

MINUTES OF THE MEETING OF THE CITY COUNCIL OF BRIGHTON
HELD ON APRIL 19, 2012 AT THE BRIGHTON CITY HALL
200 N. 1ST STREET, BRIGHTON, MICHIGAN

BLUE SKY SESSION

The Council conducted a Blue Sky Session at 7:00 p.m. Present were Mayor Muzzin, Mayor Pro-Tem Cooper, Councilmembers Schillinger, Bandkau, Bohn, Pipoly and Roblee. The Council reviewed the agenda items.

REGULAR SESSION

Mayor Muzzin called the regular meeting to order at 7:30 p.m. Following the Pledge of Allegiance, the roll was called, there being present were Mayor Muzzin, Mayor Pro-Tem Cooper, Councilmembers Schillinger, Bandkau, Pipoly, Roblee and Bohn. Also in attendance were Attorney Paul Burns and Staff members Dana Foster, Kelly Hanna, Jennifer Burke, Diana Lowe, Amy Cyphert, Dave Blackmar, Tom Wightman and an audience of 32. Press and Media included Jim Totten from the Livingston Press & Argus and Tom Tolen from WHMI.

AGENDA APPROVAL

It was moved by Councilmember Schillinger, seconded by Cooper to approve the Agenda with item # 9, Springhill Site Plan moved from Consent Agenda to Action Agenda. Motion passed 7-0.

MINUTES APPROVAL

It was moved by Councilmember Roblee, seconded by Bandkau to approve the Regular Meeting minutes of April 5, 2012 as presented. Mayor Pro-Tem Cooper abstained. Motion passed 6-0-1.

It was moved by Councilmember Bandkau, seconded by Roblee to approve the Budget Worksession minutes of March 29, 2012 as presented. Mayor Pro-Tem Cooper abstained. Motion passed 6-0-1.

It was moved by Councilmember Bandkau, seconded by Pipoly to approve the Budget Worksession minutes of April 3, 2012 as presented. Mayor Pro-Tem Cooper abstained. Motion passed 6-0-1.

It was moved by Councilmember Bandkau, seconded by Roblee to approve the Budget Worksession minutes of April 5, 2012 as presented. Mayor Pro-Tem Cooper abstained. Motion passed 6-0-1.

CITIZEN INQUIRIES

None.

CALL TO THE PUBLIC

Mayor Muzzin opened the Call to the Public at 7:32 p.m. The following comments were heard:

City Council
April 19, 2012
Page 2

Jim Vichich, Brighton Historical Society, stated on May 5th from 9:00 a.m. to 1:00 p.m. will be the annual Old Village Cemetery Clean up, on May 21st from 9:30 a.m. to 4:30 p.m. there will be a Gravestone Preservation Workshop and there is a new book release of "The Brighton Area".

Reed Kitrich stated Matt Modrack and the DDA make the downtown special.

Larry Lawrence, Brighton Area Historical Society, discussed the upcoming activities and events at the CoBACH Center.

Nick Pilizzi, 1049 Fairway Trails Drive, Brighton Dining Group, discourages having funds pulled from the DDA budget.

Kevin Montagano, The Pound, suggested Council not take funds from the DDA.

Mack Miller owns 307 W. Main Street with his wife, Mondy, and stated business has improved greatly, they are looking at increasing their business hours and we need to keep the momentum.

Kim Tobin, S. 3rd Street, town has become more vibrant and positive.

Nancy Stamp, resident, there has been changes for residents as we have to pay for trash pick up, 5% increase in water rates every year, employees losing benefits. She expressed her concerns regarding Councilmembers voting on items that they may have financial interest.

Gail Sherman, 428 W. Main Street, stated in the past nine years they have seen much happen in the downtown and discouraged Council from taking funds from the DDA.

Thaddius McGaffey, business owner at 500 W. Main Street, expressed his opposition of the property on 2nd Street being used as a halfway house.

Nate Geinzer, Woodlake Drive, stated the downtown is the single most valuable asset in this community. He stated there is cooperation between the City of Brighton and the DDA and grants have been much of the improvement in the downtown. He discouraged City Council from taking funds from the DDA.

Renee Pettengill, N. 3rd Street, expressed her concerns regarding the halfway house and people are moving out because of them.

Glen Atkins, N 3rd Street, expressed his concerns regarding the halfway houses and we need to pay attention to our neighborhoods.

Mary King, Community Coordinator of the Prisoner Relocation Program, explained the program and stated there are 15 parolees that are homeless and they are monitored.

Larry Lawrence stated he is a resident and business owner and supports the DDA.

Hearing no further comment, Mayor Muzzin closed the Call to the Public at 8:10 p.m.

Police Chief, Tom Wightman briefed the City Council on the Prisoner Relocation Program and stated there are always parolees in the City of Brighton. The difference with this program is that the State Department of Corrections place the parolees in rental homes and the Police Department has good communication with the State, who monitors their whereabouts. The Department of Corrections are setting up an Advisory Committee with the Brighton State Police.

City Manager, Dana Foster stated the Police Chief had a recent meeting with the State and Catholic Social Services representatives regarding the placement of the parolees within the City of Brighton. He stated we are working on a process as to what amendments we need to make to our Zoning Ordinance regarding location of parolees near playgrounds and schools. He also stated that he sent a letter to the owner of the two duplexes on North 2nd Street to put the owner on notice about the City's current Zoning Ordinance related limitations on the use of the duplexes.

Mayor Muzzin clarified the financial interest item that Nancy Stamp referenced and that the City Employee Furlough program ended July 1st.

Attorney Paul Burns stated if it is a general benefit to the community, it is not a conflict of interest.

Mayor Muzzin the seven elected officials live in this community and make decisions that affect them.

CONSENT AGENDA

It was moved by Mayor Pro-Tem Cooper, seconded by Roblee to approve the Consent Agenda as presented. Motion passed 7-0.

The following item was approved on the Consent Agenda:

1. Conditionally approved the site plan approval for 408-420 W. Main Street Façade Improvements #12-002 as depicted on plans prepared by Lindhout Associates, job no. 1220, sheet A1.0, last dated 4-11-12 subject to the following:
 1. That all signage comply with applicable Ordinances or variances be obtained.
 2. That right of way permits be obtained from the Department of Public Services for work within the right of way.
 3. That any damages done to the existing sidewalk be repaired to current condition.
2. Authorized to institute litigation in the Livingston Circuit Court for expungement of personal property taxes.
3. Reappointed Mark Binkley for a three year term, Cheryl Mayday and John Okoniewski for a two year term, Lisa Nelson and Nick Palizzi for a one year term and Claudia Roblee as Councilmember liaison to the PSD Board
4. Approved a request from the Livingston County Educational Service Agency to collect all of their operating property taxes on the City's summer 2012 tax bills.

SPRINGHILL RESIDENTIAL DEVELOPMENT SITE PLAN

It was moved by Councilmember Bandkau, seconded by Roblee to approve the site plan amendment for Springhill Development lot 16 based on the plan prepared by Boss Engineering, sheets 1, job number 03169, dated 4/17/12 subject to the following:

1. That all conditions of the previous approvals remain in effect. Councilmember Pipoly abstained. Motion passed 6-0-1.

MSHDA GRANT CLOSE-OUT PUBLIC HEARING

Matt Modrack briefed the City Council on the MSHDA Grant 209119-CDI Close-out, displaying slides of the Cemetery Parking Lot and 205 West development.

Mayor Muzzin opened the Public Hearing to receive public input for the close-out of the work on MSHDA Grant NO. MSC 209119-CDI, Downtown Parking Lot and Streetscape as required by the MEDC at 8:35 p.m. The following comment was heard.

Nate Geinzer stated, nice job, this is a nice addition to the town.

Hearing no further comment, the Public Hearing was closed at 8:36 p.m.

“TAPESTRY” MARKETING ANALYSIS

Nancy Johnson, Michigan Small Business and Technology Development Center, gave a “Tapestry” presentation. She stated this is scientific information to make business decisions. She displayed slides of the four categories of the people living in the City of Brighton, Life Mode Summary Groups Relates to Lifestyle and Life Stage and the Benefits of Tapestry Information.

CITY BUDGET FOR FISCAL YEAR 12-13 PUBLIC HEARING

City Manager, Dana Foster gave a Budget Presentation. He displayed slides of the General Fund Summary Six Year Financial Forecast, Fund Balance Trend chart has improved again, CIP Funding Prior to FY 2008/09 Combination of Capital Improvement Bonds & General Fund Support, 10 Year History of Capital Improvement Funding, Personnel/Labor related Cost Savings, Additional Budget Savings and Key Assumptions for the General Fund 6-year forecast.

Finance Director, Kelly Hanna explained the Millage Rage and Utility Rate Changes Effective July 1, 2012.

Mayor Muzzin opened the Public Hearing for the City Budget for Fiscal Year 12-13 at 9:25 p.m. The following comments were heard:

Susan Walters-Steinacker discussed homes for sale, rental properties, paved streets and sidewalks in the City and encouraged Council to spend money in the residential areas.

Tim Corrigan, DDA Boardmember, stated he enjoys serving on the Board and stated the DDA budget is not the place to look for funds.

Chip Baldwin, 320 N. 2nd Street, discussed the Fund Balance Trend Chart, which has shown some increase and stated these are forecasts.

Bonnie Corrigan stated Corrigan Oil and Corrigan Construction have invested in this community for over 50 years and stated she and her husband, Bernie, discourage the City of Brighton from taking funds from the DDA.

Pam McConeghy, DDA Boardmember and Chamber of Commerce, and discouraged Council from taking funds from the DDA.

Thaddius McGaffey stated he opened his business downtown and has invested in the community.

Nancy Stamp stated a chocolate shop would be nice in one of the Bonner's buildings on North Street and she objects to money being spent on litigation on the buildings. She discussed appointments to Boards, the need to be a resident, advisory capacity and the need for the City to have a viable Charter.

Hearing no further comment, Mayor Muzzin closed the Public Hearing for the City Budget for Fiscal Year 12-13 at 9:46 p.m.

Councilmember Bohn discussed the General Fund Summary Six Year Financial Forecast and stated his objective is to achieve funding, and explained where DDA funding comes from. He expressed his concerns regarding expenses coming down and/or revenue going up and the delay to take action.

Councilmember Schillinger asked if we have ever considered a City income tax.

Finance Director, Kelly Hanna stated it has not been fully investigated.

Councilmember Pipoly stated we need to increase property values to increase revenue and that is what the DDA is doing.

Councilmember Roblee stated she has made suggestions regarding utilities and ways to cut costs. She discussed how did we get here and emergency managers.

Councilmember Bohn stated part of it was that we may have borrowed too much money and now we have a Debt Management Policy in place. The Council receives all of the information that the City Council Budget & Finance Subcommittee has.

Councilmember Pipoly stated the money in the DDA budget is committed.

Mayor Pro-Tem Cooper stated the way we should approach the DDA and find out what is working well for them and how can we replicate that into a residential template?

Councilmember Bandkau stated the DDA has been amazing. Let's see what does work for the DDA.

City Council
April 19, 2012
Page 6

City Manager, Dana Foster stated we have been retooling for four or five years now and we are going to continue to retool.

EXEMPT SIGNS ORDINANCE SECOND READING AND PUBLIC HEARING

Amy Cyphert briefed the Council on the proposed Exempt Signs Ordinance.

Mayor Muzzin opened the Public Hearing for the second reading of a proposed Ordinance to amend Chapter 66, Article I, Section 66-2, Definitions, Section 66-4, Exempt Signs, adding Section 66-100, Downtown Business District (DBD) signage requirements at 10:16 p.m. Hearing no comment, the Public Hearing was closed.

It was moved by Mayor Pro-Tem Cooper, seconded by Bandkau to approve Ordinance 559, Amending Chapter 66, Article I, Section 66-2, Definitions, Section 66-4, Exempt Signs, adding Section 66-100, Downtown Business District (DBD) signage requirements and publish as appropriate. A roll call vote was taken. Yes: Schillinger, Bohn, Cooper, Muzzin, Bandkau, Roblee, Pipoly. No: none. Motion passed 7-0.

CITY CUSTOMER INFORMATION

City Manager, Dana Foster stated our ratio in terms of the General Fund's payroll costs as a percentage of the total budget is 55%, which is a bit below the average for comparable Michigan cities according to our auditors with Plante Moran. Also, manager Foster advised that there is a potential for City Council decisions to be made regarding future intergovernmental opportunities that may be different from past such agreements.

Mayor Pro-Tem Cooper stated white pines would be given away on Arbor Day. The School Board had a bond informational meeting and he stated the vote is on May 8th. He gave a ZBA update.

Councilmember Bandkau stated the Veteran's Memorial plans were approved by the Planning Commission and will be coming to City Council at the next meeting.

Councilmember Roblee gave a Brighton Arts & Culture update stating they are working with the Brighton Art Guild to promote art in Brighton. They are looking to make a sculpture park. The Principle Shopping District met and will be using tapestry information going forward. There is a Imagination Station volunteer day on April 28th at 9:00 a.m.

Councilmember Bohn stated in regards to the ZBA meeting there is room for process improvement in regards to the Theater agenda item and confidential opinion letter

Attorney, Paul Burns stated there should be a process that we can work on for the future.

Councilmember Pipoly stated the demolition contract for 121 W. North Street was awarded and should be down in a couple of weeks and conceptual banner pole signs were presented for civic events.

Mayor Muzzin stated the Brighton Area Fire Authority hired a Deputy Fire Chief, Mike Evans hired, leases being worked on and the budget will be presented in May.

CALL TO THE PUBLIC

Mayor Muzzin gave a Call to the Public at 10:31 p.m. The following comment was heard:

Nate Geinzer, Woodlake Drive, suggested the City look at tax increment financing and neighborhood improvement authorities. He thanked City Staff for their attention regarding a vacant home in his neighborhood.

Chip Baldwin, 320 N. 2nd, thanked everyone for their service to the City. He thanked Councilmember Bohn for his comments.

Renee Pettengill, Volunteer Coordinator for the Imagination Station, thanked the City for all they have done so far. The downtown business have incentives for volunteers and she suggested to like us on Facebook.

Nancy Stamp suggested DDA submit their budget to the City Council for review. She thanked Mr. Bohn for bringing up the financial needs of the City.

Hearing no further comments, the Call to the Public was closed at 10:37 p.m.

ADJOURNMENT

It was moved by Councilmember Roblee, seconded by Cooper to adjourn the meeting at 10:38 p.m. Motion passed 7-0.

Diana Lowe, City Clerk

Jim Muzzin, Mayor