 30 and schedule a Special Organizational Council meeting for Nov. 13, 2017

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

C. Consideration to approve the 2017/18 Oakland County Road Maintenance Agreement

Responding to Scott, Eudy stated the agreement covers the City's costs during a mild winter.

Move to renew a one-year Road Maintenance Agreement with the Road Commission for Oakland County beginning October 1, 2017. [SEE ATTACHED AGREEMENT]

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

D. Consideration to adopt amendment to the City of Farmington Code of Ordinances, Article II, Division 3, Section 31-60, "Prohibited Parking"

City Administration advised the first reading of the proposed ordinance amendment was brought before Farmington City Council at their regular meeting on September 19, 2017. The revisions suggested by City Council have been included.

Cowley commented the parking fees need to be higher.

Scott expressed regret that the City has gotten to this point.

Schneemann stated the video shown at a previous meeting was all of the evidence he needed. He appreciated the provision that a driver could move from one timed lot to another without risk of citation.

Bowman stated she is not ready to add more regulations. She does not believe this ordinance will change behavior. She would like to see more signage for untimed parking.

Move to adopt Ordinance C-784-2017, amending Farmington City Code, Section 31-60 “Prohibited Parking” to add regulations prohibiting re-parking of vehicles in time-limited public parking lots and prohibit the removal of tire markings made by parking enforcement officer. [SEE ATTACHED ORDINANCE].

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| RESULT: | APPROVED |
| MOVER: | Councilmember Cowley |
| SECONDER: | Mayor Pro Tem Schneemann |
| AYES: | Schneemann, Scott, Cowley, Galvin |
| NAYS: | Bowman |

E. Consideration of offers to purchase land under Proposed Sale of Land Agreement for the Former 47Th District Court Property on Ten Mile Road

Move to recuse Schneemann from discussion and action on this agenda item due to a conflict of interest.

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| RESULT: | APPROVED |
| MOVER: | Councilmember Cowley |
| SECONDER: | Councilmember Scott |
| AYES: | Bowman, Scott, Cowley, Galvin |

Christiansen introduced the developers who have offered a proposal for the Courthouse Property.

Boji Development

Present: Mike Ciroffa, Attorney, Francis Boji, and Joseph Boji

Ciroffa stated they are offering \$250K for the Courthouse property. There is no change in the site plan, but the models and square footage may be different than what was presented at a previous meeting. It will be a 14 home development, homes ranging from 1725-2800 sq ft. The price point will start in the low \$300k. He discussed the background, qualifications and experience of Boji Development. He stated they are well capitalized and would be able to handle the school site if it becomes available.

Bowman noted that Boji increased their offer from \$50k to \$250k. She confirmed that there will be five different model homes for sale. She appreciated that they are still considering the school property, knowing that it is not currently available. She also confirmed that it would be a Planned Unit Development (PUD).

Scott inquired as to their willingness to commit to a blend of ranch and colonials.

Joseph Boji responded they will build homes as they are sold and through the PUD process certain lots could be designated for colonials or ranches.

Responding to Scott, Joseph Boji declared they can begin the development as soon as possible. They will build 2-3 homes initially and he assumes all of the homes will be sold within 2-3 years.

Scott asked about a nonrefundable deposit to the City. Boji would consider it depending on amount of deposit.

Ciroffa stated that Boji Development is interested in moving as fast as possible. They are known for staying power. He does not feel a deposit is necessary, but believes it is fair.

Boji confirmed they will make a deposit if there is a purchase agreement (PA).

Discussion followed regarding the timing of the deposit and the PUD process.

Ciroffa would need to know the requirements of the PUD process.

Schultz stated the City can be more responsive on how the deposit plays out given previous experience.

Ciroffa stated the City can draft a PA that would be acceptable. Schultz advised the City will come back with a PA that is somewhat different from previous ones.

Scott expressed concern about timing of project and getting it done. Francis Boji believes the country is at the top of the financial cycle and they need to move as fast as possible.

Cowley did not approve prior projects, but believes this new construction will go quickly. He likes the elevations, but is concerned that there will be too many low cost ranches. He would like to see a provision that would prevent this from happening. He likes the density, but is concerned about traffic. He wants to move quickly on this project.

Ciroffa stated they raised their offer for the property because he believes the City can move the process forward quickly.

Responding to Galvin, Boji stated the units will be sold by realtors.

DS Building

Present: Brian Duggan and Steve Summers

Duggan stated there are no changes to the proposal and it remains at 13 units that include ranches, cape cods and colonials. He highlighted aspects of the site plan, including greenbelts

and possible gazebo. He discussed DS Building's experience and their goal is to complete development in a year. He believes that the timeline and deposit will not be an issue. He noted they have raised their offer to \$275k.

Responding to Cowley, Duggan stated that they are proposing single family homes with 3 elevations. The purchase price of the homes will be in the high \$200k to low \$300k range. He mentioned other subdivisions developed by DS Building including: Turkey Farm, Civic Center Park near Livonia City Hall and other scattered construction throughout the area.

Responding to Scott, Duggan confirmed their proposal is for site condos.

Bowman asked for clarification on site condos. Christiansen offered explanation that homeowners are responsible for their home and lot, but there are shared greenspaces.

Schultz added that site condos look like a platted subdivision.

Responding to Bowman, Duggan said the homes would be built to suit.

In response to Scott, Christiansen replied that all developers are on board with developing infrastructure to City standards.

Bowman inquired as to the difference in tax revenue between condo site and platted subdivision. Christiansen replied they are taxed the same way.

Duggan mentioned that the sites will be owner occupied.

DA Building

Christiansen presented this proposal, as the DA Building representative was not in attendance.

DA Building is proposing 11 duplex buildings with 22 units. Each unit will be owner occupied with a price point of \$229k up to \$300k and higher. Their offer price is \$275k. He stated DA Building can build the units within 24-30 months. Christiansen discussed the floor plans and elevations.

Responding to Galvin, Christiansen stated there are no infrastructure concerns. He cited an earlier duplex proposal where infrastructure was addressed.

Responding to Scott, Christiansen stated that basements could be an option, but believes they would be part of the PUD.

Galvin offered the opportunity to developers to give closing remarks.

Duggan reiterated that DS Building is planning on 13 units with considerable green space. He stated the school property is secondary and is willing to do what Council wants. He is willing to provide cash right now and wants to make Farmington proud.

Ciroffa referred to the financial capacity of the Boji team. He highlighted their experience and their ability to move forward quickly.

Bowman noted Council has decided that single family homes is ideal for the property. She likes the comparable offers that have been presented.

Responding to Galvin, Schultz stated the City is hoping to get a clear direction from Council for one developer.

Cowley believes that whatever is developed on the courthouse property will continue on the school property in the future. He needs more financial information and is looking to select the strongest developer.

Galvin stated Boji is fully capitalized and can finance construction.

Scott does not want to give the impression that this development would continue down the hill, as the school property is independent of the City. He is leaning toward the Boji development. He has more confidence they would be able to do the project based on what has been presented.

Galvin explained that the City has been actively marketing this property since 2012. He discussed previous offers while recognizing the solid offers currently on the table. He believes the developer will find the community to be receptive and the City easy to work with. He supports Boji Development and requested City Administration to keep DS Building and DA Building in the City for other projects.

Move to direct City Administration to develop a purchase agreement with Boji Construction for the Courthouse Property.

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

5. DEPARTMENT HEAD COMMENTS

Christiansen discussed progress with the Maxfield Training Center property.

6. CITY COUNCIL COMMENTS

Cowley would like the installation of a snow fence on Grand River, as the shrubbery is being ruined by salt.

Scott stated as he is campaigning and knocking on doors, he is discovering that houses are selling before they hit the market. This is a positive sign for Farmington.

7. ADJOURNMENT

Move to adjourn the meeting.

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

The meeting adjourned at 8:25 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: October 16, 2017