

**City of Northville**  
**CITY COUNCIL REGULAR MEETING MINUTES**  
**January 3, 2012**

Mayor Johnson called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

**ROLL CALL**

**Present:** Mayor Christopher Johnson, Mayor Pro Tem James Allen, Councilmember Michele Fecht

**Absent:** Councilmembers Nancy Darga (excused) and Ryan McKindles (excused)

**Also Present:** City Manager Patrick Sullivan, City Clerk Dianne Massa, Downtown Development Authority Executive Director Lori Ward, Director of Public Works James Gallogly, reporter from Patch.com, reporter from Northville Record, and one citizen

**PRESENTATIONS**

**A. Citizens Comments** None

**APPROVAL OF AGENDA AND CONSENT AGENDA**

**Motion Allen, seconded by Fecht** to approve the agenda and consent agenda as presented.

Approve City Council Minutes of:

- Regular Meeting of December 19, 2011

Receive Bills List: Checks #77386 to #77508 EFT's #500078

Receive Board and Commission Minutes:

- Historic District Commission: 11/16/11

Receive Departmental Reports: None

Board and Commission Appointments:

- Arts Commission: Appoint Linda Liedel to fill a vacancy with a term expiring 6/30/14

**Motion carried unanimously.**

**RESOLUTIONS AND ORDINANCES**

**A. Amendment to Zoning Ordinance / Article 23 Flood Hazard Zones / First Reading**

The City of Northville is part of the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP). In August 2011, the City was notified that FEMA had made a "final flood hazard determination" based on Preliminary copies of its Flood Insurance Study (FIS) report and Flood Insurance Rate Maps (FIRM) that identify existing flood hazardous areas in our community. This study covered flood hazardous areas of the City that are located in Wayne County. The new Flood Insurance Rate Maps and Flood Insurance Study are set to take effect on February 2, 2012, and this program will continue in the City of Northville provided the City adopts required modifications to Article 23 of its Zoning Ordinance titled "Flood Hazard Zone" by February 2, 2012.

The proposed amendments to Article 23 are minor in nature as the City amended Article 23 in 2006 when changes to the Oakland County portion of the City were adopted.

Changes are summarized as follows:

- Section 23.02 – Removal of old numbers and references for both Oakland and Wayne counties.
- Section 23.04 – Adds the February 2, 2012 approval date.
- Section 23.05 – Corrects typographic errors.
- Section 23.06 – Corrects typographic errors.
- Section 23.07 – Removes language that is inconsistent with MDEQ practices and corrects typographic errors.
- Section 23.10 - Provides map panel numbers and approval dates for both Oakland and Wayne counties.

Article 29 of the City's Zoning Ordinance requires that the Planning Commission consider the text amendments and hold a public hearing. As such, the Planning Commission is holding a public hearing on January 3, 2012. Following the public hearing, the Planning Commission will make its recommendations to City Council.

The proposed ordinance amendment does not have a direct budget impact to the City. However, if City Council does not approve the amendments, Northville would be suspended from the National Flood Insurance Program. Suspension from this program would prohibit construction and development in areas of special flood hazard zones as insurance will no longer be obtainable. In addition, existing property owners whose homes are located in special flood hazard zones would also be unable to obtain/renew their insurance. This would negatively affect property values and result in less tax revenue for the City.

*Council Comments and Discussion:* Brief discussion ensued on the length of time Wayne County needed to complete its portion of the study and the February 2<sup>nd</sup> ordinance adoption requirement date.

**Motion Fecht, seconded by Allen** to introduce for first reading the proposed amendment to Article 23 – Flood Hazard Zones in the City of Northville Zoning Ordinance as presented, with review of Planning Commission recommendations, second reading, and possible adoption scheduled for January 17, 2012.  
**Motion carried unanimously.**

## **NEW BUSINESS**

### **A. 2012 Movies at the Marquis Series Contract**

As part of Downtown Northville's on-going marketing campaign, the Downtown Development Authority (DDA) will host the 2012 "Movies at the Marquis" classic movie series. This event, which appeals to many residents and guests from neighboring communities, will take place over a six-week run (January 21st through February 25, 2012) at the historic Marquis Theatre. The series will feature a different classic movie every Saturday evening beginning at 7:30 p.m. Tickets will be \$3.00 in advance and \$5.00 at the door and will be available at select downtown Northville locations that participate as a ticket sponsor. The theatre is able to accommodate approximately 450 patrons.

The DDA staff has been working on the development of the marketing campaign for the event. The event is being sponsored by Tom Holzer Ford. As part of their sponsorship, Tom Holzer Ford will be displaying one of their new cars in front of the theatre during the event. The car will be parked in the drop off zone on the north side of Main Street, and will be removed after every movie. In addition, downtown merchants have been given the opportunity to be a "ticket sponsor" of the individual movies for a \$400 fee.

The DDA will market the event through print advertising in newspapers, use of the DDA’s website, DDA’s *Northville Times* e-newsletter, press releases, and announced on the Marquis Theatre sign. Event posters will be displayed in various downtown locations providing information on the event and identifying ticket pick up locations.

The DDA Board met on December 20, 2011 and voted unanimously to approve the proposed contract with the Marquis Theatre. The cost of the rental of the Marquis is \$800 per movie. This includes the cost to rent the facility, personnel to run projector, and personnel to work the concession stand. The Marquis will receive the revenue from the concession stand. In addition, there is a small royalty fee which varies per movie. The rental fees to the Marquis Theatre total \$4,800 plus \$1,000 royalty fees. The DDA will hold the contract with the Marquis Theatre and will be reimbursed by the event sponsors for their share of the event costs. Sponsorship revenues are expected to total \$4,500 (\$2,100 from the series sponsor, and \$400 per ticket sponsor) plus ticket sales revenue. In addition to the rental fees and movie cost paid for by the sponsor, the DDA will incur costs to promote the event as outlined above. The advertising and marketing fees for the event are budgeted as part of the Marketing Plan.

**Motion Fecht, seconded by Allen** to approve the proposed contract with the Marquis Theatre in the amount of \$4,800 for the six-week 2012 “Movies at the Marquis” series plus an additional \$1,000 for movie royalties. **Motion carried unanimously.**

**MAYOR AND COUNCIL COMMUNICATIONS**

**A. Mayor and Council Communications**

Johnson wished everyone a Happy New Year.

**B. Staff Communications** None

Being no further business, the meeting was adjourned.

**Adjournment: 7:37 p.m.**

Respectfully submitted,

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Dianne Massa, CMC  
City Clerk

Approved as submitted: 1/17/2012

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Christopher J. Johnson  
Mayor