

**CITY OF WIXOM  
49045 PONTIAC TRAIL  
JOINT CITY COUNCIL, DOWNTOWN DEVELOPMENT AUTHORITY,  
PLANNING COMMISSION & ZONING BOARD OF APPEALS MEETING  
MONDAY, OCTOBER 17, 2016**

The meeting was called to order by Mayor Hinkley at 7:05 p.m. at which time allegiance was pledged to the American flag.

**PRESENT:**

**City Council:** Kevin Hinkley (Mayor), Thomas Rzeznik, Keenan Gottschall, and Robert Smiley

**ZBA:** Jeff Caplan (Chairman), Joseph Barts, Raymond Konchel, Thomas Marcucci, and Steven Winters

**Planning Comm.:** William Day (Chairman), Joseph Barts, Phillip Carter, Sandro Grossi and Anthony Lawrence

**DDA:** Thomas Berry (7:10 p.m.), Kevin Hinkley, and Anthony Moscone

**City Staff:** Clarence Goodlein (City Manager), Carmine Avantini (City Planner), Carol Maise (City Planner), Debra Barker (Economic and Community Development Director), Jodi Gallo (Planning & Zoning Secretary), and Catherine Buck (City Clerk)

**Absent:** Patrick Beagle [City Council] (Excused), Nick Kennedy [City Council], Richard Ziegler (Deputy Mayor), Peter Behrmann [ZBA] (Excused), David Berry [ZBA] (Excused), Michael Schira [ZBA] (Excused), Raymond Cousineau [Planning Commission], Peter Sharpe [Planning Commission] (Excused), Melanie Klebba [DDA] (Excused), David Gavron [DDA] (Excused), Dino Gross [DDA], Ryan Hay [DDA], Jeff Keel [DDA], Marvin Poota [DDA], Mark Weller [DDA], Brad Geistler (Fire Marshall), Dennis Smith [Building Official] (Excused), Jeff Roberts [Fire Chief] (Excused), and Stacey Banks [Administrative Assistant to City Manager] (Excused)

**Determination of Quorum:**

A quorum was present for this meeting.

**Changes or Additions to the Agenda:**

New Business #8 – Approval of the 2017 Joint Meeting Schedule of the City Council, DDA, Planning Commission and ZBA

**June 20, 2016 Joint City Council, DDA, Planning Commission and Zoning  
Board of Appeals Meeting Minutes:**

It was noted that the June 20, 2016 Minutes of the Joint meeting were individually approved by each Board/Commission and by City Council.

**Correspondence:**

There was no correspondence to review.

**Call to the Public:**

There were no comments at this time.

**Old Business:**

There was no old business.

**New Business:**

**1. History of VCA**

Mr. Avantini, Planning Consultant, said he was joined by Carol Maise. Both have been working with the City of Wixom since 2001. They were involved in the Village Center project during one of its earliest inceptions when the real development and hard planning started to take place. A discussion came up at a recent Planning Commission meeting and it was determined that this would be a good topic for this meeting because of new members who weren't involved in the entire process but maybe bits and pieces of it. He thought it would set the tone for where we are right now and where we are going.

The Village Center Area is across the street from City Hall. In the late 1990's, we didn't have a traditional downtown like most cities. We had one in the 1930's, but it burned down. The natural place to put a new downtown was where the old one existed. We had scattered suburban-type development. There were vacant pieces of land, some houses, some older buildings, but nothing that had a sense of place like you have arrived somewhere. There was a decision made back then to create this Village Center to give a place for people to shop, live, recreate and hang out. Before he started, they had a charrette process. They worked with a firm called UDA Associates of Pittsburgh to come up with a concept plan for what this Village Center would look like. It had a mixture of traditional looking buildings, multi-story housing, shops and workplaces. Mr. Avantini showed the concept plan that looks a lot like the way the Village Center was developed. It is a concept plan, and there are some differences, but overall it really is starting to match what we are building, especially where the Village green is across the street that extends to the reflecting pool. We have the multi-story buildings and housing, which is the heart of the Village Center area.

Mayor Hinkley asked what the boundaries were of the VCA. Mr. Avantini said that the VCA extends along Maple Road from Gunnar Mettala Park west to Wixom Road; south down Wixom Road where it takes a detour west along Pontiac Trail; south down Old Wixom Road to where Total Soccer is located; north along Wixom Road to Pontiac Trail east until around the Post Office. Those are the general boundaries.

Mr. Avantini said that they also created a VCA Zoning District before he came to the City. There was already a separate district in the Zoning Ordinance that allowed for this mixture of uses and the type of development that we were seeking here. Since the standards were already in place, the regulations were already there if someone wanted to put in a traditional type of development. It was his understanding that a developer was part of this whole process. They wanted to build the whole Village Center project. He also thought it failed because there wasn't a developer on board when he started with the City. He understood that they wanted the City to pay for a lot of the property purchases to develop these residential and commercial uses; however, that wasn't financially feasible to do. The project failed and we waited for the right opportunity.

Councilmember Smiley asked what year this happened. Mr. Avantini thought it was in the late 1990's.

Planning Commission Chairman Day said that Crosswinds was affiliated with a planning firm out of Novi that had helped with the charrette program. They didn't seem to really buy into what the City wanted to do. Before he was on the Planning Commission, people had the foresight to secure millage money for the City to purchase property in the area. When the City went looking for developers, they had some leverage by hiring someone who would be willing to do what the City wanted them to do.

Mr. Avantini added that when he started, land was already purchased with this millage money. He worked with Mike Dornan, the City Manager at the time, who was actively involved. He also worked with a team of developers. Mr. Dornan brought in Robertson Brothers and Cohen and Associates, and he negotiated a development agreement with them. If they did this development, we said we would include the land as part of the development deal to encourage the development to get started. This was a great ingredient for making something happen. There were a lot of public improvements that were needed in this project and not all of them were paid for by the City. Some were paid for by the developer.

## **2. VCA Plan**

Mr. Avantini said that we did update the DDA Plan because we knew that we had to be able to capture taxes. He explained that Tax Increment Financing means the taxes that come from any new development go into a special fund. That money can be used to pay for public improvements, like roads, streetscape, purchasing of land, etc., that are affiliated with the Village Center. When we updated the Plan, we had to get approval from the County because we were capturing some of their tax money. We made a presentation to them and they said no. They didn't want to be involved in it because we didn't already have a downtown. Wixom didn't want to accept that so we tried again about a year later by proving to them that this was a good project. He indicated that they sat with Brooks Patterson at one point and explained that the County's Planning staff and Community Development staff were in favor of it. Finally, County Commissioner Jeff Potter pushed hard and helped to get it approved for the City.

## **3. VCA Design Guidelines**

We had the ordinance, but we didn't know how to evaluate the developments when they came in. All we had was the concept drawing, which didn't get into specifics (like how big the building could be, what kind of materials they could use, what kind of landscaping, what kind of signs will they have, etc.). There were a lot of other things that needed to be taken into consideration. So, we prepared a set of Design Guidelines that were tied into the Village Center District.

The Design Guidelines have been staff's guide as we review projects that have come forward. They have been very helpful.

Planning Commission Chairman Day added that the Design Guidelines were influenced by ideas of new urbanism. Mr. Avantini explained that new urbanism is a way of moving back toward how things used to be. Right now we have zoning in most communities where it separates different uses. When we had multi-story buildings, we had residential or office above retail and people living right next to these mixed use buildings. It was a much more concentrated traditional development. New urbanism is a movement to begin preserving not only what we already have and enhancing traditional downtowns, but creating new downtowns, which is what we are doing. New urbanism is creating that traditional character. We have been taking this into consideration and use a lot of the tools of new urbanism.

Planning Commission Chairman Day said that with the charrette program, one of the things that was very high on the list of things that people wanted to see was walk-ability. New urbanism, with its emphasis on smaller lot sizes, straight streets with sidewalks and mixed use with shopping and dining, encourages walk-ability.

Mr. Avantini commented that there is a whole chapter in the Design Guidelines on walk-ability. If we look at all the developments that are occurring here, they all have sidewalk connections, which is important. There is a great pathway system already throughout the City so we wanted to make sure everything was connected to the downtown area. People used to walk everywhere. There weren't as many vehicles on the road as we have now. We are going back to that. It is a more financially sustainable way of developing too because we aren't spreading out all over the place. We are keeping it concentrated so we can provide services in a cost-efficient fashion.

Planning Commissioner Caplan thought a good example of that was Wyandotte. They have a nice downtown with a neighborhood that has a store on one corner, a restaurant on another corner. Planning Commission Chairman Day thought that many of us of a certain age grew up in a neighborhood like that.

Mayor Hinkley asked if Wyandotte was old school. Planning Commissioner Caplan replied that it is old school but they have done a lot with it. They bought several lots in the community. Planning Commission Chairman Day said that downtown Milford is very much like that.

#### **4. Tribute/Anthem**

Mr. Avantini stated that when we got these developers together, they came up with their Master Plan that included our Concept Plan. There are a lot of similarities to the original Concept Plan. It was a cooperative effort between these developers and the City. They proposed 80,000 square feet of retail and office space. That included 456 townhomes and flats, 115 single family lots and a variety of public spaces like the gazebo and the reflecting pool, which we already have. Most of the public improvements are already there.

At this point, Mr. Avantini showed a few photos of what the detention basin (now the reflection pond) looked like previously, as well as during construction of the pond. One photo showed key components of a traditional downtown that included neighborhood public spaces that are interspersed throughout the development. We have different types of housing, like townhouses and stacked flats. We also have traditional commercial developments, like the one across the street.

He said that as the development started to take place in the Village Center Area, we started to have other interesting developments take place, including the Wixom Station, Auto One and Country Corners. They all helped to create a sense of place. At the time, there was also a single-family residential component. He said he didn't have pictures of it because there were none built. They were all townhouses, flats and commercial mixed use. There were no single-family houses built when the developers started the project. The developers provided renderings showing alley-loaded garages. Before we had issues with the economy, they came back to say they couldn't make all of them alley-loaded. They wondered how they could put garages in and still have that traditional appearance in the front of the house. They came up with different concepts and were really developing that and moving forward with that successfully. Then the economy and housing market crashed. Everything stopped completely. It wasn't just in Wixom, but everywhere. There were foreclosures and everything in the Village Center property stopped completely. Nothing happened for quite a while until after the recession a couple of years ago. One of the original developers, Cohen and Associates, dropped off, so the only remaining developer was Robertson Brothers. They had a real strong interest in maintaining and continuing what they started. Like a lot of other developers, they lost property through foreclosure so they bought back some of their property. They wanted to do the single-family phase of the project but the market was still very weak and they were concerned about the marketability. They wanted to eliminate alleys because they didn't feel they would be able to sell that housing type. They came back with units that were similar but they had the front-loaded garages. They had two story units and ranch units. The ranch units were a good move for them because over half of all the units they have sold thus far have been ranch style. A couple of other changes that were approved by the Planning Commission included the park being moved. They wanted people to be able to see the park as they came over the railway. It tied in with the storm water detention there. It was approved by the Planning Commission and he thought it was a good move.

One of the other things that the developers didn't want to do was put in the sidewalks or the streetlights. The Planning Commission didn't like that. We thought that was important, so we told them that they had to keep the sidewalks and the streetlights. We could live without the alleyways, but we wanted to keep the rest of the development intact. That is what we are seeing right now.

Mr. Avantini introduced Debe Barker, Economic and Community Development Director. She works with a lot of developers and encourages them to make investments in the City of Wixom. There is a need to get that second building built on the east side. It will look just like the building on the west, but it will be on the

other side of the green area. The reason we need that is because it finishes and encloses that park area. It finishes the beginning structure of our traditional downtown. It will add a lot of appeal to the Village Center area. That is critical in moving forward and it needs to be one of our primary goals. The developer who bought the property doesn't seem real eager to move forward thus far. We've talked to other developers to see if they would buy it to complete the development. We think the market is plenty strong enough to accommodate that, especially with all the new housing that is being built behind it.

Councilmember Gottschall asked if it was planned to look more like the west retail than the conceptual drawing and Mr. Avantini replied yes. Planning Commission Chairman Day added that retail was supposed to go all the way to Wixom Road, but the bank or the chiropractic office would not agree to sell their properties or redevelop their businesses into this type of concept.

Mr. Avantini said that the one thing you learn is you have to have patience and persistence because not everything happens overnight. Somethings take a long period of time. When it is finished, you are pretty proud of it and you are excited. It leads to a lot of other new things happening. There are a lot of other developments that will occur in the long run, but the key to getting those going is the east retail building.

Mayor Hinkley wondered what this guy that owns the east retail property didn't see. There are condos and homes being built. It is not "if I build it, they will come." We are building it and they are coming. He didn't understand why he wasn't getting on the band wagon. If we look at the amount of homes and the amount of people that are going to be moving in here between what we have already sold and with the two townhouse developments, he didn't know what this guy needed to see. He thought we needed to have a serious sit-down meeting with this guy and get a decision from him as to what his plans are. In his opinion, this guy is stagnating our downtown. Mayor Hinkley thought that he, Deputy Mayor Ziegler, Mr. Goodlein, Ms. Barker, and Mr. Avantini should meet with this guy to see exactly what he is going to do. Mayor Hinkley felt he was prolonging and hurting our development.

## **5. VCA Plan Amendment**

Mr. Avantini noted that the Pootas own quite a bit of property in the area of the BP Mini-Mart. Staff met with Mr. Poota and one of his consultants to talk about developing where their market is currently located. He had a really good design for the multi-story mixed use building with scattered suburban-type buildings there.

The first building was great, but the ordinance doesn't allow suburban-looking buildings. Rather than us guess as to how Mr. Poota might like to develop these properties, the City retained a gentleman by the name of Bob Gibbs from Gibbs Planning Group of Birmingham, Michigan. Mr. Gibbs is one of the leaders of the new urbanist group both nationally and internationally. He is also an expert on downtown retailing. We asked him to come up with some concepts for the properties here so we can go back to the property owner with ideas of designs that will meet the ordinance requirements but also help meet the market demand. He came up with a series of sketches for us. Mr. Gibbs' concern overall was that he didn't do a lot of work in Michigan. For some reason, the developers in Michigan do not like this type of development. He traveled all over the world and they love it, but not in Michigan. Mr. Gibbs came up with a plan that turns Old Wixom Road into more of a downtown atmosphere. We would try to get on-street parking along the area. We would have multi-story buildings that would front Old Wixom Road. A green area would be across the street with mixed use buildings. He also wanted a medical building. Housing could be developed in the area, as well.

Mr. Avantini mentioned that we have a high-quality rental housing shortage nationwide and it will be around for a long time. That has to do with the crash and the number of people who lost their homes. Now they rent and they have good incomes. They are looking for good places to live. It is also a result of the millennials who have student debt or they want to be mobile. He said this is a nice plan and it gives us the ability to create additional character in the Village Center Area. Pontiac Trail will then become the connector between what we have across the street and that area. It extends the Village Center Area to encompass a bigger area and creates a greater marketability. We can attract other developments on the Pontiac Trail frontage. This is all tied together.

Eventually, we might propose changing the service station so it goes into a traditional building with the pumps along the back. They would also have a multi-story building, which would provide more leasable floor area out of their building. This is long-range; it is a concept.

Councilmember Gottschall asked if the Pootas had been included in these discussions. Mr. Avantini said that they have been shown the concepts because we didn't want them to be surprised by it. As we found out with our own concept plan, when you go to implement it, it will have changes. There are a lot of aspects of it that can really work. It would create a sense of place. Councilmember Gottschall wondered what the Pootas' feedback was to this. Ms. Barker said she would address that in her presentation coming up.

Planning Commissioner Lawrence thought this was really great and he knew we weren't even half way through the development of the single-family homes. Our neighbors in Commerce are going to open rental properties at Beck and Maple shortly, which will bring more vehicles to the area. We have the big question mark at Charms and Wixom Roads where we answered the people's wishes not to authorize multi-family rentals there. We also have the talk of this development. He said his biggest concern living in the middle of it is the infrastructure (i.e., the roads). The condition of the roads is one thing. It is beating up all of our cars and City vehicles. But the traffic is unbelievable. He goes for walks every morning and it is dangerous to even cross at a light around here. The traffic backups, even at 3:00 in the afternoon, are bad. He asked how the roads would handle all of this. He didn't see anything changing. He thought Beck Road should be four lanes all the way to the freeway.

Mayor Hinkley said that we have several business owners along Beck Road who want to contribute some sort of funding and/or are open to some kind of an assessment to help share in the costs of widening Beck Road. We have one individual who is talking about a seven figure check. It would be great to have four lanes on Beck Road from I-96 to Pontiac Trail with a bridge over the railroad tracks, but that would cost approximately \$50 million to \$70 million. Mayor Hinkley knows this individual and he has been up and down Beck Road soliciting funds along with people's input. He wasn't making any promises but they are meeting in a couple of weeks. We want to hear from him what these business owners are willing to contribute. Hopefully that will benefit us and get something moving.

Councilmember Rzeznik said he was also involved with the early charrette in the 1990s along with Planning Commissioner Day. He had just moved back from Europe and he was on the Parks and Recreation Commission at that time. Some of the concepts then that have changed included detached garages. We thought that would be something in the new urbanization that would take off. Novi experimented a little bit with it. Back then, the Coe Dinner Railroad was considered a nuisance. We talked about how to block the noise and the view while it was still running. Now we have the Michigan Airline Trailway and we need to figure out how to enhance and further develop that into the plan of the VCA. He knew we were doing some good things, including the relocation of the park and tying in the businesses with signage. There are opportunities there.

Mr. Avantini said it is always important to dream and believe that eventually we can accomplish whatever it is we want to accomplish. That is what we are doing here, whether it is Beck Road or the Village Center Area. We have to believe that at

some point in time, we are going to accomplish it. We have to be patient and persistent.

Planning Commission Chairman Day commented that an earlier comment was made regarding traffic in the area, but he pointed out that this wasn't City property that we are talking about developing. We are talking about influencing the development of private property in a way that makes sense for the City. That property is going to get developed and it is going to bring more traffic whether it is a development we like or we don't like. At some point, we will just have to deal with the road issues. We can't just decide not to develop.

Mr. Avantini said that we can continue to develop safe pedestrian crosswalks though. They are coming out with new technologies all the time to make them more effective. At least in the Village Center area, we'd be able to get around despite the heavy traffic.

## **6. Update on City's Development & Projects**

Ms. Barker said that she just returned from the Michigan Downtown Association Conference in Traverse City. When she said she was from Wixom, everyone said they heard about Wixom all the time. Some people across the state didn't know where Wixom was. Once she told them, they said they wondered where it was because they had heard about Wixom. This proves there are things happening here.

She stated that the Pootas were made aware of the concept of their property. She purposely showed them the rendering that showed their BP Gas Station as it is right now and then she showed them what could happen in the future. She met with Marvin Poota and he was pretty excited about it. He wondered when we could start doing this.

Ms. Barker said that ties into what the Mayor was saying regarding the Rizzo's property. They have turned down a deli because it is not enough for them to start building. They have turned down three other businesses that she has brought there. Now she has someone who wants to buy the commercial property so she will be meeting with the Rizzos in the next couple of weeks.

Every week she is coming up with new ideas and she is throwing them out there. Now, if something happens on the west side of Wixom Road, that is where her attention is going to go. She thought that was another key motivator for them.

They know the housing is going in, the numbers are there and they can't say anything about demographics any more.

Mayor Hinkley thought the Rizzos were obstructing the growth of our community. He thought they needed to hear that from the Mayor. We have brought them offers and opportunities, so he thought we had to put the pressure on them to make it happen. They are creating a situation where they are stunting our growth.

Ms. Barker said that the Mayor could certainly come to their meeting. She stated that she has actually called out their realtor because he was advertising 600 apartments. But the Plan is for single-family homes and condos. They had to re-write their whole ad process.

Ms. Barker said that we do have motivation. The thing with the downtowns is that without local commerce, there isn't a downtown. What is hurting the local commerce is the Menards, the Amazon, etc. What is really important as a community is to frequent our downtown, to frequent the ribbon cutting ceremonies, to frequent the grand openings, etc. We need to be a part of it because a lot of the investors for downtowns are looking at that. She said she would be very focused on the different businesses that are here, even more so trying to find when their anniversary dates are so we could have a party. She indicated that DDA will start putting a lot more focus on that type of thing.

Mayor Hinkley said he was at a homeowners' meeting and a couple people asked for a list of all the businesses that are in Wixom so they can visit them. Ms. Barker said that the list is on the City's website. He wondered if the business forum had a separate list of businesses and Ms. Barker replied that there is a DDA section and general business list.

Ms. Barker reviewed some of her notes from the Conference. For every \$100 spent in a local small business in a downtown, \$68 of that returns to the community. Currently, two-thirds of the talent are moving to where they want to live and then looking for a job. They aren't looking for that job and then moving. That is why Detroit has such a shortage of housing. A second or third story building in a downtown can generate \$9,000 per year of rental income. She said she could name three homeowners in the new Robertson development that are in their 30's who bought there with the purpose of investing in the downtown because they figured this downtown was going to take off and they want to be a part of it. Also, someone just moved here from Mexico City who is working for Tremec. They bought two homes – one in the downtown Robertson Brothers development and one in the Cliffs North subdivision.

Ms. Barker said that she is excited but the community has to get excited. She is going door-to-door and the business owners know who she is. She thought we needed to create a place for this talent that is looking because otherwise, we are going to miss out.

Councilmember Rzeznik commented that in yesterday's Free Press under the Michigan Business section, Tige Reader, who is one of the bigger realtors in Milford, was talking about the boom right now and the housing crisis. There is very little inventory and everybody wants it. Some of the quotes were interesting because they tie into our Vision 2025. Lots of baby boomers are looking to downsize into walkable communities with traditional downtowns. Other people are looking for rental space and downtown spaces. They talked about the mixed uses, the independent restaurants, mixed retail and the school district. The article said that Milford was a gem that was recently polished. Councilmember Rzeznik thought we had a gem that is ready to be mined. With the development of the Rizzo property, it will be a big factor. Melissa McGuire in the sales office of the Anthem Development is probably the best marketer for the City right now. She gets hundreds of people on a weekly basis that come through there. He thought we should expand our handout section for them because she will help market our community.

Ms. Barker stated that at the last One Stop Ready Program, Dan Hunter from Oakland County said Wixom ranked tenth in the State as far as coming up in conversations of where people should go.

In regard to the projects that we have going on right now, Mr. Avantini said that not only do we have the single-family homes being built by the Robertson Brothers, but immediately east of their project is Cambridge Lane. They came for their preliminary review and they will be coming through for the final soon. Next to them will be Morgan Creek, which is being developed by the Soaves. The residential development that we see there is going to continue to expand to the east from there. Also, they are starting to construct more townhouse buildings in the Anthem portion of the Tribute Development across the street. This is great to see because for so long, people couldn't borrow money to buy attached units. There were regulations that were making it very difficult. There is a demand for those units.

Also, in regard to Stonegate, which is located at Charms and Wixom Roads, there is a draft consent agreement in place that hasn't been signed yet. The developer is coming before the Planning Commission at the first meeting in November for the

single-family residential site plan. He wanted support that the preliminary site plan would be approved. Mr. Avantini said that he has done the preliminary review and he has some changes that he'll need to make to it, but it is pretty much what they had seen before with the single-family residential. There are better building elevations, the houses are nicer and he has a handful of changes to make to them. We are also waiting for a home furnishings big box store next to Menards to come in with a site plan to take that one piece that is next to I-96. Also, Aldi has submitted their construction drawings. They received site plan approval from the Planning Commission. That will be in front of Menards on the northern section of the project.

Mr. Avantini said those are some of the bigger projects that we are undertaking. We are working constantly. There are all sorts of industrial projects going through the Planning Commission and we will continue to see industrial construction. We have a lot of other folks talking to us about expansions or additions to their industrial buildings, which is always a good thing. He thought we would continue to see a lot of good things for a while.

Planning Commissioner Barts said he read in the paper about a hotel going in on the south side of the interchange. Mr. Avantini said he knew there were folks looking at that on Sam's Way. There have been folks looking at that property for about eight years now. The price might be a factor.

**7. Next Joint Meeting – Monday, January 30, 2017 @ 7:00 p.m.**

The next Joint meeting will be held on Monday, January 30, 2017 at 7:00 p.m.

**8. Approval of the 2017 Joint Meeting Schedule of the City Council,  
DDA, Planning Commission and ZBA**

**MOTION** and seconded by Planning Commission Chair Day and Councilmember Smiley to approve the 2017 Joint Meeting Schedule of the City Council, DDA, Planning Commission and ZBA.

**VOTE:**

**MOTION CARRIED**

**Call to the Public:**

There were no comments at this time.

**Staff Comments:**

Mr. Avantini thanked everyone for coming. He recognized the students from Lakeland High School who were present and told them that they couldn't have picked a better meeting to attend.

**Board/Commissioner Comments:**

Planning Commissioner Carter thanked Mr. Avantini for the presentation. He enjoyed the review. Some things he had forgotten and it was good to be brought up to speed on how we got to where we are today.

**City Council Comments:**

Councilmember Rzeznik commented that marketing is not just Ms. Barker's job but all of our jobs. There are a lot of great things about our City. He encouraged everyone to get the Vision 2025 from the website and review it once in a while. Also, pause to think of why this millage proposal is important. This is what we are trying to build down here and we have a great start.

Mayor Hinkley concurred with Councilmember Rzeznik. This is not only just for our country a very pivotal and crucial election coming up on November 8<sup>th</sup>, but for our City as well. We want to continue moving forward and building our City to leave something for people in the future so it attracts new businesses and new residents. He strongly encouraged them to take a look at the millage renewal. If anyone had any questions, he said they could call him. If you haven't seen the interview on Walled Lake TV, they interviewed the Mayor regarding the millage. They had good questions as it related to the renewal of the millage, including the advantages and disadvantages of voting or not voting for the millage. They drew out a lot of good questions. It is 15 minutes in length, so check it out.

**ADJOURNMENT:**

This joint meeting of City Council, the Downtown Development Authority, the Planning Commission and Zoning Board of Appeals was motioned and adjourned at 8:12 p.m.

Catherine Buck  
City Clerk

Approved 11-09-2016
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