

FARMINGTON CITY COUNCIL  
SPECIAL/STUDY SESSION  
May 7, 2012

A special/study session of the Farmington City Council was held on Monday, May 7, 2012 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 Buck.

**COUNCIL MEMBERS PRESENT:** Buck, Cowley, Galvin, Kuiken,  
McShane.

**ABSENT:** None.

**CITY ADMINISTRATION:** City Clerk Halberstadt, DDA Director Knowles, Controller Norgard, Attorney Schultz, Director Schulz, Treasurer Weber.

**APPROVAL OF AGENDA**

**05-12-094** MOTION by McShane, seconded by Kuiken, to approve the agenda as presented. MOTION CARRIED UNANIMOUSLY.

**CONSIDERATION TO ADOPT INTERLOCAL AGREEMENT WITH THE CITY OF FARMINGTON HILLS REGARDING DISPATCH SERVICES**

Attorney Schultz reviewed the provisions of the intergovernmental agreement. He noted revisions that were included since the original agreement was created.

Responding to a question from Kuiken, Director Schulz stated residents should call 248-474-4700 for non-emergency calls.

Responding to an additional question from Kuiken, Attorney Schultz explained the no waiver clause of the agreement.

McShane asked about additional costs for the dispatch equipment. Treasurer Weber replied no additional costs would be incurred.

Responding to a question from Kuiken, Director Schulz confirmed the cadets would not be answering emergency calls; informational only.

Responding to a question from Cowley, Director Schulz stated there is no formal mutual aid agreement with Farmington Hills rather it is an understanding between the two cities that back-up would be provided when needed.

Responding to a question from Galvin, Attorney Schultz stated that based on the agreement he is comfortable Farmington Hills will continue the same service currently provided in Farmington.

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Attorney Schultz provided motion language to Council.

**RESOLUTION 05-12-095** Motion by Galvin, seconded by Kuiken, to approve the Intergovernmental Agreement for Public Safety Dispatch Services as presented including changes as shown; and to authorize the City Manager and City Attorney to make minor, non-substantive adjustments, if necessary. [SEE ATTACHED INTERGOVERNMENTAL AGREEMENT].

### ROLL CALL

Ayes: Cowley, Galvin, Kuiken, McShane, Buck.

Nays: None.

Absent: None.

MOTION CARRIED UNANIMOUSLY.

Buck stated he recognizes the deep concerns expressed by constituents regarding this agreement, however, he is voting in favor of the collaborative relationship Farmington has with Farmington Hills.

McShane stated she voted against the proposal to consolidate dispatch because she did not believe residents were given sufficient opportunity to provide input and participate in the solution. She can't do anything about the fact that it was passed. She feels in supporting this agreement it is a step in being unified and moving forward. In the future, she hopes Council and the City is more careful in educating the public and in their deliberations so that everyone is given a chance to be heard.

Buck thanked Farmington Hills Police Chief Nebus for attending the meeting.

### **REVIEW OF PROPOSED FISCAL YEAR 2012-13 BUDGET**

#### **DDA Budget – Annette Knowles, Executive Director**

Director Knowles reviewed the proposed FY 2012-2013 Downtown Development Authority (DDA) budget. She provided a work plan update that included the core themes of Walkable Infrastructure, Downtown Marketing, and Business Development.

Knowles reviewed the proposed budget in terms of cost centers and related revenues and expenditures. She advised tax increment financing (TIF) is projected to decrease by 7%. She noted events are projected to be self-funded.

Responding to a question from Galvin, Treasurer Weber stated the Streetscape debt is a 20-year commitment.

Discussion followed regarding recruitment strategy for the downtown. Discussion continued regarding the number of businesses that moved into Farmington as a result of the Grand River Streetscape.

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Cowley asked what the DDA is doing to increase revenue. Knowles responded redevelopment would have the greatest impact on the bottom line, however, incentive programs and grant opportunities are also important.

McShane indicated Oakland County would be happy to provide an assessment of DDA operations.

Cowley strongly recommended developing a 5-year budget, including projections for revenue growth.

Council thanked Knowles for doing an excellent job of explaining the budget.

### **Water and Sewer Fund**

Treasurer Weber reviewed the FY 2012-13 Water and Sewer Fund. He indicated water would increase by 8.33% and sewer by 8.44%. He identified two projects proposed in the budget: Grove Street Project replacing the water main from Orchard to Grand River and the Oakland/Warner Project involving the replacement of the water main on Oakland Street from Warner to Grand River.

Responding to a question from Buck, Weber confirmed the City's water and sewer rates are lower than average.

### **Civic Theater Fund**

Weber reviewed the FY 2012-13 Civic Theater Fund. He stated for the first time since it opened in 1999, the theater will be totally self-supporting. He noted the following: debt service has been paid off, management incentive of \$7,647 is included, \$17k has been set aside for repairs to the neon sign and other building improvements.

Kuiken noted Scott Freeman, General Manager, has done an excellent job in managing the theater.

### **Internal Service Funds**

Weber reviewed the FY 2012-13 Internal Service Funds. He indicated the two funds include: Employee Accrued Benefits and Self Insurance.

### **Council Comments on Budget**

Galvin asked if there was any feedback from retirees regarding changes to their insurance co-pays. Weber stated letters regarding the changes was sent out to all retirees and thus far he has received one letter in response. He stated the writer of the letter expressed appreciation for how the City is treating retirees in the face of its financial challenges.

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Cowley requested the City put together a 5-year budget strategy including revenue forecasts. He would like to know the top five decisions that need to be made in order to balance the budget.

McShane confirmed with Weber that the City is in sound financial condition for the next three years.

Kuiken thanked City Administration for a well-prepared budget.

Buck thanked Weber for his efforts in preparing the budget.

### **PUBLIC COMMENT**

Bill Leon, 23290 Cass, asked about the City's retiree health benefits and the number of medicare eligible participants. He asked about opportunities to make changes to the retiree plan. He mentioned his company's insurance administrator may be able to provide assistance. He questioned the difference in staff costs between the DDA and City Staff. He further questioned the number 911 calls the City receives.

Diane Cassidy, 33318 Grand River Avenue, stated as a resident, business and commercial property owner, it is important to protect her investment. She acknowledged that urban developments are wonderful because of the activity and life they generate in the downtown. As the City focuses on securing more liquor serving evening entertainment, she asked if consideration has been given to the impact that it has on residential and apartment dwellers.

Cassidy asked if the City has provided management for outdoor activities. She stated the importance of security in outdoor spaces.

As businesses get busier, Cassidy asked if the City has given consideration to assigning parking spaces for residents. She stated the tenants in her building are circling around approximately 20 minutes in the evening looking for spaces. She stated this is problematic for carrying groceries, furniture, etc. especially to second story living spaces.

Cassidy asked Council to give consideration to her comments.

### **COUNCIL COMMENT**

Galvin stated he will be representing Farmington at the joint taskforce meeting scheduled for May 23<sup>rd</sup>. He asked Council for ideas to take to that meeting.

Cowley addressed a stated public perception that the City is taking money from residents and putting it into infrastructure. He pointed out the City has to grow revenue or raise taxes. He spoke about the loss of revenue over the last several

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years due to loss in property values. He stated it is debatable as to what the City's priorities should be. He believes businesses do not come here because the City does not have the necessary infrastructure, specifically parking, and as a result there is stagnation and lack of revenue growth. He pointed out the City is reliant on residential tax base which is going down.

Cowley stated it is all about priorities as the City survives the next 10 years. He indicated the priority is to grow the revenue stream on all fronts. In order to accomplish this he believes investment is necessary.

McShane expressed genuine concern for the residents who need parking on the north side of Grand River. She spoke about what other cities are doing to address this type of problem. She suggested Ms. Cassidy approach the Traffic and Safety Board as well as the City Manager with her concerns.

McShane indicated her suggestions to Galvin regarding the taskforce included: talking with the schools regarding volunteerism and being economic development ready. She thanked Treasurer Weber and Controller Norgard for their efforts on the budget.

Kuiken thanked City Clerk Halberstadt and Mansion volunteers for their efforts on a success Mansion fashion show.

Buck indicated he will send Galvin ideas for the taskforce, but noted he would like to see more entrepreneurship education and support programs and redeployment of the training center.

### **ADJOURNMENT**

**05-12-096** MOTION by Cowley, seconded by Kuiken, to adjourn the meeting.  
MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 9:17 p.m.

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J. T. (Tom) Buck, Mayor

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Susan K. Halberstadt, City Clerk

APPROVED: May 21, 2012