

FARMINGTON CITY COUNCIL  
STUDY SESSION  
MARCH 5, 2012

A study session of the Farmington City Council was held on Monday, March 5, 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 Manager Pastue, Deputy Clerk Wendel.

Mayor Buck recommended in light of members of the public present public comment should be moved up on the agenda.

**APPROVAL OF AGENDA**

**03-12-044** MOTION by McShane, seconded by Kuiken, to approve the agenda as amended; moving "Public Comment" to Item No. 3. Motion carried, three ayes, two nays (Cowley, Galvin).

Pastue briefly reviewed his plan and timeline regarding consolidation of dispatch explaining he hoped to present a rough draft to Council on March 19<sup>th</sup>. At that time he would recommend that Council consider consolidation of dispatch. On April 2<sup>nd</sup> a study session will be held to offer additional information and the proposal to consolidate will be placed on the April 16<sup>th</sup> meeting agenda.

**PUBLIC COMMENT**

John Kamstra, 23835 Wilmarth, inquired if the presentation given to Council would be available for the public to view. Pastue responded the report will be placed on the City's website.

Peter Haapaniemi, 23907 Wilmarth, asked if action would be taken before April 16<sup>th</sup>. Pastue responded in the negative.

Pastue indicated that the ultimate decision will be made by Council.

Pat Brown, 33715 Oakland Street, asked if residents will be allowed to vote on it and stressed the importance of the dispatch issue.

Mayor Buck stated that residents should let Council know how they feel about the issue.

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Greg Howell, 33305 Oakland Avenue, described an experience on Ten Mile and Inkster Road where there was a motor vehicle/pedestrian accident and he was told to hang up and call the appropriate jurisdiction to cover the call. He indicated this is a possibility with shared service dispatch.

David Simowski, 23625 Warner, asked if the Farmington Press or the Observer newspaper will publish a report for the public to review. Pastue responded yes.

David Yuen, 33212 Oakland Avenue, commented about the quick response from the Farmington Public Safety when his alarm went off accidentally.

Jennifer Hall, presently a Redford Twp. resident, grew up in Farmington and wants the community to remain safe.

### **2012 WORK PLAN**

Pastue indicated an updated goal list had been given to Council. He reviewed the goals:

- Create and Implement an Economic Development Program
- Create and Adopt a Five Year Operational Plan and Capital Financial Plan
- Develop and Implement a Communications Plan
- Create and Develop a Neighborhood Improvement Program
- Commit to Implementing Existing Goals and Continue the Strategic Planning Process

McShane shared a statement with Council expressing concern over carrying out this large economic project. She felt that Council needed to be bold and move ahead in a timely manner.

Kuiken stated that an economic development professional would be helpful in carrying out the economic goals of the City.

Cowley asked Pastue to give a brief overview of the budget and work plan. He felt residents need to see the bigger picture. Pastue complied.

Cowley summarized his feelings about the issues facing Farmington noting the next six months are crucial with serious tax problems resulting in reduced revenue, an issue felt in every city in America.

Mayor Buck pointed out assessed values in Farmington declined by 5% for both commercial and residential and that Oakland County is forecasting a continued decline of 3% for the next five years.

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Galvin discussed services and how they impact the Capital Improvement Fund.

McShane expressed appreciation to the public for their input and reassured residents that their opinions will be taken into consideration. She indicated information will be made public and thanked them for coming.

Pastue discussed the Capital Improvement Fund and the issues facing the City including maintaining infrastructure.

McShane cited a recent branding study that has useful information that she would like to see implemented.

Kuiken reiterated the need for an economic professional to help with the process. She suggested inviting Terry Arbenowske from the Farmington Hills Economic Development Commission to speak to Council regarding the types of programs they offer in Farmington Hills.

Mayor Buck concurred.

Pastue suggested consulting with SEMCOG. He commented the City has local talent here and cited DDA Director Annette Knowles as an example.

Galvin concurred with Kuiken and suggested that a full-time economic development position be established in order to produce results.

Cowley stated that an economic commission is not needed, but that 50 percent of Pastue's job should be economic development along with DDA and City Council. He also stated tax incentives are needed to bring in new businesses.

McShane indicated that the Beautification Committee could assist with neighborhood improvement programs and communicate with residents regarding property maintenance.

Pastue stated the work plan needs to move forward with everyone on the same page. He will bring back an outline or rough draft to the next study session for Council to review and hammer out.

### **CAPITAL IMPROVEMENTS MILLAGE**

Pastue provided a handout to Council which included the rationale, proposed uses and implementation for a capital improvement millage. He stated Farmington is an older city with aging infrastructure that requires a long term dedicated source of funding for its maintenance.

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Pastue advised this funding would provide a stream of revenue and flexibility that would eliminate the need to transfer from the General Fund.

Pastue recommended a voter approved 2.5 mills for an indefinite time period be placed on the August or November ballot.

McShane indicated she would like the theater ceiling repairs to be put down under uses. She also requested tighter projections on average annual cost for identified expenditures. She would be more comfortable with a millage proposal that has a finite time period such as 10 years.

Pastue indicated that with a 10-year limit on a millage increase the City would not be able to issue a 15-20 year bond if a very large project needed to be done. He stated it will be up to the Planning Commission and ultimately City Council to put together a capital improvements program.

Galvin indicated he is pleased to see Council discussing ways to increase funds.

Cowley stated that raising taxes won't help economic development. He recommended Pastue have a Plan B in place if voters say no to a millage.

Pastue responded that maintenance would be a challenge and improvements would be placed on hold in Plan B.

Cowley asked Pastue what the impact would be if personal property tax is eliminated. Pastue responded \$215,000. Cowley stated this is a serious issue and reiterated that a Plan B strategy must be in place.

Further discussion was held regarding this topic and placement of a millage increase proposal on the ballot.

### **SPECIAL EVENT REQUEST HGTV CASH & CARI**

Pastue advised that a Special Event Request was received from HGTV's Cash & Cari to have an estate sale at 23550 Wesley Street on March 16<sup>th</sup> and 17<sup>th</sup>. Director Schulz reviewed it and will issue a temporary prohibited parking order for same.

**03-12-045** MOTION by Cowley, seconded by Kuiken, to approve a Special Event Request from HGTV Cash & Cari to conduct an estate sale at 23550 Wesley Street on March 16 and 17, 2012. MOTION CARRIED UNANIMOUSLY.

### **DISCUSSION CORRIDOR IMPROVEMENT AUTHORITY APPOINTMENTS**

Pastue indicated that he will recommend the following appointments to the Corridor Improvement Authority at the next Council meeting on March 19th: Tony Anthony, Paul King, Jeff Scott, Joe Dompierre, and Paul Bersche.

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**OTHER BUSINESS**

No other business was heard.

**COUNCIL COMMENT**

Kuiken inquired regarding the promotion of the additional Smart connectors.

Pastue advised he will follow up and ensure there will be publicity announcing the additional service.

McShane inquired as to the status of the Court House sale.

Pastue will attempt to obtain proposals from a number of brokers. He will try to get this issue on the March 19<sup>th</sup> meeting agenda.

Buck recommended adding this issue to the workplan.

Galvin commented on the need to be open to shared services, i.e. dispatch.

Cowley stated that Farmington can make shared services work. He noted Chuck Nebus supports shared services.

Kuiken complimented Public Safety and thanked them for her "ride along". She is very impressed with their service to Farmington.

Pastue stated he will review the millage numbers comparing Farmington to the surrounding cities in order to determine where Farmington fits in competitively.

**ADJOURNMENT**

**03-12-046** MOTION by McShane, seconded by Cowley, to adjourn the meeting.  
MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 9:19 p.m.

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J. T. (Tom) Buck, Mayor

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Susan Wendel, Deputy Clerk

Approved: April 16, 2012