

City of South Lyon
Regular City Council Meeting
November 13, 2023

Mayor Pelchat called the meeting to order at 7:30 p.m.

Mayor Pelchat led those present in the Pledge of Allegiance

Roll Call: Mayor Pelchat, Councilmembers: Dilg, Kennedy, Kivell, Kurtzweil, Hansen, and Mosier

Also present: City Manager Zelenak, Fire Chief Thorington, Police Chief Baaki, DDA Director Mack, Benefit and Finance Administrator Tiernan and Clerk/Treasurer Deaton

PUBLIC COMMENT

Linda Benson of Washington Manor congratulated everyone that won the election.

Sharon Sower of 9792 Ponderosa and Active Faith stated she is here to ask about the grants for the CDBG and it has always gone to a great cause such as Haven. She said Active Faith is asking for this one time only to go to Active Faith. She stated they also see a lot of domestic violence victims that show up with nothing and we take care of them. It happens every single week. We are in a crucial moment right now and we have bought the building and moving and coincidentally their numbers have doubled, and she has talked with the other pantries and we are not alone. In 2019 they helped 385 families, and now they are helping over 700. She then stated they are moving, and making new programs, and moving into the 21st century. She stated they need everyone to get behind them and they won't regret it.

Robert Nichols stated he is on the building committee for Active Faith and we have started the renovations in the old Alexander building they purchased. He further stated they are hoping the last of the tenants will be out in April of next year, and they are hoping to move in by Fall.

Jacob McLeod of 1102 Surrey Lane congratulated Lisa, Steve, Maggie and Thad and he had a good time campaigning and participating in the election. It was a good experience and he wishes everyone luck and looks forward to working with everyone in the future.

Julie Pacquette, 415 Lafayette stated there is a new fundraising group in South Lyon called Friends of the Roper Barn and they have a mission to fundraise in support of the South Lyon Historical Society's project which is the Roper Barn. She stated their first fundraiser will be a square dance at Dominoe Farms barn on December 9th from 6:30-10:00. You can register online, or pay at the door. You can follow their events and if you register ahead of time, you may win free entrance. She would appreciate if everyone can get involved.

Thad Bogert of 1033 Paddock stated he is the President of the Kensington Valley Civitan Club and this Saturday they are hosting the Desert Angels packing party where they will be packing and assembling care packages that will be sent to people in the military overseas over the holidays. The club is still in need of small snacks and beverage powders to pack and the entire list can be found on the www.kvcivitan.org website and their Facebook page and items can be dropped off at either the South Lyon or New Hudson Biggby stores.

DISCUSSION- Downtown

DDA Director Mack stated this weekend is the first winter Farmers Market and there will be one on the 25th and it should be fantastic. He then stated Ladies Night Out was successful and they asked for food or

money donations for Active Faith and they received 996 pounds of food, and \$425.00 in cash donations. He then stated on November 2nd and 3rd was the Michigan Downtown Association Annual Conference and 1855 Holdings who was responsible for the renovations at 135 E Lake Street won the award for best restoration project in Michigan. He then stated Lake Street Tavern had their final day of business on Saturday November 4th. They were a long-time downtown restaurant and they decided it was time to retire. He then gave them warm wishes. He then stated the DDA Board met and decided to hire a social media manager for the Downtown South Lyon Facebook page, and it is a 6-month contract with this person to see how it is going to go, but he is excited to have them. They also run the Downtown Ferndale social media pages if anyone wants to check it out. Councilmember Dilg asked who this person will be reporting to and will there be a matrix for them to follow. Mr. Mack stated they will report to him and the DDA Board and they will be looking at engagement on the pages, such as Instagram, Facebook and Tik Tok. Councilmember Kurtzweil asked how much the contract will cost and did this go out for bid. Mr. Mack stated the cost is \$2,000 a month and she will be posting every other day. He further stated he received one other bid for \$1,500 a month. Councilmember Kurtzweil then asked why he chose the higher one. Mr. Mack stated it was the quality of their work. Councilmember Hansen asked if she will consider doing Facebook events, and maybe twitter or X. Mr. Mack stated he isn't sure if she will be doing that. Councilmember Kivell stated Ferndale must have a good version of their Facebook, and he hopes they will be able to perform for us, it seems like a good generator.

FIRE CHIEF REPORT

Fire Chief Thorington thanked the mayor for all his support and congratulated everyone on their election and re-election. He then stated they are at 1,101 incidents. He further stated the burn building is almost complete and it is 2 stories with a bail out for safety purposes. He then stated the radios are ready to go either tomorrow or Wednesday. He further stated they are moving in the right direction, but there have been issues with their pagers so for now they are using their old pagers but they will work. He then stated they received 2 state grants that is a one-to-one grant for EMS and for turnout boots.

POLICE CHIEF REPORT

Chief Baaki congratulated everyone. He then stated their radios are going in as well, it should be up and running Wednesday. He further stated he spoke with the Officers that were assigned to Ladies' Night Out and there were no issues with that or the social district, it seemed like everyone had a good time. He stated the plumbing in the holding cells is scheduled to be fixed this Wednesday and it should take two days. He stated they are suspending their fingerprinting for those 2 days because the booking room will be tied up with plumbing equipment. He has spoken with Novi in case they have any prisoners that need to be processed, they will handle it. Councilmember Kennedy asked how they are doing with backfilling their vacancies. Chief Baaki stated they have one recruit that they are waiting for the background check and if approved, they will go to the academy. He stated they have one other person that is interested as well. Councilmember Kurtzweil asked about the cost for the academy. Chief Baaki stated there is a tuition cost and we haven't sent anyone to Oakland Police Academy that is about \$4,500 and we get ½ back the following year through the State. We also get a discount for the first time sending someone to Oakland. Councilmember Kurtzweil asked how do we tie her to South Lyon instead of us paying for the tuition and her going elsewhere. Chief Baaki stated when they sponsor someone, they sign an agreement to stay in South Lyon for 4 years. If they leave before that, they have to pay some of it back.

MERS- Presentation

Sue Feinberg of MERS gave a presentation on the city's employees retirement program. She explained the defined benefit program was closed previously except for the Command Division. She then explained

that the city was 70% funded for 2021, but due to the market not doing so well, for 2022 the city is now 69% funded due to the market not doing well in 2022. She stated the city is still on the right path to be 100% fully funded. She then stated the city is currently contributing \$733,860 and next year the city will pay \$792,384. Some is due to market plus and some for paying off the unfunded liability. She then stated we are moving the plan to be more conservative, but still reflecting gains. We are making adjustments without it negatively effecting the plan. She then discussed the smoothing over of any loss, because then it will go up again. She stated the city will be 100% funded even if you make the minimum payment by 2039. She stated the cost will continue to go up, then there will be a sharp drop when the city is fully funded. The actuaries include the expectation of people retiring and new people. They assume when the newer people will work so many years until they draw. The normal cost will be a little lower because the city will be paying less. They also look at hiring trends. Ms. Feinberg stated the actuaries have to predict out the future as much as they can and they use an average. The numbers that are used at the end of the year is the actual numbers of any pay increases. Councilmember Kurtzweil asked what lowering the rate of return would do to lowering unfunded liability. Ms. Feinberg stated it does because we're assuming you won't be returning as much money on your assets. Councilmember Kurtzweil asked who does the lowering the rate of return. Ms. Feinberg stated it is based on the investment team, as well as the actuaries. The actuaries won't sign off on anything they don't feel is accurate. Councilmember Kurtzweil stated we need to look at the rate of return when we are working on the budget. Ms. Feinberg stated they are comfortable using the 7% rate. She stated the city is trending in the right direction just by making minimal contribution. Further discussion was held regarding the MERS plan.

CDBG PUBLIC HEARING

Mayor Pelchat opened the public hearing at 8:13pm

No public comment was made.

Mayor Pelchat closed the public hearing at 8:14 pm

UNFINISHED BUSINESS- None

NEW BUSINESS- None

BUDGET- No discussion was held

PUBLIC COMMENT- No public comment was made

MANAGER'S REPORT

City Manager Zelenak stated on a future agenda, we will have the grading of Lafayette and Volunteer Park, also approval of a new city personnel policy. We will also have the Kiwanis tree sale which will begin November 27th and we will also have the approval of the CDBG dollars and we are proposing Active Faith and Senior Center. The Andover Park bridge is scheduled to be removed on November 15th. He then stated the Hagadorn Sanitary Storm Sewer and Road project had some issues with the asphalt plants over the weekend, but they did come out today and do some additional paving on Crest Lane and Chester. He then stated because they are going back to the plant that is closer to South Lyon, and not the one in Fenton, they will be postponed a couple of days, but they will be coming back. The plant is staying open, so we expect Warren and the rest of Hagadorn paved before the plants close. The CSX and Sanitary Sewer line project is continuing and we expect it to be completed in the next few weeks. He stated we will also have the intergovernmental agreement between the schools and municipalities as it relates to the Senior Center. He then stated Planning Commission is meeting here this week and they two

public hearings on two items, one is a PUD and one is a conditional rezoning. One is for Washington Manor and one is for West End Industrial. He then congratulated all candidates on the Election and he asked Mayor Pelchat not to be a stranger to City Hall.

COUNCIL COMMENTS

Councilmember Kivell stated he is hoping everything works out and the roads get capped before the bad weather comes. It would be a detriment to us if we had to go through a winter with the roads not being capped.

Councilmember Dilg stated she will miss having Mayor Pelchat around and she congratulated Steve. She then congratulated Thad Bogert and Maggie. She then thanked Jean Dendel and Jacob Mcleod for their enthusiasm for running for office and she spoke with both of them and she appreciates them wanting to make an impact on our community and she hopes we haven't heard the last of them, there are a lot of committees in the mean time before they decide if they want to run again. She then congratulated Duo Vino on their renovation award. She then stated with the Desert Angels packing, Active Faith, and Blessings in a Backpack, and Friends of the Roper Barn, there are a lot of needs in the community and if anyone is able to donate for the holidays, please try to keep some of the funding in South Lyon and support our great organizations.

Councilmember Mosier congratulated to those that prevailed in the last Election and to Steve, and we will miss Dan and to Lisa Deaton, good job on the Election for making sure everything went smoothly. She then stated Farmers Market is this weekend at the VFW and it will be great, and we have a lot of returning vendors from the summer and last years winter market.

Councilmember Hansen thanked all the Election volunteers for helping with the Election and all the city employees that helped to make it smooth and quick to update the results on the county website. He then thanked Mayor Pelchat for everything he has done for the city and hopefully this won't be the last time we see him in an elective office to help the city. He then reminded everyone that Black Friday is coming and he hopes everyone remembers to shop small, local and downtown South Lyon.

Councilmember Kennedy stated he wanted to recognize our Mayor, Dan Pelchat, for his six years of service to the city and our community. Dan has worked tirelessly, along with the City Council, to help improve the services provided to the residents and businesses and the overall quality of life in the City of South Lyon. He took over leadership of the Council during a period of contention between council members and brought stability to it, focusing on the prime directive to effectively conduct the City's business. He has been a good friend and colleague during those six years and I wish him, and his family, the very best as they have the opportunity to spend more quality time together. He then thanked Mayor Pelchat.

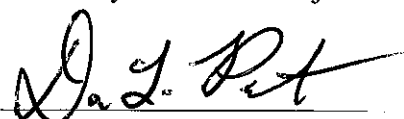
Councilmember Kurtzweil thanked everyone for coming out and voting and it was a great election. She further stated South Lyon has probably the best elections anywhere. They are very good and election integrity is very important here in the city and they run a great election. Your vote counts and we take it very seriously. She then thanked everyone that worked on the election. She then thanked the voters that came out and for providing her the opportunity to work with some great people on council. She then congratulated Lisa Dilg, Thad and welcomed our new Mayor moving forward. She then thanked Dan Pelchat for what he has done for the city. Everyone will miss him and on the campaign trail, people were shocked he wasn't running. Dan made that kind of impact on people. The employees loved you and you

stayed out of their way, you didn't micromanage and you kept employees where they needed to be. you kept a very stable employment base in the city because you stayed out of their way and allowed them to do their jobs and that is very important. The other thing is Dan is very fair, he doesn't take sides on city council and you stayed out of the debate, stayed out of the favoritism and you allowed council to debate in a civil way and those qualities are great to have and she hopes those qualities will continue with our new Mayor. On behalf of City Council, she presented Mayor Pelchat with a wooden engraved cutting board of the South Lyon Hotel and it says Thank You Mr. Mayor.

Mayor Pelchat thanked the council as a whole. He stated it's been a good run and he thanked the staff, and the team and he will be rooting for everyone. He thanked everyone for giving him a shot to lead his hometown.

ADJOURNMENT

Motion by Kurtzweil to adjourn at 8:26 p.m.



Mayor Dan Pelchat



Clerk/Treasurer Lisa Deaton