

FARMINGTON CITY COUNCIL  
SPECIAL MEETING

A special meeting of the Farmington City Council was held on Monday, March 5, 2007, in Council Chambers, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order at 7:00 p.m. by Mayor McShane.

**COUNCIL MEMBERS PRESENT:** Tom Buck, Valerie S. Knol, JoAnne M. McShane, Michael J. Wiggins, David J. Wright.

**COUNCIL MEMBERS ABSENT:** None.

**CITY ADMINISTRATION:** City Clerk Halberstadt, City Manager Pastue (arrived 7:10 p.m.), Treasurer Weber.

Mayor McShane welcomed new Councilmember David Wright to the meeting.

**APPROVAL OF AGENDA**

**03-07-045** MOTION by Buck, seconded by Wiggins, to approve the agenda as presented. MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO ACCEPT PRINCIPAL SHOPPING DISTRICT (PSD) REPORT AND SCHEDULE PUBLIC HEARING**

Mayor McShane advised the PSD is scheduled to expire in June of this year. She stated the PSD generates \$155,000 in the DDA District and is critical to their operations. She advised Council adopted a resolution at their last meeting directing the City Manager and DDA Director to prepare a report regarding the PSD renewal. She reviewed the content of the report which included Resolution #2 finding it necessary to continue the principal shopping district special assessment and scheduling a public hearing.

Discussion followed regarding the need to educate all affected property owners on the proposed special assessment changes and some of the maintenance and improvements scheduled for the Downtown area.

Councilmember Knol stated business owners have indicated they want beautification in the Downtown such as planters, additional lights on trees at Christmas, etc. She stated a common theme was that business owners want to spend money on maintenance.

Buck stated he would like the DDA to consider co-op advertising with the Downtown businesses.

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**RESOLUTION 03-07-046** Motion by Wiggins, seconded by Knol, to approve Resolution #2 to find the Principal Shopping District renewal as necessary and to schedule a public hearing for March 19, 2007 at 8:00 p.m. [SEE ATTACHED RESOLUTION]. MOTION CARRIED UNANIMOUSLY.

**FISCAL YEAR 2007/08 UPDATE ON BUDGET**

City Manager Pastue discussed the basis for the 2007/08 Budget including: maintaining the current millage rate at 14.4163, maintaining current service levels, five-year planning horizon in view of debt retirement and continued efforts to improve efficiency.

Pastue addressed several items under the General Fund including: a taxable value increase of 3.7% even as the SEV is reduced, constitutional revenue sharing remains flat, increased retirement contribution of \$90,000, 47<sup>th</sup> District Court reduction of \$40K, increase in medical expenses, increased contributions for retiree health care, website design, electronic Council packets and the likelihood of using \$100,000 from the Fund balance.

Pastue discussed items under Street Fund including: five-year projection of Major, Local and Municipal Street funds, no revenue growth planned, conservatively high projection of increase in expenses, and maintaining appropriate balances in the Local, Major and Municipal Street funds while completing projects and maintaining service levels.

Pastue reviewed the Water and Sewer Fund including the following: use existing cash reserves for Shiawassee Road Water improvements in 2007, use existing cash reserves for Power Road water improvements in 2008, and increases in water and sewer rates.

Pastue discussed proposed changes to the Civic Theatre including: increase in staff hours due to security reasons, enhancement of custodial service, and proposed increase in admissions.

Pastue identified the capital improvement projects for FY 2007-08 including: Grand River, Shiawassee Road, Grove Street, and switchback and trail improvements in Shiawassee Park.

Pastue also discussed cost control measures related to employee health care and a new accounting pronouncement that will require recording post employment benefits in two years.

With regard to the Downtown Development Authority, Pastue recommended a movement towards 100% captured value. He stated this move would impact the General Fund by a little over \$110,000, but would bring in \$60-70K from other entities.

Discussion followed regarding the benefits and drawbacks of a 100% capture by the DDA.

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Mayor McShane cited three budget related concerns including: income opportunities at the Civic Theatre such as advertising, on-screen rentals, additional products, etc., sharing of services, and cost analysis of current joint services.

Knol noted that Farmington Hills had previously expressed concern that Farmington was not paying enough for joint services.

Pastue stated he is comfortable that Farmington is paying its fair share from an operating standpoint. He stated it is difficult to determine the number of users of joint services programs. He stated the formula for payment of joint services is a combination of taxable value and population.

Discussion continued regarding the benefits of joint services especially for the senior population.

Knol stated the after school program is a wonderful opportunity for students. She pointed out that parents of elementary students pay a fee for this program, however, there is no fee for middle school children. She stated this is an area that needs to be reviewed and maybe a small fee based on income would be appropriate.

Mayor McShane stressed the importance of a cost analysis for joint services. She stated such an analysis would answer questions for both Farmington and Farmington Hills. She discussed the history behind some of the programs and their origination in Farmington.

Buck asked about the implications of the legislative change in cable franchise agreements. Pastue responded that he does not know the final outcome of the change and as a result no change was made to the budget.

**CITY MANAGER UPDATE**

Pastue reviewed some of the current and planned projects for this year. He stated DDA Director Knowles is working with committees to complete some minor projects at the Downtown Pavilion including: lighting, audio, painting and additional benches. He indicated dumpsters in the Downtown Center would be enclosed.

Pastue noted improvements to Grand River and Grove Street are planned for FY2007-08. He stated his only request to MDOT will be for bump-outs. He noted a meeting has been planned with MDOT for Monday, March 12, 2007.

Responding to a question, Pastue stated no left hand turns were planned for Grand River because it would prolong MDOT's approval for the bump-outs. He indicated the same road geometrics would be maintained to simplify the City's request. He further indicated that three other cities have done similar projects with funding provided.

Mayor McShane emphasized Administration needs to use whatever media tools and data necessary to make a convincing argument to MDOT for the bump-outs.

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Pastue advised crosswalks on Grand River would also be addressed. He stated with approval and proper planning the Grand River and Grove Street projects would begin in Spring of 2008.

Pastue discussed the process for updating sign regulations outside the Downtown area. He spoke about on-gong efforts related to redevelopment of older commercial areas including: an evaluation of those areas, participation in the Shopping Center Association, and development of a recruitment plan.

Pastue addressed the on-going restructuring of Public Works and Administration including staff and benefit changes.

Pastue discussed other ongoing projects and issues including: branding project, Downtown parking study, website update, Farmington Hills merger issue, DDA support and on-going Charter amendments.

Buck asked regarding the continuing issue of power lines going down on Oakland Street. Pastue responded an e-mail had been sent to Mike Palchesko of DTE regarding meeting with residents to resolve the issue.

Buck stated he would like an update from DTE scheduled for the April 2, 2007 Council meeting if no resolution has been achieved by that date. Mayor McShane stated a communication should be sent to residents regarding a meeting with DTE and what results they can expect.

Buck praised the recent addition of the calendaring function on the City's website.

Responding to a question, Pastue stated a letter went out to the Council and DDA applicants thanking them for their interest in serving. He noted the letter also included a paragraph asking them to consider serving in other areas.

Discussion followed regarding recipients of the "State of the City" letter and the need to put Mayor's presentation on cable.

Discussion continued regarding upcoming Charter amendments.

**PRESENTATION – PROPOSAL REGARDING VIDEO STREAMING ON CITY WEBSITE**

Pastue demonstrated a video streaming service that would provide on the City's website four 60-second promotions featuring different aspects of Farmington such as: Downtown businesses, parks and recreation, government, etc.

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**PUBLIC COMMENT**

Annabelle Gabel, 23089 Violet, asked if the City of Farmington would provide passport service. Clerk Halberstadt responded the City of Farmington Hills already offers that service.

**COUNCIL COMMENT**

Knol praised the Mayor's "State of the Cities" presentation.

Mayor McShane requested the City Clerk document the Council appointment process used to appoint David Wright.

Mayor McShane recommended the City join both Automation Alley and the Suburb Alliance. She further recommended the City add more cable shows including using segments from the "State of the Cities" address. She further suggested City Administration take the "State of the Cities" address to the Chamber.

Mayor McShane asked Council to think about the format of future cable shows to make them more interesting. She also noted that there are many new businesses that need to be put on cable through the "Round Town Biz" program and requested Council volunteers.

Mayor McShane asked about the Shiawassee Park building that was recently damaged. Pastue responded the City will settle with the claims adjuster and then take a long term view of the building's use and how it should be reconstructed.

Knol stated it is a good idea to examine the building's purpose because its former use was inefficient. She noted South Farmington baseball had used the building for storage and asked about their future options. Discussion followed regarding a long term solution to their storage needs.

**ADJOURNMENT**

**03-07-047** MOTION by Knol, seconded by Wiggins, to adjourn the meeting. MOTION CARRIED UNANIMOUSLY.

The meeting adjourned at 9:21 p.m.

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JoAnne M. McShane, Mayor

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Susan K. Halberstadt, City Clerk

APPROVED: March 19, 2007