



**Special City Council Meeting
6:00 PM, MONDAY, JULY 15, 2013
Conference Room A
Farmington City Hall
23600 Liberty St
Farmington, MI 48335**

FINAL

SPECIAL MEETING MINUTES

A Special meeting of the Farmington City Council was held on July 15, 2013, in Conference Room A, 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 J.T. Buck.

1. ROLL CALL

| Attendee Name | Title | Status | Arrived |
|----------------------|---------------|---------------|----------------|
| J.T. Buck | Mayor | Present | |
| Greg Cowley | Councilmember | Present | |
| William Galvin | Mayor Pro Tem | Present | |
| JoAnne McShane | Councilmember | Present | |
| Steve Schneemann | Councilmember | Present | |

City Administration Present

Director Christiansen
City Clerk Halberstadt
City Manager Pastue
Attorney Schultz

2. APPROVAL OF AGENDA

| | |
|------------------|-------------------------------|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | JoAnne McShane, Councilmember |
| SECONDER: | William Galvin, Mayor Pro Tem |
| AYES: | Buck, Cowley, Galvin, McShane |

3. PUBLIC COMMENT

No public comment was heard.

4. PLANNING COMMISSION AND BOARD OF ZONING APPEAL

A. Planning Commission and Board of Zoning Appeal Appointments

Pastue advised City Administration is recommending the appointment of Paul Buyers to the Planning Commission to fill Steven Schneemann's unexpired term and Miriam Kmetzo to the Board of Zoning Appeals to fill Buyer's unexpired term.

McShane expressed the importance of allowing new people to serve on boards and commissions.

Pastue concurred to schedule an interview with Karla Aren at the August meeting. Ms. Aren is seeking an appointment to the BZA or Planning Commission.

Council concurred with City Administration recommendations.

5. ROAD MILLAGE RENEWAL

A. Discussion - Road Millage Renewal

Pastue advised the road millage established in 1994 thought to be in perpetuity might potentially be up for renewal next year. He stated the City Attorney has advised that any millage that is not related to the Charter or Debt cannot extend beyond 20 years according to state law. The City Attorney will do further research on this issue to confirm whether or not a millage renewal is in fact necessary. Pastue discussed the August deadline to place the millage renewal on the November ballot.

Pastue discussed options for the road millage renewal including: renewal of the millage at 1.6 mills, renew millage at a reduced rate, let the millage lapse and do special assessments, or consider a capital improvement millage of 1.6 mills. He indicated the road millage has been a great benefit to the community and allows the city to do asset management.

McShane spoke about the historical basis for the road millage, pointing out it spread the cost among many rather than a few under a special assessment. She stated the millage was looked at as a real benefit to the community.

Discussion followed regarding the impact of the Headlee Act on the city's ability to levy the full amount of the millage. Pastue advised that at one time one mill equaled \$400k, now it equals \$300k. He also expressed concern regarding rising costs of contractors.

Discussion continued regarding replacing the road millage renewal with a capital improvement millage on the ballot. Pastue pointed out it would be more challenging to educate the public on a capital improvement millage. Discussion followed regarding the flexibility a capital improvement millage would provide.

Responding to a question from Cowley, Pastue confirmed the city can forecast major road expenditures over the next 3-5 years and identify the specific roads that need repair.

Discussion followed regarding ballot proposal language and incorporating the addition of new streets.

McShane asked about a provision for bikeways and walkways.

Pastue responded they would likely be part of capital improvements.

Galvin expressed support for redirecting the 2010 millage increase to the capital improvement fund (CIF). He would like language incorporated that specifies how the CIF can be used.

Attorney Schultz will make a determination this week on whether the road millage renewal has a sunset provision.

6. ECONOMIC INCENTIVES

A. Discussion - Economic Incentives

Pastue reviewed a proposed economic incentive policy to further promote redevelopment in the city. He advised there would be no additional cost to the city with the proposed incentives. Pastue discussed each of the incentives including: reducing or waiving water and sewer connection charges, reducing or waiving building and trade permit fees, and reducing or eliminating costs associated with land development reviews. He also discussed policy objectives, eligible project areas and administrative considerations relative to the incentives.

Galvin asked whether negotiating the fixed fee for land development reviews might potentially cause problems with future landlords and reduce the city's ability to enforce ordinances.

Pastue responded that nothing would change other than the cost. He stated the city is not waiving any regulatory requirements and ordinances would continue to be enforced.

Schultz advised a policy would need to be written establishing a basis for offering incentives. He further advised changes to ordinances may be necessary.

Buck pointed out the sunset provision of December 31, 2014 seems close in. He suggested the end of 2015 might be more appropriate given some of the projects.

Christiansen stressed the importance of expediting the city's process in terms of application, meetings, reviews, etc.

McShane stressed the importance of showing developers we are a policy ready city offering incentives that encourage growth. She expressed support for the proposed incentives on a short term 1-2 year basis. She noted they may not be necessary as the economy continues to grow.

Cowley asked what the city's competitors are doing.

Christiansen responded Farmington is in the forefront as a redevelopment ready community.

Schneemann stated in his experience no other communities are offering these kinds of incentives.

Pastue advised a policy would be developed based on the proposed incentives and brought back to Council for approval.

7. OTHER BUSINESS

No other business was heard.

8. COUNCIL COMMENT

Cowley suggested the City pay tribute to Walter Sundquist in recognition of his recent passing.

9. ADJOURNMENT

Motion to Adjourn the Meeting.

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|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | JoAnne McShane, Councilmember |
| SECONDER: | William Galvin, Mayor Pro Tem |
| AYES: | Buck, Cowley, Galvin, McShane, Schneemann |

The meeting adjourned at 6:58 p.m.

Mayor J.T. Buck

Susan K. Halberstadt, City Clerk

Approval Date: _____