

FARMINGTON CITY COUNCIL
SPECIAL MEETING

A special meeting of the Farmington City Council was held on Monday, June 20, 2005, 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 6:00 p.m. by Mayor Campbell.

COUNCIL MEMBERS PRESENT: Bush, Campbell, Knol, McShane, Mitchell.

COUNCIL MEMBERS ABSENT: None.

CITY ADMINISTRATION: Clerk/Treasurer Cantrell, Director Gushman (arrived at 7:33 p.m.), City Manager Pastue (arrived at 6:20 p.m.), Assistant City Manager Richards (arrived at 6:20 p.m.).

INTERVIEW FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

Council interviewed James Kuiken for a position on the Downtown Development Authority (DDA) Board of Directors.

UPDATE FROM HISTORIC DISTRICT STUDY COMMITTEE

Present: Charles Carvell, Michael Harrison, Nancy Leonard, Chairperson William Lindblad, Laura Myers, Les Newcomer, Douglas Peterson, Richard Tengler

Mayor Campbell requested that Chairperson Lindblad provide an update on the activities of the Committee.

Lindblad stated that the Committee has defined three major objectives to achieve the goal of converting and expanding the current Historic District into a state recognized Certified Local Government (CLG). He identified the objectives as follows: (1) determine if the homeowners in the current Historic District would support an ordinance change to bring the City's Historic Preservation ordinance into compliance with Michigan Public Act 169 that would allow homeowners to be eligible for state and federal tax credits; (2) assess the interest of homeowners outside of the District in being added to the District; and (3) prepare an application to the State for CLG recognition.

Lindblad stated that the Committee has spent time providing information to the homeowners in the District regarding their objectives. He noted that information has been disseminated through public meetings, media and local mailings.

Lindblad advised that in order to accomplish objective no. 1, the Committee is proposing that City Council schedule a public hearing in September for the purpose of discussing the ordinance change which would be necessary. He further advised that depending on the outcome of the public hearing, the ordinance change could be adopted in October

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with an implementation date of January 1, 2006. He noted that it has been difficult to gauge the interest of homeowners in this change.

Committee member Harrison discussed the importance of this issue to the City and noted that this is an important step in preserving homes of historic interest.

Committee member Peterson noted that concerns expressed by homeowners were not related to the certification, but rather to the review process and procedures that are already in place.

Discussion followed regarding issues related to certification.

Councilmember Knol asked about the expansion of the Historic District or adding additional Districts. Lindblad responded that the Committee has discussed expansion, but will delay action until after certification is achieved.

Pastue discussed legal issues surrounding a public hearing.

Councilmember Mitchell suggested that a letter being sent to homeowners in the Historic District include reference to a "binding review" if the ordinance is changed. He emphasized the importance of having majority support from homeowners in the Historic District in making an ordinance change.

Harrison stated that in his discussions with homeowners he has not received any negative responses to certification of the District.

Councilmember McShane congratulated the Committee on taking a cautious and prudent approach in achieving certification. She discussed the process that has been used for disseminating information regarding major City projects, including the use of focus groups to gauge the community's support.

Mitchell discussed limits on property rights of residents in the District.

McShane stated that historic preservation is paramount to the Community.

Peterson noted that the Planning Commission has the option of enforcing a recommendation.

Knol expressed her support for the CLG, but emphasized the need to fully inform the public, including on the issue of "binding review". She acknowledged that property rights would be affected, but within legal limits.

Harrison noted homeowners who have not complied with the recommendation of the Historical Commission and as a result property values were affected. He stated that a certified Historic District is for the protection of the greater good.

Lindblad noted that "binding review" was part of a fact sheet that was sent to residents.

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(Harrison left at 7:00 p.m.)

Discussion followed regarding the effectiveness of surveys.

Mayor Campbell recommended that the Committee move forward with a second meeting and provide feedback to Council regarding resident support for the CLG.

Historic District Committee members left the meeting.

DISCUSSION – CIVIC THEATRE COMMITTEE, 2005 FILM FESTIVAL

Present: Tom Buck, Ara Topouzian, Chairperson

Mayor Campbell requested that Chairperson Topouzian lead the discussion regarding the 2005 Film Festival.

Topouzian stated that the Civic Theatre Committee has concurred to plan a film festival this year, but with some modifications over last year's event. He noted that this year's film festival, "Farmington Family Film Festival", will be geared more towards the community and will be a one-day event.

Topouzian stated that both screens will be used at the Theatre for the film festival and normal ticket prices will be charged. He cited the possibility of using a focus group to determine the types of movies community members would like to see. He indicated the possible use of independent films. He stated the target date for the festival would be in November.

Ron Baker, Chairperson of the Festival, presented a preliminary marketing plan for the event.

Responding to a question, Topouzian confirmed that the festival would not be a film contest and would take place at the Civic Theatre only.

McShane supported the idea of a "family festival."

Bush suggested partnering with the Commission on Children, Youth and Families.

Discussion followed regarding marketing and brand identity for the Festival.

Mitchell expressed support for the Festival and noted that it gives attention to the Theatre and Downtown.

Discussion followed regarding ticket prices and publicity for the event.

Theatre Committee members left at 7:30 p.m.

Director Gushman arrived at 7:33 p.m.

DISCUSSION OF OAKLAND ALLEY VACATION

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Pastue discussed concerns regarding the use and drainage of an alley that begins off of Oakland Street, just west of Wilmarth. Discussion followed regarding options for vacation and/or improvements to the alley. Pastue noted that three homes have built additions, and as a result, the natural course of water runoff drains towards the alley. He stated that the affected residents are asking the City to correct the drainage problem.

Discussion followed regarding the cost to pave part of the alley.

Director Gushman discussed the drainage problem of the adjoining neighbors on the alley. He stated that paving part of the alley and installing a drainage structure would correct the problem.

Discussion followed regarding a special assessment to cover the costs of paving. Pastue suggested providing homeowners with special assessment options with the City minimally participating in the costs.

ADJOURNMENT

The meeting adjourned at 8:01 p.m.

Arnold T. Campbell, Mayor

Patsy K. Cantrell, City Clerk/Treasurer

Susan K. Halberstadt, Recording Secretary

APPROVED: JULY 5, 2005