



FINAL

SPECIAL MEETING MINUTES

A Special meeting of the Farmington City Council was held on Monday, December 21, in the Conference Room, Farmington City Hall, 23600 Liberty Street, Farmington, MI. 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 William Galvin.

1. ROLL CALL

Attendee Name	Title	Status	Arrived
Sara Bowman	Councilmember	Present	
Greg Cowley	Mayor	Present	
William Galvin	Councilmember	Present	
Steve Schneemann	Mayor Pro Tem	Present	
Jeff Scott	Councilmember	Present	

City Administration Present

Director Christiansen
Director Demers
City Manager Murphy
Clerk Halberstadt
City Attorney Saarela

2. APPROVAL OF AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Greg Cowley, Councilmember
SECONDER:	Jeff Scott, Councilmember
AYES:	Bowman, Cowley, Galvin, Schneeman, Scott

3. PUBLIC COMMENT

Tracy Thompson, 34167 Alta Loma, stated as a resident of Farmington for four years she had seen a lot of good things happening in the city, but expressed concern regarding proposed changes to Southwestern Oakland County Cable Commission (SWOCC). She discussed her history working with SWOCC. She understands that the city is in negotiations to terminate its agreement with SWOCC. She expressed concern regarding the repercussions this will have on the staff and the people that help produce public shows. She requested Council consider employing city staff to continue public access in Farmington.

4. DISCUSSION REGARDING RESIDENTIAL RENTAL PROPERTY REGISTRATION AND MAINTENANCE PROGRAM

Murphy stated Director Demers was present to discuss the idea of implementing a rental ordinance in the City of Farmington. He noted this topic had been discussed at previous Council meetings.

Demers advised the City has been seeking a way to better manage rental properties in Farmington. He stated rental inspection programs have been implemented by a number of municipalities in Oakland County and throughout the State of Michigan. He is looking for Council feedback on this issue and whether or not they should pursue a rental ordinance for the city.

Demers discussed the benefits of implementing an ordinance that include improvement in property values and would provide the city an enforcement arm in the event issues arise with rental properties. He stated it would also provide a process by which they could inspect rental properties on a regular basis and the ability to monitor ownership of homes.

Director Christiansen stated one of the goals would be to create an inventory of the existing rental properties consisting of two parts: 1) residential rental properties that are single family, detached houses that are rented and not owner-occupied; and attached multiple family units in condominiums or apartments. He stated creating an inventory of these properties would create a data base on which bi-annual inspections could be done. He stated they have reviewed the City of Berkley ordinance, and have met with Farmington Hills staff regarding their ordinance.

The floor was opened for questions from Council.

Scott expressed support for this initiative and stated it was important to protect the neighborhoods. He stated it would also address the absentee landlords of retail properties, as far as maintenance issues are concerned. He would like more support for staff to address the blight in the city.

Schneemann stated conceptually he supported a rental property ordinance. He would be interested in the details of the program, but felt that this would be a good

way to ensure the properties in the community are safe and not a detriment to adjacent properties that are owner-occupied. He also stated he would like to look at the multi-family rental properties as well and see how other municipalities monitor same.

Cowley agreed with moving forward on this issue and indicated he would like to see the commercial aspect of this included as well.

Bowman clarified that currently there is nothing in place that required single family rental properties to be registered with the city. She commented from a safety standpoint this would be beneficial to ensure proper code compliance.

Discussion followed regarding staffing requirements for implementing a rental property ordinance.

Christiansen stated this program would not generate revenue, but would be a self-supporting and sustaining operation.

Galvin asked if this process currently exists for apartments. Demers replied that the common areas and basements are inspected as well as laundry facilities to ensure they're up to code, but not the individual units.

Galvin expressed concern over invasion of tenants' rights and that of private property owners, and queried how this should be addressed.

Demers advised that informing landlords in advance of inspection requirements was an essential tool in gaining acceptance to the program.

Scott stated landlords and tenants have different expectations regarding maintenance. He expressed concern regarding commercial properties where additional help may be needed and further discussion was held.

Galvin advised code enforcement has always been a priority for Farmington. He stated a rental property ordinance is an effective tool in preserving housing values. He stated it appeared there is Council support to move forward on this issue.

5. SWOCC – AMENDMENT TO INTERGOVERNMENTAL AGREEMENT

City Manager Murphy provided background on an agreement between Farmington, Farmington Hills and Novi for the administration of a cable television franchise. He stated that on September 14, 2015, the City of Novi passed a resolution asking Farmington and Farmington Hills to consider invoking the cancellation provisions of the multi-jurisdictional agreement. He advised Farmington and Farmington Hills are still reviewing their options with regard to dissolution by agreement of the parties. In the meantime, the date for deciding whether to unilaterally withdraw is approaching.

Murphy advised that on November 24, 2015 Southwestern Oakland Cable Commission (SWOCC) met and unanimously recommended to the three cities that

the agreement be amended to extend the date for one city to give notice of intent to withdraw from the current January 1 date to April 1.

The floor was opened up for questions.

Schneemann asked if there would be repercussions to the community if SWOCC were to be dissolved. He further asked if costs would increase if fewer cities are part of the agreement.

Cowley advised the majority of costs associated with SWOCC relate to the building, and that the equipment is outdated and needs to be updated and what options are available.

Schneemann expressed support for extending the contract.

Cowley explained the PEG fees associated with cable revenue and stated that they are looking at exploring options with Farmington Hills and/or a third party to help maintain or improve on what already exists.

Bowman expressed support for some sort of Public Access available through all means of technology and in particular working with Farmington Hills on that issue.

Scott asked if the City of Novi is out of the contract by July 1st. Cowley responded they would like to be out tomorrow. He indicated this amendment would allow the three cities to disengage, wind the business down, probably sell the building and determine what needs to be done going forward.

Saarela indicated that Novi had passed the same resolution earlier that evening, extending the deadline to April 1st, the time to terminate as well.

Murphy stated Farmington Hills did the same at their December 16th meeting.

Scott agreed to extend the deadline, but wanted assurance that there was an alternative in place.

Galvin raised the question of housing the facility in Farmington and sending the signal out to Farmington Hills and further discussion was held. He stated there is no objection to the extension, but their concerns are broader as to what happens afterward.

Cowley indicated he is not going to debate if Farmington has received value from public access. He stated moving forward there is an opportunity to take the PEG fees and figure out what is needed. He stated this resolution allows Farmington to move forward quickly and efficiently with some ease to try and figure out what to do.

Motion to adopt a resolution approving an amendment to the agreement for Multi-Jurisdictional Administration of Cable Television Franchise, in order to extend the date for filing a notice of withdrawal from January 1st of any year to April 1st of any year. [SEE ATTACHED RESOLUTION].

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steve Schneemann, Mayor Pro Tem
SECONDER:	Jeff Scott, Councilmember
AYES:	Bowman, Galvin, Schneeman, Scott, Cowley

6. OTHER BUSINESS

Christiansen provided an update on redevelopment projects in the city.

7. COUNCIL COMMENT

No council comment was heard.

8. ADJOURNMENT

1. Motion to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steve Schneemann, Mayor Pro Tem
SECONDER:	Greg Cowley, Councilmember
AYES:	Cowley, Galvin, Bowman, Scott, Schneemann

The meeting was adjourned at 6:55 p.m.

William E. Galvin, Mayor

Susan K. Halberstadt, City Clerk

Approval Date: February 15, 2015