

MINUTES OF THE REGULAR MEETING OF THE ROMULUS CITY COUNCIL HELD
AUGUST 27, 2007 IN THE ROMULUS CITY HALL COUNCIL CHAMBER 11111 S.
WAYNE ROAD, ROMULUS, MICHIGAN 48174.

The meeting was called to order at 7:30 p.m. by Mayor Pro Tem Randolph Gear.

Present: John Barden, Ellen Craig-Bragg, LeRoy Burcroff, Harry Crout, William Crova,
Randolph Gear, William Wadsworth.

Administrative Officials in Attendance:

Alan R. Lambert, Mayor

Linda R. Choate, Clerk

Pamela Morrison/Kersey, CMFTA, Treasurer

Pledge of Allegiance

Roll Call

1. Agenda

2. Minutes

- A. Approval of the Minutes of the Regular Meeting held August 13, 2007.

3. Petitioners

- A. PC-2007-004; Villages of Romulus Rezoning Request.

4. Chairpersons Report, Randolph Gear, Mayor Pro Tem

5. Mayors Report - Alan Lambert, Mayor

- A. Request for (6) Month Moratorium Resolution-on Long Term Surface Parking
Facilities, Car Rental, Leasing & Automobile Auction Facilities.
B. Extension of Bid 06/07-12, for the Purchase of Two (2) Dodge Vehicles for the
Department of Public Safety.
C. Extension of Bid 06/07-12; for the Purchase of One (1) Dodge Vehicle for the
Department of Public Safety.
D. Extension of Bid 05/06-25; Marked Police Vehicle Changeover with Emergency
Overhead Lights.
E. Introduction of Budget Amendment 06/07-35-General Fund.
F. Introduction of Budget Amendment 07/08-06 – Federal Law Enforcement Fund.

6A. Administrative Report - Linda R. Choate, Clerk

1. Second Reading and Final Adoption of Budget Amendments 07/08-05.
2. Cemetery Rules and Regulations.
3. Request for No-Fee Permit – Homecoming Parade October 5, 2007.

For Your Information:

1. Correspondence from IT Director, Sharon Raftary, Re: Electronic Council Packet.
2. Romulus Middle School 2007 AYBT (American Youth Basketball Tour) National
Champs.

7. Discussion

8. Unfinished Business

9. New Business

10. Communication

11. Warrant 07-16

12. Adjournment

1. Motion by Crova, supported by Bragg to approve the agenda as presented.

Roll Call Vote Showing: Ayes –Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.

Nays - None.

Motion Carried Unanimously.

07-248

2. Motion by Wadsworth, supported by Barden to approve the minutes of the regular meeting of the Romulus City Council held August 13, 2007.

Roll Call Vote Showing: Ayes – Barden, Bragg, Crout, Crova, Gear, Wadsworth.

Nays - None.

Abstain - Burcroff

Motion Carried Unanimously.

07-249

3A. Motion by Burcroff, supported by Wadsworth to concur with the Planning Commission and deny the request from Villages of Romulus rezoning for 4.60+- acres from R1-A, single family residential to RM multiple family low-rise residential district for the following reasons:

1. The request for rezoning is inconsistent with the Future Land Use Plan which designates the property for medium density residential (four to eight dwelling units per acre), which is consistent with single-family residential development.

2. The request for rezoning is inconsistent with the surrounding parcels, all of which are zoned R-1A, Single-Family Residential.

3. Section 7.06 of the Zoning Ordinance governs one and two-family dwelling standards. This section of the Zoning Ordinance seeks to promote design compatibility within zoning districts. It requires single-family dwellings shall be aesthetically compatible in a design and appearance with other residences in the vicinity. Allowing multiple-family dwellings in an area otherwise dominated by single-family development would be inconsistent with these standards.

4. Under §8.01b of the Zoning Ordinance, the intention of the RM Multiple-Family Low-Rise District is to serve as a transition between non- residential districts and lower density

single-family residential districts. The applicant's property is located entirely within a single-family zoning district and rezoning would not serve as a transitional zoning between residential and non-residential uses. The request for rezoning submitted would not result in a transitional zone but would constitute a spot zone.

5. The rezoning to a Multiple-Family Residential District would allow up to 73 units on the site which would be more than double the number of units permitted if the property was developed as currently zoned.

6. The City already has 20% of its housing stock in multiple-family development and an additional 11.2% in mobile home parks allowing for a significant amount of affordable housing within the City limits.

7. Rezoning of the property to a multiple-family development would undermine the single-family characteristic of the area in question.

8. In order to allow the RM-2 zoning district, buffering would be required which would be unnecessary if the property were to be developed as currently zoned.

9. Rezoning the property to an RM-2 zoning district would have a negative impact on surrounding property values.

10. Rezoning to an RM zoning classification is inconsistent with the goals and objectives of the Future Land Use Plan.

11. The City Zoning Ordinance already provides sufficient amounts of property that is vacant and zoned for multiple-family development on which the proposed development could be located for multiple family use.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Wadsworth.

Nays – Gear.
Motion Carried.

07-250

4A. Motion by Crova, supported by Barden to adopt a resolution recognizing the Warriors from Romulus Middle School, for their outstanding achievement on the American Youth Basketball Tour (AYBT); emerging victorious in their final game in Fort Wayne, Indiana, becoming the 2007 AYBT National Champions.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
Nays – None.
Motion Carried Unanimously.

07-251

4B. Motion by Wadsworth, supported by Crout to adopt a memorial resolution for the family of Mrs. Margaret Meldrum.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
Nays – None.
Motion Carried Unanimously.

07-252

4C. Motion by Crova, supported by Crout to adopt a memorial resolution for the family of Mrs. Roberta Tigner.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
Nays – None.
Motion Carried Unanimously.

07-253

4D. Motion by Crova, supported by Crout to adopt a memorial resolution for the family of Donna Franklin.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
Nays – None.
Motion Carried Unanimously.

4. Motion by Burcroff, supported by Barden to accept the Chairperson's Report.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
Nays – None.
Motion Carried Unanimously.

07-254

5A. Motion by Bragg, supported by Burcroff to concur with the recommendation of Cynthia Lyon, City Planner and special legal counsel and adopt the following resolution for a six (6) month moratorium on long-term surface parking facilities, car rental, car leasing and automobile auction facilities:

WHEREAS, The City Planning Department has been actively involved in both the updating of the City Zoning Ordinance, as well as, participating in the Detroit Metropolitan Airport Master Plan Update.

WHEREAS, Data received as part of the Airport Master Plan Update includes proposals for additional parking structures both to the north and south of the airport.

WHEREAS, Long term parking facilities are permitted in areas zoned for RC, C-3, M-1, M-2, MT-1 and MT-2, which constitutes a large portion of the City and therefore has the potential to impact a large portion of the population.

WHEREAS, Development of these facilities has a significant impact on the site and surrounding area due to the removal of existing woodlands and other natural vegetation, which in turn dramatically impacts the aesthetic qualities of the neighborhood and adjacent properties and removes wildlife habitat. The removal of natural vegetation and placement of very large areas of pavement impacts microclimates by increasing temperatures through the absorption of heat from sunlight in the pavement contributing to an “urban heat island” effect.

WHEREAS, Large amount of impermeable pavement surface reduces the ability of stormwater to infiltrate the soil and causes significant increases in stormwater runoff, which has an adverse impact local watersheds. The cumulative effect of pollutants leaking from large numbers of parked vehicles can impact the quality of stormwater runoff, thereby impacting water quality in downstream waterways.

WHEREAS, Long term parking facilities consume large areas of valuable land in commercial and industrial areas and if allowed to proliferate would limit the economic growth of the City for industry and commercial services needed by residents.

WHEREAS, That large parking facilities located in the middle of commercial business districts disrupt the continuity of retail and service businesses and do not contribute to creating a synergy of customer activity necessary to create a viable business district.

WHEREAS, Traffic from long term parking facilities impacts traffic congestion and safety on City streets.

WHEREAS, There are currently existing un-utilized or under-utilized long term parking facilities in the City and uncontrolled proliferation of additional long term parking facilities could result in the abandoned of existing facilities, leaving unused paved areas in the City, wasting valuable land resources and further impacting the community, and environment.

WHEREAS, The City Council recognizes the importance of a comprehensive plan to identify appropriate locations, evaluate the current inventory of land designated or used for long term

parking facilities and zoning classifications which allow such uses and necessary design standards to minimize or mitigate impacts of such development.

WHEREAS, The City Council is concerned that development of long term surface parking facilities, car rental, car leasing and automobile auction facilities without careful and coordinated policy and rationale may compromise the public health, safety and welfare of the residents of the City of Romulus and the surrounding areas.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF ROMULUS CITY COUNCIL that commencing on the effective date of this Resolution and, unless extended or repealed prior thereto, terminating on February 27, 2008, neither the planning staff, nor the Planning Board shall review and/or make any recommendation regarding, or approve, and the City Council shall not approve, any development applications on land for purposes of establishing long term surface parking facilities, car rental, car leasing and/or automobile auction facilities; that the purpose of the moratorium is to consider and allow the implement corrective measures including but not limited to amendments of the zoning ordinance, licensing regulations and other ordinance revisions to address the threat to public health, safety, and welfare; and establish a comprehensive plan for the development of land within the City for long term surface parking facilities, car rental, car leasing and automobile auction facilities.

AND BE IT FURTHER RESOLVED that this resolution shall become effective on the date of its adoption by the City Council.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
Nays – None.
Motion Carried Unanimously.

07-255

5B. Motion by Wadsworth, supported by Barden to concur with the recommendation of Purchasing Coordinator, Lynn Conway and Charles Kirby, Public Safety Director and extend Bid 06/07-12, for the purchase of two (2) Dodge Vehicles for the Department of Public safety under the State of Michigan’s Specification No. 3905-0012 from Bill Snethkamp Dodge in the amount of \$45,200.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
Nays – None.
Motion Carried Unanimously.

07-256

5C. Motion by Burcroff, supported by Crout to concur with the recommendation of Purchasing Coordinator, Lynn Conway and Charles Kirby, Public Safety Director and extend Bid 06/07-12, for the purchase of one (1) Dodge Vehicle for the Department of Public Safety under the State of Michigan’s Specification No. 3905-0012 from Bill Snethkamp Dodge in the amount of \$17,100.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.

Nays – None.
 Motion Carried Unanimously.

07-257

5D. Motion by Crova, supported by Barden to concur with the recommendation of Purchasing Coordinator, Lynn Conway and Charles Kirby, Public Safety Director and extend Bid award 05/06-25, Police Vehicle Changeover with emergency overhead lights for two (2) Dodge vehicles for the City of Romulus Police Department traffic control division to the lowest qualified bidder, Priority One Emergency in the amount of \$14,600.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
 Nays – None.
 Motion Carried Unanimously.

07-258

5E. Motion by Wadsworth, supported by Burcroff to introduce Budget Amendment 06/07-35:

<u>FUND/DEPT.</u>	<u>ACCOUNT NO.</u>	<u>ACCOUNT NAME</u>	<u>CURRENT BUDGET</u>	<u>AMENDMENT</u>	<u>AMENDED BUDGET</u>
General Fund					
Expense					
	101-1410-714.77-30	Treas.Const.Services	89,000	25,576	114,576
Fund Balance					
	101-0000-390.00-00	Fund Balance	2,214,794	(25,576)	2,189,218

To cover payments to the Delq. Personal Property Tax Collector for more than expected collections in April, May and June, 2007.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
 Nays – None.
 Motion Carried Unanimously.

07-259

5F. Motion by Burcroff, supported by Bragg to introduce Budget Amendment 07/08-06:

<u>FUND/DEPT.</u>	<u>ACCOUNT NO.</u>	<u>ACCOUNT NAME</u>	<u>CURRENT BUDGET</u>	<u>AMENDMENT</u>	<u>AMENDED BUDGET</u>
Federal Law Enforcement Fund					
Expense					
	267-3710-737.77-30	Contractual Services	0	30,000	30,000
Fund Balance					
	267-0000-390.00-00	Fund Balance	69,419	(30,000)	39,419

To allow information Technology technicians to collect and convert data from the system to the new OSSI system.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
 Nays – None.
 Motion Carried Unanimously.

07-260

6A1. Motion by Crova supported by Bragg to approve second reading and final adoption of Budget Amendment 07/08-05 introduced at the Council Meeting held August 13, 2007.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
Nays – None.
Motion Carried Unanimously.

07-261

6A2. Motion by Burcroff, supported Bragg to schedule a Study Session on September 24, 2007 @ 6:00 p.m., to be held in the City Council Chambers, located at 11111 Wayne Road, Romulus, Michigan 48174 to discuss proposed Romulus Cemetery Rules and Regulations.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
Nays – None.
Motion Carried Unanimously.

07-262

6A3. Motion by Wadsworth, supported by Crout to grant a no-fee permit to the Romulus High School Student Government for the Homecoming Parade to be held Friday, October 5, 2007 at 5:00 p.m.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
Nays – None.
Motion Carried Unanimously.

07-263

11. Motion by Burcroff, supported by Bragg to authorize the Treasurer of the City of Romulus to disburse funds as listed in Warrant 07-16 in the amount of Eight Hundred Ninety Six Thousand, Nine Hundred Thirty Seven Dollars and Fifty Nine Cents (\$896,937.59).

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Gear, Wadsworth.
Nays – None.
Abstain – Crova.
Motion Carried.

12. Motion by Wadsworth, supported by Bragg to adjourn the regular meeting of the Romulus City Council.

Roll Call Vote Showing: Ayes – Barden, Bragg, Burcroff, Crout, Crova, Gear, Wadsworth.
Nays – None.
Motion Carried Unanimously.

Respectfully submitted,

Linda R. Choate, CMC, Clerk

City of Romulus, Michigan

I, Linda R. Choate, Clerk for the City of Romulus, Michigan do hereby certify the foregoing to be a true copy of the minutes of the regular meeting of the Romulus City Council held on August 27, 2007.

Linda R. Choate, Clerk
City of Romulus, Michigan