

**CITY OF FENTON COUNCIL PROCEEDINGS  
WORK SESSION  
Wednesday, July 5, 2006  
City Hall Conference Room  
301 South Leroy Street**

Mayor Sue Osborn called the meeting to order at 7:30 PM.

Present: Angeluski, Hammond, King, Moffitt, North, Osborn, Rauch.  
Absent: None.  
Others Present: Michael Senyko, City Manager; Christopher Wren, Assistant City Manager; Brent Morgan, Economic Development Director.

**CITIZEN COMMENTS** - None.

**THE TERRA LAND GROUP**

Senyko introduced a potential project to the Council which would be located in the former Topps Location. Senyko reviewed that there have been many complaints about the current condition of the site and he has been working with the owner in order to alleviate them. The Terra Land Group is proposing a mixed use development that would include residential space combined with commercial space. Senyko stated that the developer intends to request City assistance to complete the project. Senyko stated that while this is a sensitive issue, the developer is present to explain the project and their position. Senyko explained that this project does encompass all of the desired elements for the Downtown and the developer is seeking guidance from the Council. Morgan stated that many developers will come forward as the master plan for the Downtown progresses and that this project would require a budget amendment.

Jeff Greenheisen, of the Terra Land Group, delivered the background and credentials of the company, and briefly discussed some similar projects that they have completed in other cities that have been successful. Greenheisen stated that while there is a market for this project, there needs to be a partnership between the public and private entities in order to revitalize the Downtown. Greenheisen explained that they will be using demographic information in order to line up the residents with the merchants and proceeded to display a preliminary sketch for the Council to view.

King stated that she liked to concept but she would like to see one of their other development first-hand. King also mentioned that many residents stated that this is the kind of development they wanted to see in the downtown. Senyko stated that he had met with the Terra Land Group over several months about the relation of the project to the site and how the concept is supported by the public opinion for the Downtown master plan. Rauch stated that he feels this project would be an excellent idea to provide stimulation for the downtown. Rauch would like to have more information about the project, particularly in the areas of design and financial support. Greenheisen explained that this project has the potential to pay for itself in the long run, however, it would probably require the use money from the TIFA district in which it is located, just to get it started. Hammond inquired if TIFA money could be used for this project and Senyko answered that since the project would be located in the correct district, the TIFA money could be used for this project, however, the question is how long the money would be needed.

Greenheisen stated that financing must be worked out in more detail before they would approach the Planning Commission about the project. Rauch asked about any Zoning issues with this type of development and Greenheisen stated that they would employ the use of a Planned Unit of Development and work through the Planning Commission and the Zoning Board of Appeals. North commented that there are developments of this nature on River and Caroline streets, and they seem to work very well. North liked the concept of having parking available in the center of the development and asked if this layout was feasible. Greenheisen stated that the site had not been studied to those depths at this point. Greenheisen elaborated that the group would like to address the financials aspects first before starting the design process. King stated that the developers should make it a point to address any potential flooding issues, being that the site is on the Shiawassee River. Hammond and Senyko did not think flooding would be an issue. Osborn asked the Council for their opinion on the development and the Council came to the consensus that they would like to see the project proceed, however, it will be essential for the developers to work closely with the DDA and the Planning Commission. Senyko stated that he and Osborn will begin meeting with the Terra Land Group, while including the DDA. Senyko assured the Council that this project would come back to the City on many different levels for formal approval. Moffitt questioned how long it would take before the project gets started and Greenheisen estimated the timeline to be approximately one to two years.

### **US-23 BUSINESS ROUTE (BR)**

Senyko explained that the US 23 Business Route, commonly known as Silver Lake Road and Owen Road, is currently under the jurisdiction of the Michigan Department of Transportation (M-DOT). After doing some research about getting improvements for the roads, it was discovered that it will be at least ten years before any major improvements are made to these two roads. Because M-DOT has jurisdiction over the roads, they also control all decisions pertaining to signage, paving, drainage, and maintenance. If the City would assume control of this jurisdiction, significant repairs, financial assistance, and authority could be gained. Senyko stated that he feels the only way to gain the major improvements necessary for Silver Lake Road and Owen Road is to assume control of their jurisdiction. Senyko stated that traffic studies show the need for Silver Lake Road to be three lanes wide, as well as a great need for drainage improvements. Senyko explained that taking the jurisdiction would allow for the City to receive approximately \$100,000 in Act 51 monies annually. Senyko proposed the project of widening Silver Lake Road to three lanes with curb and gutter, which would in turn, improve the drainage situation along that area. The total estimated cost of the project is 3.8 million. Senyko stated that the City has applied for funding through the Transportation Improvements Plan and M-DOT has already committed 1.5 million dollars towards the project. The City has also applied and been approved for \$480,000 worth of funding from a State Program through Governor Granholm, as well as various other grant possibilities. In essence, the entire project would be funded without accessing monies from the City's General Fund. Senyko stated that the downside is that the City would be responsible for the road's condition forever afterwards.

King questioned how far the setbacks would be after the road is improved. Mike Darga, of Hubbell, Roth, & Clark (HRC) stated that the new road would measure 38 feet across with 5 feet on either side. The Council raised concerns about the setbacks near the intersection at Adelaide and Silver Lake, as well as the business leading up to it because the area is very cramped as it is now. Senyko agreed that this area is an area of concern for the project. King stated that the Council needed to make sure that other local roads in need of repair don't suffer because of these improvements. Moffitt stated that every road should go to three lanes because

it will help bring traffic into and through the Downtown. King thought that there should be a public hearing about this matter. Senyko stated that M-DOT is requesting a commitment by September 30, 2006. Senyko explained that a public hearing can be scheduled and the City can return the money to M-DOT if the decision is made to forego the project. Osborn requested that HRC provide some information about the setbacks and Senyko stated that he would follow up on this matter. Hammond stated that this is the best way to get improvements for Silver Lake Road and the City should move on this.

Senyko added that M-DOT has agreed to pay for the proper signage for Silver Lake Road, as well as the installation of a traffic signal at Silver Lake Road and the exit ramp off of US 23. North asked about the synchronization of the lights on Owen Road and Senyko informed her that this issue should be handled soon. Angeluski and Rauch entered into a discussion concerning the uses of the turning lanes on these three lane roads. Senyko stated that the design of the project will utilize the space in the best way possible. Darga stated that HRC would review the estimate and see what the actual design will entail. Senyko stated that he will provide additional information to move forward if the Council chooses to do so at the end of the month.

## **CULTURAL CENTER**

Senyko stated that the fundraising is continuing for the Cultural Center. Senyko also announced that the Steering Committee for the Cultural Center is looking at taking a more active role beyond fundraising for this project. Senyko explained that the Committee would like to see that the proper uses and benefits of the Cultural Center are fully explained to all of the groups that are involved with this project.

Angeluski questioned why there were only four voting members of the committee because he felt that an odd number of members is always better in case there is a split issue. Senyko explained that the committee would rather have a fifth member, however, they were having trouble finding someone that would agree to the time constraints. The Council offered some suggestions for people to contact regarding this matter and Senyko stated that this topic was still open for discussion among the Committee.

King inquired about the upcoming beer tasting fundraiser at the Community Center, and North stated that she thought the Park Board prohibited this type of activity. Senyko stated that he would follow up on this matter.

## **OTHER**

Osborn stated that she has received many calls from Tony Brown. Osborn further stated that she had seen an example of a letter from the Mayor and City Council to the citizens pertaining to Zoning and Enforcement issues, and she would like a letter of this nature to be distributed. Osborn questioned if the City's zoning laws were in compliance with the new Zoning Enabling Act and Senyko stated that the City Attorney, Stephen Schultz, was currently addressing this matter. King stated that the listing of enforcement they received was very impressive, and asked if a new building inspector had been hired yet. Wren stated that the deadline for applications was on July 14.

North congratulated Angeluski on his passing wedding anniversary. Angeluski congratulated North on attaining her RN degree.

Moffitt asked about North Road and Senyko stated that this item was slated for the July 10, 2006 Council Agenda. Moffitt inquired about the Resolution that would be before the Council on that evening. Senyko stated that if the Resolution was passed on Monday night, it would enable the State to sell bonds for the North Road project. If the Resolution fails, the

project would be stopped.

Moffitt asked if anyone had spoken to Mrs. Horton about her water. Senyko stated that he believed that Steve Guy had spoken to her, but he will follow up about the letter.

King asked if anyone had followed up about the sewer back-ups on Southwood Drive. Senyko explained that he has spoken to the residents there and they are collectively working on it. King also inquired about the contractor on South Long Lake Road. Senyko stated that he has not received payment yet. King stated that the area needs to be re-seeded very badly.

#### **CALL TO AUDIENCE**

Ben Smith, of 200 Union Street, inquired when the new chairs for the Council Chambers will arrive and Wren informed him that their delivery is expected on July 12th or 13<sup>th</sup>. Wren stated that there will be an auction to sell the old chairs and King suggested setting a lowest bidding price.

Meeting adjourned at 9:27 PM.

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Mayor Sue Osborn

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Deputy City Clerk, Jennifer Wills