



### PUBLIC COMMENT

William Martin stated he is a retired firefighter with 23 years of service, from 1973-1996 for the city. He stated he was also a Jaycee and the fire bell was on top of the building, then they moved it to the parking lot behind the fire station. He stated he was the program manager having it moved to the park. He stated Norm pulled it there and it was so heavy, the front wheels were almost off the ground.

Linda Ross of 373 Harvard stated she is the president of the Historical Society and she wanted to remind everyone of the Dulcimer concerts at the Historical Village, it is Sunday the 27<sup>th</sup> at 4pm and 6:30pm and tickets are \$6.00 and can be bought at Bakman Florist or Parkside Cleaners. She then reminded everyone that December 3<sup>rd</sup> is Christmas in the Village and the lighted parade.

Carl Richards of 390 Lenox stated PNC Bank made large improvements to their property. Originally it was the First Savings Bank which was the only bank in town. He then stated they added a parking lot with lines. He thinks the investment was \$350,000 to \$400,000 and it's a great improvement to our city. He then stated the bank personnel didn't have anything to do with it, it was done by the corporation.

### DOWNTOWN

DDA Director Nate Mack stated the ladies night event was a huge success. He stated they stuffed 500 swag bags and they were gone by 6:30. He said there were over 500 people that attended, and he spoke with some of the store owners and they said it was more successful than in years past. He then thanked DPW and the Police Department for their help with the event. He stated he has been looking at the Christmas lights downtown and trying to move them around to make them look better. He then reminded everyone the first Winter Farmers Market is Saturday November 19<sup>th</sup> from 10-2. It will be held at the VFW hall in town. There are currently 35 vendors scheduled to attend. He then stated the DDA met and was presented with information on micro data and how that can be useful to businesses in town. Councilmember Kivell asked about the Draft Street building. Mr. Mack stated that is currently listed for sale, but he doesn't know the cost. He has spoken with a couple people interested in buying the property. Councilmember Kurtzweil stated the DDA did a great job on Ladies Night. The lines were incredible, and everyone had a great time. Everyone seemed excited and happy. It seems people are getting out again since COVID. She thanked him and mentioned she also helped stuff the swag bags. She then asked about the micro data. Mr. Mack stated Oakland County has access to micro data that gets the boundaries of people coming and going in the city. If they stay somewhere for 7-10 minutes, it will show where they are coming from and where they are stopping and spending time. He said it sounds creepy, but it is information we can use as well as the downtown businesses. Councilmember Kurtzweil asked if it will tell you if they're spending more time in the stores or the restaurants, or medical facilities. Mr. Mack stated you may be able to see that. Councilmember Kurtzweil stated that is good information to share with someone interested in buying the Draft Street building. Councilmember Hansen thanked Mr. Mack for being on top of things and being aware the building was for sale. He then asked if there is an update on the Italian restaurant. Mr. Mack stated they still have a few things to work on with the health department but are hoping to be open by the end of the year.

### FIRE CHIEF REPORT

Lieutenant Noechel stated they have had 930 calls for service as of this calendar year. He stated there was a structure fire on Elm Street which was started by a candle. There were no injuries but there was a lot of smoke damage. It was contained to the back bedroom. He then thanked Green Oak Police Department, Lyon Township and the Police Department for their assistance. He then said there was a balcony fire at Brookdale. He then stated there was a self-inflicted gunshot wound, but it was unintentional. The person was trying to re holster their gun when it went off. They are very fortunate,

because it was very close to the femoral artery. He then stated they have begun the process to sell the old ladder truck. He stated the new truck was in transit by the manufacturer, and there was an accident and we are currently waiting for the insurance report. Councilmember Kivell asked if the homes where the fires were had working smoke detectors. Lieutenant Noechel stated they did.

POLICE CHIEF

Lieutenant Baaki stated Ashley Tokarsky recently graduated and will be joining us as our newest Police Officer, and will be sworn in and she will start on the midnight shift on the 18<sup>th</sup>. He stated they are still looking for a new crossing guard for 9 Mile. If anyone is interested, they should contact the Police Department. He further stated they did hire a new cadet, and he will start on the 16<sup>th</sup>. He just graduated high school and wants to become a police officer. He then explained the truck is built and it is in the dealers’ lot and they are trying to get a delivery date. It was on a chip hold for a while. He then stated he is meeting with DPW, the Fire Department and the DDA to discuss some changes for the Holiday Spectacular. Discussion was then held on the new truck and using some of the old equipment. Councilmember Kivell stated the temporary stop signs that were up for the ladies night event, were difficult to see and not very reflective which could be dangerous to people that aren’t familiar with the new stops because it was dark. Lieutenant Baaki stated he will talk with the DPW about that.

UNFINISHED BUSINESS

- 1. 2<sup>nd</sup> reading of ordinance to amend the South Lyon code of Ordinances, Chapter 34, Article II, Downtown Development Authority Ordinance

City Manager Zelenak stated this is the second reading to amend the Ordinance Chapter 32, Article II, which defines the City Manager as the Chief Executive Officer and as such, authorizes the City Manager to make appointments to fill vacancies on the DDA. This will make the ordinance consistent with state law.

CM 11-6-22 MOTION TO ADOPT ORDINANCE AMENDMENT

Motion by Kurtzweil, supported by Kennedy  
Motion to adopt the ordinance amending the Downtown Development Authority Ordinance to make it consistent with state law

ROLL CALL VOTE:

- Hansen- Yes
- Kurtzweil- Yes
- Kennedy- Yes
- Mosier- Yes
- Kivell- Yes
- Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

- 1. Call for public hearing- 2023 CDBG Allocation

City Manager Zelenak stated each year the US Department of Housing and Urban Development provides funds to jurisdictions throughout the country for projects that meet their national objectives. In South Lyon we receive funds from HUD via Oakland County. This coming year our tentative allocation will be \$28,511.00. Last year the city designated the funds to be used for the senior center and haven. The 2023 CDBG application deadline for receiving funds is December 23<sup>rd</sup>. We are requesting to schedule our CDBG public hearing for Monday, November 28, 2022 at 7:30 p.m. This will be published in a local newspaper which gives the opportunity for hearing public comments relating to allocation those funds.

CM 11-7-22 MOTION TO SCHEDULE PUBLIC HEARING FOR CDBG

Motion by Kennedy, supported by Hansen

Motion to schedule the 2023 CDBG public hearing for 7:30 November 28, 2022  
 ROLL CALL VOTE:

Mosier- Yes  
 Kivell- Yes  
 Kurtzweil- Yes  
 Hansen- Yes  
 Kennedy- Yes  
 Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

## 2. MERS 457 Agreement addendum

City Manager Zelenak stated the city would like to extend participation in the MERS 457 program to salaried firefighters such as the Fire Marshal and Deputy Fire Chief. Due to the number of hours worked each week, the salaried firefighters already qualify for certain employee benefits such as medical and dental coverage. By offering participation in the MERS 457 program, the city will be incentivizing salaried firefighters to continue their employment with South Lyon. Remaining competitive to outside municipalities is important for employee retention. Councilmember Kivell asked if this is a portable fund they can take with them if they leave. City Manager Zelenak stated that they can. Further discussion was held regarding the MERS 457 addendum.

### CM 11-8-22 MOTION TO APPROVE MERS ADDENDUM 457

Motion by Kurtzweil, supported by Kennedy

Motion to approve MERS 457 participation agreement for salaried firefighter and MERS 457 employer contribution addendum

ROLL CALL VOTE:

Kivell- Yes  
 Mosier- Yes  
 Kurtzweil- Yes  
 Hansen- Yes  
 Kennedy- Yes  
 Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

## 3. Bond Authorizing Resolution

City Manager Zelenak explained based upon the need to improve the city's roads, the city is proposing to issue bonds to help pay for those improvements. The attached resolution authorizes the issuance of the first series of bonds for the street improvement project based upon the bond proposal approved by the voters in August. Councilmember Kurtzweil asked what they thought an interest rate would be. Steve Burke stated he is guessing it could be between 3.5% and 3.7%. He stated rates have gone up and they are working to structure it to fit what the voters were promised. Councilmember Kurtzweil asked what if it exceeds 6%. Mr. Burke stated we wouldn't be able to accept the bid and it would have to come before Council. Councilmember Kurtzweil stated there could be a buyer interested at the 6% rate because they want to be involved with municipal bonds. She then asked if it could be paid off early, and not in the designated 10 years. Mr. Burke stated the bond is pullable after 10 years and the voted bond was for it to be levied in 10 years. Councilmember Kurtzweil asked if a person could purchase the bonds, or does it have to be institutional. Mr. Burke stated it doesn't have to be an institution. Councilmember Kurtzweil asked if someone on council wanted to purchase bonds, would it be a conflict of interest. Mr. Burke stated it would not be a conflict. Councilmember Hansen thanked them for all their help with this, as well as the city manager and staff. Mayor Pelchat thanked everyone for all their work on the bond issue.

CM 11-9-22 MOTION TO APPROVE THE ATTACHED RESOLUTION AUTHORIZING THE 2023 UNLIMITED TAX GENERAL OBLIGATION BONDS

Motion by Kennedy, supported by Mosier

Motion to approve the attached resolution authorizing the 2023 unlimited tax general obligation bonds

ROLL CALL VOTE:

Hansen- Yes

Kurtzweil- Yes

Kennedy- Yes

Mosier- Yes

Kivell- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

BUDGET- No discussion was held

PUBLIC COMMENT- No public comment was made

MANAGERS REPORT

City Manager Zelenak stated the work at City Hall continues and they have completed the removal and replacement of the windows. They have also completed the replacing of the parking lot, and have begun the final phases of the building renovation for the year. He then stated the last phase of the paving project at DPW has been completed and DPW wanted to thank Council for approving the project. City Manager Zelenak stated he and our Fire Chief have been working with our attorney to finalize the agreement with Washtenaw Area Mutual Aid Council on the Mutual Aid Agreement. That will be on a future agenda. He then reminded Council to give him any additional items they would like to see discussed on possible uses for the ARPA funds. He then stated the staff did an excellent job in running and facilitating the elections in 2022. They worked countless hours preparing for the election and answering questions in a helpful and courteous manner. The rest of the staff chipped in as well to help compensate in other areas and assist wherever and whenever it was needed. He then stated Finance and Benefit Administrator Tiernan wanted to remind Council that the new water rates will be used based on the water rate study, option #3 that Council approved at a previous Council meeting. City Manager Zelenak then discussed the importance of the micro data and how extremely valuable it can be for local businesses. It will show what neighborhood people are leaving from, where they are going and how long they are staying at that particular business.

Councilmember Kivell asked if anyone has been in contact with the new occupant in the old Iron Services Inc building. City Manager Zelenak stated they haven't yet, but will make contact in the future.

Councilmember Kivell asked about 110 Detroit Street. City Manager Zelenak stated the court date is November 25<sup>th</sup> they were supposed to have certain things done by certain dates, and that hasn't happened.

Councilmember Kurtzweil stated the city needs to take advantage of the development in Lyon Township, it is an unbelievable project not just for this area, but for southeast Michigan. It will be phenomenal. The problem is they will have their own commercial, but we should really try to take advantage of it, we are close to that community.

Councilmember Hansen asked when the construction of the new doggy day care at Liberty and South St will be completed. Mr. Mack stated they plan on being finished in the spring.

11/14/22

### COUNCIL COMMENTS

Councilmember Hansen stated he was happy we had a wet, but warmer Halloween than the last 10 years. He said it was a great turnout for most neighborhoods and he was happy to see the Police Department out giving away candy. He then gave kudos to the election inspectors and the city has safe and secure elections. He then thanked the local businesses that donated to the inspectors.

Councilmember Kurtzweil thanked the City Clerk and staff and all the election inspectors for doing an incredible job with the Election. She stated she has always told people the City of South Lyon runs very safe and secure elections and she has always stated so. She then stated Aubrees is accepting invitations for your holiday dinners and Charles Duty is the manager, and he is great manager and individual.

Councilmember Kennedy congratulated the South Lyon High School Girls Swim & Dive Team, they've done it once again. They are the LVC Season and Conference Meet Champions. He stated there were so many amazing swims and dives during that weekend's competition. They broke quite a few league records and achieved several personal best times and scores. They now have finished in 1st Place in 5 of the last 6 years. He then congratulated the South Lyon High School Theater Group for their presentation of Clue on stage this past weekend. Attendance was great as were the reviews. So, congratulations to all who were involved with the production. He then congratulated the DDA for a fantastic Downtown Trick or Treat event. Attendance was fabulous and the kids all had a great time. He then congratulated Anessa Schweitzer and SLARA for their Pet Paw-rade that was held that same evening. He stated he had the honor of serving as one of the judges for the parade and it was a challenge picking the winners in the various categories. There were just so many great costumes for the dogs and their owners. He is looking forward to next years event. He then reminded everyone that on Thursday this week, people should consider having dinner at Aubree's. They will donate 20% of your bill that evening to the South Lyon High School Student Council. It's a great way to have a great meal and to help a great organization. He then wished everyone a Happy Thanksgiving.

Councilmember Mosier thanked all the local veterans  
She then thanked City Clerk Deaton and her staff and all the election inspectors. She then reminded everyone that we need board and commission members. She also reminded everyone that this is the first weekend of the Winter Farmer's Market.

Mayor Pelchat stated it was great to see everyone at the Veterans Memorial, it was a great turnout, and he hopes we can build on that.

### ADJOURNMENT

Motion by Kurtzweil

Motion to adjourn the meeting at 8:27p.m.

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,



Mayor Dan Pelchat



City Clerk/Treasurer Lisa Deaton