



Special Council Meeting
7:30 p.m., Wednesday, May 24, 2023
Council Chambers
23600 Liberty Street
Farmington, MI 48335

FINAL

SPECIAL MEETING MINUTES

A special meeting of the Farmington City Council was held on May 24, 2023 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 7:30 p.m. by Mayor Sara 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
DDA 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.

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

3. PUBLIC COMMENT

No public comment was heard.

4. CONSIDERATION OF PLANNED UNIT DEVELOPMENT (PUD) FOR MAXFIELD TRAINING CENTER (HILLSIDE TOWNES) AND CONSIDERATION TO APPROVE FOURTH AMENDMENT TO AGREEMENT TO PURCHASE AND DEVELOP PROPERTY—MAXFIELD TRAINING CENTER/ROBERTSON BROTHERS.

Eric Helzer of Advanced Redevelopment Solutions and Austin Downie of OHM were present for a meeting with representatives from Robertson Brothers LLC: Jim Clarke, President; Darian Neubecker, Chief Operating Officer; and Tim Loughrin, Director of Land Acquisition. This meeting was held to review the PUD Concept Plan for development on the Maxfield Training Center property.

The City signed a Purchase Agreement with Robertson Brothers for the sale and development of the Maxfield Training Center and two residential parcels effective August 31, 2021. There have been three amendments to the Agreement so far, all extending dates for various actions required under the Agreement.

The Developer has now submitted the PUD application and has received recommendations of approval from the Planning Commission and DDA Design Committee. The last Planning Commission meeting occurred in November 2022. The next step in the process under the ordinance is City Council approval. However, under the Agreement to Purchase and Develop Property, the submission of the PUD to the City Council is to be contemporaneous with the submission of the Developer's Brownfield Plan and DDA TIF Credit Plan. While Council has not received an actual Brownfield Plan or TIF Credit Plan, they received significant documentation relating to both, and met with the City's consultant, Eric Helzer, to discuss what it is expected and intended to be in those plans.

Council heard a presentation given by Loughrin of the proposed PUD Concept Plan which was submitted with some minor revisions since its review by the Planning Commission and DDA Design Committee. After the presentation, Council reviewed other packet materials and discussed detailed recommendations and the approval of the Concept Plan.

Council also discussed amending the Purchase agreement to extend the date for the developer to receive PUD approval from the City Council to July 24, 2023, and extend the final date for Robertson Brothers to have all "conditions to closing" satisfied to November 24, 2023.

Move to (1) Approve the proposed Fourth Amendment to Agreement to Purchase and Develop Property and authorize the City Manager and City Attorney to finalize the document with any final minor amendments, to be signed by the Mayor and City Clerk; (2) Tentative approval of PUD Plan, subject to approval of acceptable PUD Agreement and final PUD Concept Plan incorporating Council conditions as discussed.

RESULT:	APPROVED AS PRESENTED [4-1]
MOVER:	Balk, Councilmember
SECONDER:	Taylor, Councilmember
AYES:	Taylor, Balk, Bowman, Schneemann
NAYS:	LaRussa

5. OTHER BUSINESS

City Manager Murphy gave out a draft of suggested water and sewer rates and asked Council how they would like to address the change with residents. Council indicated that administration should send the pertinent information out in the next water bills.

Bowman offered the attending public a second opportunity to comment. Chris Schroer, 23620 Warner, disapproved of the back of the planned new building facing Warner Street, and was concerned about driveway patterns for the project. Dave Simowski, 23625 Warner, said there would be large amounts of the public using the area and he wants more trash cans.

6. COUNCIL COMMENT

No Council comment was heard.

7. ADJOURNMENT

Move to adjourn the meeting.

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

The meeting adjourned at 9:02 pm.

Sara Bowman, Mayor

Mary J. Mullison, City Clerk

Approval Date: June 19, 2023