



Regular City Council Meeting
7:00 p.m., Monday, May 4, 2020
Virtual Meeting via Zoom
Meeting ID: 817 6614 5111
Password: 948620

REGULAR MEETING AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Accept the Resignation of Larry Kilner from the Beautification Committee**
- 4. Proclamation, proposed by Oakland Community Health Network: Mental Health Awareness Month – May 2020**
- 5. Consideration to approve amendment to purchase and sale agreement for property at 3300 Thomas Street and adjacent park property**
- 6. Other Business**
- 7. Public Comment**
- 8. Council Comment**
- 9. Adjournment**

**Farmington City Council
Staff Report**

**Council Meeting
Date: May 4, 2020**

**Item
Number
3**

Submitted by: Melissa Andrade, Assistant to the City Manager

Agenda Topic: Boards and Commissions: Beautification Committee Resignation – Larry Kilner

Proposed Motion: Move to accept Larry Kilner's resignation from the Farmington Beautification Committee.

Background: Larry Kilner has served on the Farmington Beautification Commission for nearly a decade. He has been the committee chair for a large portion of that time. He is the person who plants several city gardens, spearheads the city's beautification awards and manages the American Flags throughout downtown. He plans to continue his work for the DDA.

Materials: Letter of resignation

Larry R. Kilner
34203 Cortland Street
Farmington, MI 48335

April 15, 2020

Melissa, City Council:

After much thought and consideration, I have regretfully decided to resign from The Farmington Beautifition Committee for personal reasons. I have enjoyed many years of service, but now I think it's time to move on and let some younger blood take over!

I will, however, continue the planting and maintaining throughout city!

Sincerely Yours,

Larry Kilner

Farmington City Council Agenda Item	Council Meeting Date: 5-4-2020	Item Number 4
Submitted by: Melissa Andrade		
<u>Agenda Topic</u> Adopt proclamation naming May, 2020 Mental Health Awareness Month		
<u>Proposed Motion</u> Move to adopt proclamation naming the month of May, 2020 Mental Health Awareness Month		
<u>Background</u> Oakland Community Health Network sent Mayor Bowman an invitation for the City of Farmington to join a community-driven collaboration declaring May 2020 as Mental Health Month.		
<u>Materials:</u> Letter to Mayor Bowman Proclamation		

BOARD OFFICERS
Judith Summers, Chair
Malkia Newman, Vice Chair
Jonathan Landsman, Secretary

BOARD MEMBERS
Hadas Bernard
Adam Fuhrman
Dr. Bijaya Avastny Hans
Sarah Guadalupe
Patrick Kemp
Robert Klotz
Sidney Rubin
Steffan Taub, D.O.
John Paul Torres

March 23, 2020

Mayor Sara Bowman
City of Farmington
23600 Liberty Street
Farmington, MI 48335

Dear Mayor Bowman:

Please accept this invitation to join an exciting, community-driven collaboration declaring May 2020 as Mental Health Month.

Each year Oakland Community Health Network, along with its exceptional service provider network, hosts an array of initiatives that promote community awareness about mental illness. As part of this endeavor, we are once again asking cities, townships, and villages throughout Oakland County to partner with us by approving the included proclamation for May as Mental Health Month at their council meetings.

We understand with the current COVID-19 epidemic, social distancing, and uncertainty of resuming normal activities, many entities may be holding virtual meetings. If this is the case for your community, please let us know if it's possible to read aloud the proclamation or post it on your website.

Thank you for considering this meaningful initiative. Together we can serve as advocates of independence and equality for people who have a mental illness. Please contact Debbie Wisser at 248-858-0929 or wisserd@oaklandchn.org for any questions regarding this effort.

Sincerely,



Christine Burk
Communications and Community Outreach Director

Mental Health Awareness Month – May 2020

- WHEREAS, mental health is important for our individual well-being and vitality, as well as that of our families, communities and businesses; and
- WHEREAS, at least 8.4 million Americans provide care to an adult with an emotional or mental illness; and
- WHEREAS, 17% of youth (6-17 yrs) experience a mental health disorder that, if untreated, can lead to school failure, physical illness, substance use, jail and even suicide; and
- WHEREAS, May 7th has been designated the National Children’s Mental Health Awareness Day; and
- WHEREAS, one in eight of all visits to U.S. emergency departments are related to mental health and substance use disorders; and
- WHEREAS, mental illness is a biologically based brain disorder that cannot be overcome through “will power” and is not related to a defect in a person’s “character” or intelligence; and
- WHEREAS, mental health recovery is a journey of healing and transformation, enabling people with a mental illness to live in a community of his or her choice while striving to achieve his or her full potential; and
- WHEREAS, mental health recovery not only benefits individuals with mental health disorders by focusing on their abilities to live, work, learn and fully participate and contribute to our society, but also enriches the culture of our community life; and
- WHEREAS, the Oakland Community Health Network (OCHN), and its service provider agencies, are committed to inspiring hope, empowering people, and strengthening communities.

NOW, THEREFORE, BE IT RESOLVED that, Oakland Community Health Network, hereby recognizes May 2020 as Mental Health Month. OCHN calls upon our citizens, government agencies, public and private institutions, businesses and schools to recommit our state to increasing awareness and understanding of mental illness, and the need for appropriate and accessible services for all people with mental illnesses to promote recovery.

Agenda Topic: Consideration to approve Second Amendment to Purchase and Sale Agreement for property located at 3300 Thomas Street (former Maxfield Training Center) and adjacent park property (Shiawassee Park).

Proposed Motion: Approve Second Amendment to Purchase and Sale Agreement.

Background: The City of Farmington and Farmington Public Schools entered into a Purchase and Sale Agreement under which the City agreed to buy the roughly 3-acre MTC property and the portion of Shiawassee Park that is owned by the Schools (the westernmost end of the park) and leased by the City. The agreement was signed in June 2019, and the City has been undertaking its due diligence since then—everything from survey and title work to soils testing to environmental testing. There were issues with both title and the survey, but those have been resolved to the City's general satisfaction. The issues with the environmental condition have proven more difficult to resolve.

The agreement has been extended a number of times, with the City and the School most recently both approving a First Amendment to Purchase and Sale Agreement that extended the City's due diligence to April 10, 2020 to deal with some newfound environmental issues on the southwest portion of the MTC site. The City's environmental review disclosed some significant contamination that the City and any potential purchase will need to deal with. The reports relating to that condition (a Phase 1 and Phase 2 and BEA) have been provided to the Council. There will be some cost to clean it up.

The attached Second Amendment does 4 things:

1. It reduces the purchase price from the original agreement from \$750,000 to \$690,000 in recognition of the contaminated area.
2. It extends the date for closing another 10 weeks from the date of the Second Amendment in order to allow the City to secure its financing for the purchase. The City agrees to close within 10 days after it receives its financing through the purchase installment process, but in any event not later than 10 weeks from the date of the Second Amendment.
3. It requires the City to acknowledge that there are no other impediments to close beyond financing – in other words, the City waives any title or survey issues **and** the environmental issues as reasons not to close. In other words, the School is seeking to make clear that the City will proceed with the purchase even though it is aware of the need to remediate the contamination on the site and that the City will not claim that condition as a basis not to proceed with the purchase.
4. It provides that the City's \$10,000 good faith deposit goes "hard" – that is, it becomes non-refundable, although still applicable to the purchase price. So, if the City at some point between the effective date of this Second Amendment and the date upon which the City is supposed to close determines not to close, or is unable to close, the good faith deposit is retained by the School District.

The City's commitment of a substantial sum of money to proceed with the purchase of a property that has some contamination issues and might be seen as overvalued by the School

District (some might say substantially overvalued) given its condition. But when it entered into the purchase agreement back in June 2018 it did so because it decided that the City needed to control the property in order to control the fate of a hugely important area of the City. The School district has tried and failed to market and close on the MTC property before. What became clear from those efforts is that the City would not be in control of the final development fate—involved in the process, but not ultimately driving it. And so long as the MTC is owned by the Schools, and sale of the property would be approved by the School Board, many of the incentives that would actually be necessary to redevelop it could only be granted by the City and decided on by City Council. Having to rely on both the School Board and City Council for decisions made for a confusing process for purchasers of the property.

Hence the Council's determination in 2018 to buy the property for purposes of:

- Simplifying the Development Process – Eliminating the School Board from the decision-making process and having all decisions made by City Council, brings efficiency and certainty to the process.
- Ensuring the Property is Developed According to the City's Master Plan – The City's Master Plan and other planning documents call for specific types of developments on the site. These types of developments might not result in the highest purchase price for the property. In order to control the type of development, and possibly accept a development that does not bring in the highest purchase price, ownership of the property is a necessity.
- Transferring the Western Portion of Shiawassee Park from the School to the City – Although Shiawassee Park seems like one continuous park, the western end is owned by the School and the remainder is owned by the City. This prevents either entity from obtaining grants to redevelop Shiawassee Park because single ownership is a requirement for most grants.

The document before the Council confirms that the City will go ahead with the purchase even though it is now aware of the contaminated area in the parking lot along Thomas Street—with a slight reduction in price—because all of those goals/purposes still exist. The City has recently hired consultants (CIB/ARS) who have provided information to the City about how the parcel can be developed, the availability of County and State Brownfield funds for environmental cleanup, and development incentives provided by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

If purchased, Administration will immediately begin the Request for Qualifications process, with the assistance of its consultants, in order to begin the redevelopment process for the property.