

**VILLAGE OF FRANKLIN
REGULAR VILLAGE COUNCIL MEETING
MONDAY, MARCH 11, 2019, 7 PM
FRANKLIN VILLAGE HALL – BROUGHTON HOUSE
32325 FRANKLIN ROAD, FRANKLIN, MICHIGAN 48025**

I. CALL TO ORDER

The meeting was called to order by President Pam Hansen, at 7:10 PM at the Franklin Village Hall, Franklin, Michigan.

II. ROLL CALL

Present: Fred Gallasch, Pam Hansen, Bill Lamott, Ed Saenz, Mike Seltzer, Mira Stakhiv
Absent: Brian Gordon
Also Present: Jim Creech, Village Administrator
Eileen Pulker, Village Clerk
Lance Vainik, Treasurer
Chief Dan Roberts, Police Department
Ann Christ, Village Attorney
David Goldberg, Chairman, Planning Commission

III. ADOPTION OF AGENDA

Motion by Lamott, seconded by Stakhiv to adopt the agenda, as presented.

**Ayes: Gallasch, Hansen, Lamott, Saenz, Seltzer, Stakhiv
Nays: None
Absent: Gordon
Motion carried.**

IV. MINUTES

A. Regular Meeting of February 11, 2019

Motion by Seltzer, seconded by Lamott to approve the Regular Meeting Minutes of February 11, 2019, as presented

**Ayes: Gallasch, Hansen, Lamott, Saenz, Seltzer, Stakhiv
Nays: None
Absent: Gordon
Motion carried.**

V. REPORTS OF VILLAGE OFFICERS AND AGENTS

Tony Averbuch, Fire Chief, referred to his written report that was provided. Averbuch reported that their budget for the new year (FY2019-2020) will be reviewed by the Franklin-Bingham Farms Fire Board, and upon their approval will be forward to the Villages for their budget processing. He reported that runs have increased approximately 12% for both Villages, and within 3% to 4 % being equal in both Villages. Averbuch also noted that volunteerism all around the nation has become a problem and has certainly become so for the Village, and as a result, within his budget will include an additional full time person. He noted that the department has

never missed a call or been understaffed for a call but it continuous to be difficult and with this addition there will be three (3) full time people at the Fire Hall. Averbuch also noted that the South East Oakland County Fire Departments and Public Safety Agencies have worked together for a number of decades but have now begun to meet more regularly. Advantages include training opportunities, the ability to assist each community with varying abilities, for drivers' training for example, and regional grant opportunities. Each year a "driver's rodeo", a state approved process, takes place during which fire fighters are required to drive different sized trucks in different maneuvers which has become difficult with the weight of the trucks on asphalt surfaces, and can be damaging to the parking lots used. The City of Troy has offered their DPW lot, which is concrete, for this purpose and is available at no charge, in a mutual aid opportunity. In closing, the new fire engine is close to completion, will be on display at a National Exhibition at the Fire Department Instructors Conference. Averbuch thanked all of those who had sent cards, emails, phone calls, or otherwise contacted him, in regards to the loss of his father.

Gallasch questioned whether the development in Bingham Farms that is being discussed, including an office building and an assistive living operation in a separate building, how would it impact the budget for the Fire Department. Averbuch stated that while the project will not be operational in this upcoming budget year, the cost will be evaluated closer to the actual beginning of the occupancy.

Dan Roberts, Police Chief, referred to his monthly written report but added some incidents which had happened recently and, thus, not on the report: in the area of 13 Mile and Telegraph some unlocked cars had been ransacked during the night. He advised residents to lock cars being left outside at night. He surmised that over the last couple of weeks juveniles have been taking loose change, sunglasses, and other minor things. Roberts, referred to his budget that had been submitted and copied to the Village Council, noting that the increases are due to the additional officer being added, and increases in insurance and retirement costs. The Annual Police Report is available on the Village website and copies may be obtained at Village Hall. Roberts noted that the Bingham Farms Council was open to discussing the S.A.D. situation. Gallasch suggested and Hansen agreed that a subcommittee should be formed to explore the agreement with Bingham Farms noting the various statistics now available that may help anticipate the cost of the proposed project, which if approved would require approximately eighteen months (18 months) to complete. Chief reported that West Bloomfield had obtained a study showing the need for and the already completed assisted living establishments, that he had shared with Creech.

Main Street Franklin, Krista McClure, Executive Director, referred to the 2019 Work Plan that she and the board have worked on and of which copies were provided. McClure noted that the board for some time has been focused on economic vitality. The next project planned will be a "small business incubator" for existing as well as start up businesses. McClure reported that she had spent the previous week visiting each of the businesses and had been well received by all. She had explained that there are studies available, market analyses tools, to help businesses determine whether there is a desire or a need for their type of business in the community that they currently are located in. McClure continued by going through the work plan papers noting that grants are available, with a matching fund component. She added that as a result of the meet and greets that she had had, she is also working on a grant with the Franklin Community Association (FCA) called "Kaboom", to help them do some repairs in the back ball fields. McClure noted that

the Ben Franklin Dinner has now been postponed and will be scheduled for next year. McClure added that collaboration between all of the groups in the Village (Library, Church, Village, FCA, and Historic Society). The banking services used were discussed, and McClure noted that accounts may be handled by the banks that are offering grants, for facades and other items.

Lamott remarked that while there are a lot of projects planned, he did not want anyone to be overworked, so his suggestion was to choose the top two projects, work on those and when finished move on to the next on the list. Lamott also stated that he thought a priority would be first to fix the buildings making them more usable for potential tenants, and second to pursue other new businesses for the downtown area. He also noted that Oakland County has recently hired someone with that ability, and hopefully they will lend their assistance.

McClure in reply noted that in her work with other stakeholders will include grants, to help make improvements in various buildings.

Hansen noted that she agreed with some of what Lamott had said, and added that she would like Main Street Franklin to be a part of the committee being discussed later in the meeting, a Downtown Improvement Task Force.

Lance Vainik, Treasurer, referred to his monthly report and noted that the amounts on the Bills List are consistent with normal monthly spending for a total of \$199,666.45. Vainik stated that the expenditures are generally consistent with the FY2018-2019 Budget. This Bills List for this month included a large entry of \$20,000 for snow removal services by Johnson Landscaping. He concluded by stating that the Village has sufficient funds to meet its current and anticipated obligations. The lists of account balances in the Council's packets were as of March 7, 2019 held at Level One Bank. The balances held in interest bearing insured CD's held at Multi Bank Securities, Inc., were included in the consolidated report which Council received. Vainik in response to questions explained the Multi Bank Securities fund, stating that it was rolling along with a significant amount of interest having accrued.

VI. SUBMISSION OF CURRENT BILLS

Motion by Seltzer, seconded by Saenz to approve the Bill's List, as submitted.

CATEGORY	AMOUNT
GENERAL	\$ 19,239.14
MAJOR RDS	\$ 17,743.38
LOCAL RDS	\$ 18,767.08
POLICE	\$ 75,949.64
GARBAGE	\$ 14,922.90
BLDG DEPT	\$ 13,053.87
STREET PROJECT	\$ 9,385.19
PRESSURE SEWER	
WASTE WATER	\$ 2,189.53
TRUST & AGENCY	
TAX COLLECTION	<u>\$ 28,415.72</u>

TOTALS \$ 199,666.45

The bills were discussed and Creech responded to questions about three bills, the MDEQ permit fee, the engineer's bill for road work and water study work (HRC), and the check to Oakland County that is paying the County for delinquent sewer bills that were placed onto tax bills.

Ayes: **Gallasch, Hansen, Lamott, Saenz, Seltzer, Stakhiv**
Nays: **None**
Absent: **Gordon**
Motion carried.

VII. PUBLIC REQUESTS AND COMMENTS

President Hansen explained the normal procedures for Public Requests and Comments. However, she suggested those in attendance who wished to address items already on the Agenda would have the opportunity to comment at that time.

VIII. SPECIAL REPORTS

A. President's Report

1. The Downtown Discussion/Franklin Road

Hansen announced the March 27, 2019 Road Improvement Community meeting, at 6:00 PM which will either be at the Village Hall or the Franklin Community Church. There are two issues being discussed at the meeting, the first being when portions of Franklin Road will be worked on, for those people south of 13 Mile Road, the second is that Tad Krear will be there with the draft proposal for the downtown design to present and discuss. Notices about the meeting will be mailed in a letter to those who will be most affected by the construction, which would be directed at those homes and building owners on Franklin Road, residents on North & South Greenbriar, Stonegate, and Adair Court. Hansen also noted the resolution that is listed later in the Agenda that will enable changes to be made in ordinances to aid in the maintenance of buildings. Discussion ensued regarding the location of the meeting, and it was determined that the Church would be a better choice.

B. Council Report

Gallasch reported that the Southfield Township Council, in their meeting packet, regarding a Marihuana Ordinance that is more complete than what the Village currently has. He requested that the Village should consider adopting something similar, which includes procedures and penalties that would explain the Village's process.

1. Personnel Committee Report

Seltzer reported that the Personnel Committee had met that afternoon, and had considered two very well qualified applicants. A decision had not yet been made, pursuant to the completion of reference and background checks, after which an offer could be made. Stakhiv commented on how pleasant and professional this process had been while working with Creech.

C. Administrator Report

Creech began noting that he and Stakhiv had worked very well together throughout this hiring process. Creech reported on the Crestwood property, noting that a receiver had been assigned, and that he had been in contact with him, and had been assured that the property would be secured and that it would also be for sale. Creech also reported that conversations with Bingham Farms have been on-going regarding the police contract cost increases. He also reported that he was applying for another grant for the Broughton House for copper gutters, downspouts, and roof repair through the Certified Local Government program. Creech also announced that the Village is again a Tree City Community, for the tenth year, which makes the Village eligible for replacement tree grants.

In response to a question, Goldberg reported that Planning Commissioners are trying to reach out to friends and acquaintances in the Village to see if any of them were interested in serving on either the Planning Commission or Zoning/Sign Board of Appeals. To date no one has come forward. Hansen noted that these were great groups doing important work for the Village that she would like to have volunteers come forward to participate.

IX. NEW BUSINESS

A. Consider Inter-Local Agreement for the Oakland County Narcotic Enforcement Team between Oakland County and Village of Franklin.

Motion by Seltzer, seconded by Stakhiv to Approve the Inter-Local Agreement for the Oakland County Narcotic Enforcement Team between Oakland Count and Village of Franklin.

Roberts reported that Staran had reviewed this document and has no objection to it. He also explained that overtime paid to our officer that serves on this team, is reimbursed to the Village. Roberts further reported that forfeiture funds are being changed in the legislature, and while set not to be received as quickly as it has been; the funds will still be forthcoming.

Ayes: Gallasch, Hansen, Lamott, Saenz, Seltzer, Stakhiv

Nays: None

Absent: Gordon

Motion carried.

B. Consider the Civic Event Permit Application for the Franklin Garden Walk, June 12, 2019.

Motion by Seltzer, seconded by Saenz to approve the Civic Event Permit for the Franklin Garden Walk, June 12, 2019.

In response to Stakhiv's question, Pulker and Creech replied that the list of homes and insurance certification will be provided in the next few weeks, certainly prior to the event.

Ayes: Gallasch, Hansen, Lamott, Saenz, Seltzer, Stakhiv

Nays: None

Absent: Gordon

Motion carried.

C. Consider the Civic Event Permit Application for the FCA Farmers' Market, May thru October, 2019, 11 AM to 3 PM.

Motion by Seltzer, seconded by Stakhiv to approve the Civic Event Application for the FCA Farmers' Market, May thru October, 2019, Sundays, 11:00 AM to 3:00 PM.

Ayes: Gallasch, Hansen, Lamott, Saenz, Seltzer, Stakhiv

Nays: None

Absent: Gordon

Motion carried.

D. Consider the Civic Event Permit Application for the Kite Making Workshop on May 4, 2019, 10 AM to 12 Noon.

Motion by Stakhiv, seconded by Gallasch to approve the Civic Event Permit Application for the Kite Making Workshop on May 4, 2019, 10 AM to 12 Noon.

Lamott stated that the change from the original date of April 27, 2019 was due to a conflict with the opening day for Franklin Baseball.

Ayes: Gallasch, Hansen, Lamott, Saenz, Seltzer, Stakhiv

Nays: None

Absent: Gordon

Motion carried.

E. Consider Arbor Day Celebration, Friday, April 26, 2019.

Motion by Seltzer, seconded by Saenz, to approve the Arbor Day Celebration, Friday, April 26, 2019.

Creech stated that the tree location is not yet determined but the tree that is in the garden, is too close to Village Hall and needs to be removed, so the replacement may be something more suitable for that space.

Ayes: Gallasch, Hansen, Lamott, Saenz, Seltzer, Stakhiv

Nays: None

Absent: Gordon

Motion carried.

F. Consider Possible Meeting dates for Scheduling Budget Planning and Finance Committee, FY2019-2020.

Motion by Seltzer, seconded by Saenz to schedule the Finance Committee meeting for Tuesday, April 2, 2019 at a time to be determined; the Budget Planning meeting for Thursday, April 4, 2019 at 7:00 PM; the Budget Workshop, Monday, April 8, 2019, 5:30 PM; and followed by the Regular Village Council Meeting, Monday, April 8, 2019, 7:00 PM.

Ayes: Gallasch, Hansen, Lamott, Saenz, Seltzer, Stakhiv
Nays: None
Absent: Gordon
Motion carried.

X. ORDINANCES/RESOLUTIONS

B. Consider Resolution to form a Downtown Improvement Task Force.

Hansen noted that the Village does not have adequate ordinances to allow for inspections, possible annually, to check on building maintenance and she would like the Council to consider the provided resolution, as follows:

RESOLUTION

Whereas, the Franklin Village Council desires to establish an advisory task force to explore ways and means to improve and revitalize the Village downtown and to develop actionable recommendations to the Village Council.

Therefore, it is resolved that an advisory Downtown Improvement Task Force is created to develop a multi-faceted strategy with actionable recommendations to the Village Council for the improvement and revitalization of the Village's downtown.

It is further resolved that the Task Force shall be comprised of members from the Village Council, representative from Oakland County Planning, and others who have interest and expertise necessary to the success of the Task Force within the time and budget allocated for this endeavor. The Village Administrator and Village Attorney shall provide any necessary assistance and support.

It is further resolved that the Task Force's scope of work and deliverables shall include, but not be limited to:

1. Review and recommend modifications to ordinances, enforcement procedures, and building official functions and schedule to better and more effectively gain compliance with building codes and other Village ordinances and enhance the aesthetic appeal of the downtown.
2. Consider and recommend programs, grant opportunities, tax incentives, and other options and strategies to encourage and induce downtown property owners to improve and maintain their buildings and property.
3. Evaluate and make recommendations regarding tax increment financing programs (e.g., DDA, CIA, TIFA, PSD) and economic strategies to support and facilitate downtown redevelopment.
4. Incorporate 2018 Franklin Road design team recommendations.

It is further resolved that the Task Force is advisory only and will make recommendations to Village Council but shall not have power to make policy determinations.

It is further resolved that the Village Council shall establish a budget for the Task Force, which shall include sufficient funding for a task force manager.

It is further resolved that the Task Force shall endeavor to complete its work within 6 months.

Motion by Seltzer seconded by Lamott to approve the Resolution for the Establishment of the Advisory Downtown Improvement Task Force.

Discussion ensued.

Lamott suggested a few changes: #3 keep the first 4 words, and remove the rest to keep the options open, allowing for other opportunities. And #4 is a given, doesn't need to be included.

Gallasch noted that he was also going to comment on the 4th item, in that that group is running parallel to this. He questioned how Oakland County Planning would be included, to which Hansen replied that one of them will be on the committee, John Bry, and Ron Campbell have agreed to assist. Gallasch also questioned the limit to 6 months and continued noting that volunteers remain a problem, and this may be difficult to fulfill.

Stakhiv noted that she agreed that 6 months may too optimistic, but the language of "endeavor to" is already included, and a deadline is a good thing to have for a target. Stakhiv asked if Bill Dinnan, our Building Official would be involved. Lamott stated that the Historic District has its own set of regulations that overlay the building requirements for the downtown. Hansen noted that the scope of the building official job will be examined as well. Hansen also thought that Dinnan could be an advisor. Hansen thought that Staran should be an advisor, and Creech should be a member.

Hansen discussed the Task Force manager, and stressed the importance of that, asking Council to approve a budget up to \$10,000, which Creech thought that the Building Fund would be appropriate to use. The manager may be found at the County as John Bry has several people they have used in similar jobs. Hansen was including Main Street Franklin to engage the County in this endeavor. One or more Council members should be a part of this. Seltzer agreed to help and Lamott agreed to help as well. The focus will remain on the Historic Downtown district and the ordinances will be reviewed to decide which of them needs to be amended.

Formal approval will occur at the next regular meeting.

A. Consider Resolution in Support of the Reinstatement of State Historic Tax Credits, Senate Bill 54/House Bill 4100.

Lamott described that this is the credit that used to be in place, at 10%, and it would be very helpful to property owners.

Motion by Seltzer, second by Stakhiv to approve the Resolution in Support of the Reinstatement of State Historic Tax Credits, Senate Bill 54/House Bill 4100, as follows:

**Village of Franklin
VILLAGE COUNCIL RESOLUTION**

**A Resolution in Support of the Reinstatement of State Historic Tax Credits
Senate Bill 54/ House Bill 4100**

WHEREAS, the historic center of Franklin provides character and a sense of place that contribute significantly to the quality of life and the economic benefits enjoyed in and by our community; and

WHEREAS, the preservation and rehabilitation of historic buildings in the Franklin Historic District contributes to the beauty, character, and economic vitality of our Village; and,

WHEREAS, the labor-intensive nature of historic rehabilitation creates jobs and investment in local businesses and has been proven to generate more economic activity than equivalent investment in new construction; and

WHEREAS, many public policies and financial and lending practices and policies create disincentives or barriers to the preservation, renovation and rehabilitation of historic buildings and resources; and

WHEREAS, Michigan has measured the economic impacts of the former Michigan Historic Tax Credit programs between their enactment in 1999 and their elimination in 2011 and seen significant positive direct impacts on the revitalization of neighborhoods and communities, the preservation and creation of affordable and market-rate housing, the creation of skilled local jobs, and the subsequent private investment in areas surrounding tax-credit-driven revitalization projects; and

WHEREAS, each \$1.00 of credit issued leverages \$11.37 in direct economic impact, such that the former Michigan Historic Tax Credit programs during their twelve-year history have leveraged \$251 million in Federal historic tax credits that otherwise would not have returned to Michigan, spurred \$1.46 billion in direct rehabilitation activity, and created 36,000 jobs; and

WHEREAS, the Michigan Legislature is presently considering Senate Bill 54 and House Bill 4100 that would reinstate an up-to-25 percent investment tax credit for owners of historic residential and commercial properties who substantially rehabilitate their properties.

NOW, THEREFORE, BE IT RESOLVED that the Village of Franklin endorses and supports both Senate Bill 54 and House Bill 4100 and calls upon the Michigan Legislature to pass this important legislation and Governor Whitmer to sign it, in order to stimulate appropriate development and redevelopment and protect the historic character and quality of life of Franklin and other communities.

Ayes: Gallasch, Lamott, Saenz, Seltzer, Stakhiv, Hansen

Nays: None

Absent: Gordon

Motion carried.

C. Consider an Ordinance to Amend Section 695.03 of Chapter 695, Fireworks, of Part Six, Title Ten of the codified Ordinances of the Village Of Franklin, Oakland County, Michigan, to Modify and Reduce the Days and Times when the Ignition, Discharge, and use of Consumer Fireworks is Lawful, Repeal Conflicting Ordinances, and Prescribe a Penalty for Violations. (second reading).

Motion by Seltzer, seconded by Stakhiv to approve the Ordinance to Amend Section 695.03 of Chapter 695, Fireworks, of Part Six, Title Ten of the codified Ordinances of the Village Of Franklin, Oakland County, Michigan, to Modify and Reduce the Days and Times when the Ignition, Discharge, and use of Consumer Fireworks is Lawful, Repeal Conflicting Ordinances, and Prescribe a Penalty for Violations. (second reading).

Ayes: Gallasch, Hansen, Lamott, Saenz, Seltzer, Stakhiv

Nays: None

Absent: Gordon

Motion carried.

XI. ADJOURNMENT

Motion by, Seltzer seconded by Stakhiv to adjourn the meeting.

Ayes: Gallasch, Hansen, Lamott, Saenz, Seltzer, Stakhiv

Nays: None

Absent: Gordon

Motion carried.

There being no further business, the meeting was adjourned at 8:40 PM.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk

Pamela Hansen, President