

City of South Lyon  
Regular City Council Meeting  
December 9, 2019

Mayor Pelchat called the meeting to order at 7:30 p.m.  
Mayor Pelchat led those present in the Pledge of Allegiance.

Present: Mayor Pelchat, Councilmembers Dilg, Kennedy, Kivell, Kurtzweil, Richards and Walton  
Also, present: City Manager Zelenak, Chief Sovik, Superintendent Varney, Fire Chief Vogel, Attorney Hamameh and Clerk/Treasurer Deaton

MINUTES- November 25, 2019

Councilmember Kivell stated on page 3 the word restated needs to be changed to reinstated.

CM 12-1-19 MOTION TO APPROVE MINUTES

Motion by Kivell, supported by Kennedy

Motion to approve minutes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS

Councilmember Kivell stated he will be abstaining because there is a payment to CAT.

CM 12-2-19 MOTION TO APPROVE BILLS

Motion by Kennedy, supported by Walton

Motion to approve the bills as presented

VOTE: MOTION CARRIED- abstained

AGENDA

CM 12-3-19 MOTION TO APPROVE THE AGENDA

Motion by Kivell, supported by Kennedy

Motion to approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Ryan Lare of 716 Grand Court stated he is here because of a Facebook post that Lyon Township is now a fulltime Fire Department, 7 days a week. It was brought up at the last meeting regarding bringing Chief Vogel on full time. Even though we are only 3 square miles, that is a lot of ground to cover. He stated for the service of our residents and the people that work at the fire department, he is asking if the Mayor and Council would consider making our Fire Department full time. It would be a good service for our residents and our fire department. He cannot thank our first responders enough, and we are losing them because we don't pay enough. He then thanked everyone that pulled off the Cool Yule event.

Linda Ross of 373 Harvard and from the Historical Society stated she wanted to thank everyone that came out to enjoy the 10<sup>th</sup> annual Dulcimer concert at the Village on December 1<sup>st</sup>. They always start the holidays off. Attendance for both performances were very good. We had the regular people as well as some new people. The band has already committed for next year.

Ms. Ross stated she thanked the community for coming out to celebrate the Cool Yule Christmas Village event. She stated they had a good crowd, although there was some confusion with the parade because it came from the wrong end, everyone was excited to see it. She gave kudos to Dayna Johnston for all her work and for getting 32 floats as opposed 14 floats last year. She thanked her family as well. She thanked the South Lyon High School Band for being part of the event. She then thanked Santa and Mrs. Clause that listened to the requests of 80 children. She thanked Mayor Pelchat for welcoming Santa and giving him the key to the City. She thanked Pastor Mike Horlocker from the Presbyterian Church for announcing the winners of the gingerbread contest, the snowball contest, and the Christmas tree contest. His participation will be missed next year because he is moving up north. She thanked Dennis Rymarz for reading the Night Before Christmas. She thanked the Unaccompanied Choir in the Chapel, there were standing room only. She thanked the senior center for all the cookies for the bake sale. She thanked Suzan Martin and the water department for being part of the event. She thanked Craig Johnston, Larry Ledbetter, and Eagle Scout Joey Byer for putting in the lighted path that led through the City to the Freight House. She thanked the DPW for putting up Santa's chair, tree, putting the lights on the freight train and for putting up the wreath. She then thanked the Kiwanis for having their tree sale at the village. She then thanked all the Historical Society members for all their support and help with decorating the village inside and out. She stated this weekend will be the last weekend they will be opened until spring.

#### DISCUSSION- Downtown

Mr. Donohue stated last Friday there was a media event at the Corner Caffé with the newspaper, a photographer and they had great weather and great attendance. There was a photo op with and ribbon cuttings with new businesses. There was an update on the final plans for the wine bar. The Corner Caffé will now be called the Corner Social. He further stated The Lemon Tree will have a soft opening the first week of January and hoping for a grand opening in February. Mr. Donohue stated he has been working with the building owner and architect of 121 E Lake. The old RCA building will be ready to open in late fall 2020. Mr. Donohue stated Cool Yule was a tremendous success and a team effort. He stated the DDA, businesses and residents all pulled together. He then thanked DPW, Police, Fire and the administration. He further stated the DPW did a lot of work for the event. He then thanked the Carl and JoAnn Foundation, Jeff Heninnan, Jim Hamade, Dayna and Craig Johnston and Tim Davids. He then thanked all the businesses that stayed open. He thanked the Historical Commission, the Churches and Schools as well. Mr. Donohue stated the crowd was estimated about 2,000 for the tree lighting. He stated they had 3 food trucks and an additional food sales table and they will be back. Mr. Donohue stated the beverage tent was very successful. All the profits go towards the tree. No public funds were used for the beverage tent or the band. He further stated it was a great team effort. He then thanked the residents of South Lyon that came out for the event. He stated next year they will start in January on planning the event. He then stated there is one more big event which is the New Years Eve event. Doing these things for our businesses and the community is wonderful. The event is from 8:30 p.m.to 12:30 a.m. They are still looking for volunteers if anyone is interested. Councilmember Dilg stated there is sometimes negative feedback from people about things downtown or things aren't going fast enough. She stated she read an article "How one City Manager revitalized one downtown and restored community pride on a tiny budget". She stated the Manager started a Farmers Market, started regular events people can depend on, and to have monthly meetings with downtown business owners. She further stated this is exactly what we

are doing here. The final thing she said is the community started seeing positive changes and she is starting to see that. She is now seeing more posts of people being proud and happy about our downtown. Councilmember Walton stated in the future she would like to see the tent up and let vendors be there during Small Business Saturday such as a winter farmers market. She stated we could possibly have it up for a day. We would be the only town that has a winter farmers market.

Councilmember Kurtzweil stated what is changing is we now have a management team in place that is more willing to think outside of the box. She further stated the South Lyon downtown isn't just for South Lyon, it is for Lyon Township and Green Oak Township. She stated she was at another event and there were people talking about the tree lighting. She then asked if there is going to be a break down meeting. Mr. Donohue stated they will have one in January. She further stated Mr. Donohue is willing to sit down and listen to the people and the criticisms to see how to improve events. She stated Brian from the State Farm Insurance stayed in the town and he could have left. The architectural plans look great. She thinks everyone should stop in and thank him for what he will be bringing to town next year. She thanked Bob for everything he has done.

#### FIRE CHIEF REPORT

Chief Vogel stated they have the ladder truck back and they have already used it and it was in the parade. He stated Cool Yule went without a glitch although they were very busy with a fire and a few medicals. He stated they have been working on budget and they will have it ready very soon.

#### POLICE CHIEF REPORT

Chief Sovik stated earlier in the year he asked Council for \$4,800 to replace some older weapons. He stated they only ended up having to use \$113.90. Kudos to Sargent Baker for the endless paperwork and all her work on that. Chief Sovik stated he stated we now have all the information from IT Right for the WatchGuard in car cameras and we are waiting for the shipment date and the date for in house training. Chief Sovik stated our Cadet Will Kelly will be leaving us; he will be attending the Schoolcraft Police Academy. He then stated we have a new cadet whose name is Allison Ciochon. Chief Sovik stated when they arrest someone for 3<sup>rd</sup> offense drunk driving, under certain criteria they forfeit their vehicle. He stated we were able to auction 2 vehicles for \$845.00 but we split that with the prosecutor's office. He then stated we raised \$430.00 for the wigs for kids' foundation from the no shave November. Chief Sovik stated they also rescued 3 guinea pigs from McHattie Park and they are being cared for. He then wished everyone Happy Holidays.

#### CENTER FOR ACTIVE ADULTS- Presentation

Katherine Rivera from the Center for Active Adults thanked the City Council for their continued support. She stated when she became the Director 2 years ago, she realized how special it is. She loves going to work every day. She stated they are located in the South Lyon High School and they are funded by City of South Lyon, Lyon Township, South Lyon Community Schools and Green Oak Township. She further stated they are also supported by fundraising and donations and their class and program fees. They have 3,800 members and 2,200 members live in the City of South Lyon. She stated the members are made up of people that are 55 and better that live in the supporting communities although we also have some people from Canton and other areas as well. She further stated we offer a variety of fitness programs for all fitness levels. We offer yoga, swim, pickle ball, walking group, music programs, book club, Tai Chi and cultural arts programs as well. We have travel groups local, and abroad. They are currently planning

a trip to NYC as well as a trip to Greenland. Ms. Rivera stated we offer tax aid for the members as well. She stated they also have shared medical equipment such as wheel chairs and walkers. She stated they also offer community and companionship. The City is very blessed to have this in their community. She stated if anyone is interested in joining, it is free for anyone over 55 years of age and are supporting community residents. She said they can always use volunteers if anyone wants to get involved. Councilmember Kennedy stated he spoke with a couple that are new residents that moved here from Wyandotte and they raved about the center. Councilmember Dilg asked when they are open. Ms. Rivera stated they are open Monday-Friday 9:00 – 3:30. Councilmember Dilg asked what to they need with volunteers. Ms. Rivera stated they can use help with putting out their newsletter, help with the bake sales and putting gift baskets for special events. Mayor Pelchat stated they cover that under their tech department and it is an incredible center and everyone 55 and over should check it out.

### NEW BUSINESS

1. Purchase of new off-site well and pump drilled and installed by Peerless Midwest at McHattie Park well house #4

City Manager Zelenak stated each year Peerless Midwest is contracted to evaluate a wide variety of the cities pumps and motors for the water distribution system. This year they discovered that well 4 had a problem which led to the camera inspection that further identified a cracked casing forcing the city to abandon the well. He further stated this service led to emergency drilling and installation of a new well to meet capacity. He stated the combined invoices totaling \$132,720.00 are for the complete abandonment of #4 and installation of the new offset well pump and motor. There is a budget amendment on tonight's agenda that corresponds with this item. The request tonight is to pull and inspect the pump and to further drill and install the new well.

### CM 12-4-19 MOTION TO APPROVE PURCHASE OF OFF-SET WELL

Motion to approve by Kennedy, supported by Walton

Motion to approve the purchase for services rendered by Peerless Midwest for the maintenance and inspection of well #4 pump and motor that then led to the installation of a new off-set well for the combined amount of \$132,720 from line item 592.556-931 as outlined in the invoice

VOTE: MOTION CARRIED UNANIMOUSLY

2. Budget Amendments

City Manager Zelenak stated we have budget explanation regarding the budget amendments. We have updated some information because there were a couple mistakes in the first documents. We have also clarified the amendments for better understanding.

### CM 12-5-19 MOTION TO APPROVE BUDGET AMENDMENTS

Motion by Kurtzweil, supported by Walton

Motion to approve the budget amendments as presented as revised on December 9<sup>th</sup>

VOTE: MOTION CARRIED UNANIMOUSLY

### 3. Acceptance of the MMRMA grant for an active shooter kit project

Chief Vogel stated we had joint training with the South Lyon Police Department and he recognized the need for active shooter kits. He also met with the high school SRO and he agreed. He stated the MMRMA representative told him about the grant. He further stated they went out for the grant and we got it. It is a 75% matching grant so our cost will be \$524.62. Councilmember Kivell stated being prepared for something like this is important and someone else picking up half the bill is great. Councilmember Walton stated we are thankful Chief Vogel is always looking ahead and for all the grants he and the City Manager has been able to get. Councilmember Kennedy congratulated Chief Vogel on a great job.

#### CM 12-6-19 MOTION TO ACCEPT GRANT

Motion by Walton, supported by Dilg

Motion to accept the grant and we match the \$524.62 from equipment account 101-335-977

VOTE:

MOTION CARRIED UNANIMOUSLY

### 4. HRC water CIP proposal award

City Manager Zelenak stated the City approved HRC to prepare a Capital Improvement Plan for the water treatment plant. They then presented that study to Council and tonight we are asking Council to approve the plan with a cost not to exceed \$328,000. Councilmember Richards stated he hopes HRC will keep them updated on the contractor since Oakland County won't be directing the project. Councilmember Kivell stated he would like to see if there is an interest by Council to consider the southside of Dorothy for the location. He stated water lines crossover sewer lines often, and he thinks with the proper engineering by HRC that is possible. He further stated his rationale is that area is benign, we have little use for putting anything active there. If there is enough Councilmembers interested in seeing the financial impact of that change, he would like to see that. Mr. VanDeCreek stated we thought the parking lot would be the most ideal location for security as well as the environmental regulations regarding existing sanitary lines as well as the further distance. He further stated he doesn't think the zoning is suitable for this. He further stated there are tangible and non-tangible things to consider. He further stated he would like to start with the geotechnical investigation to see if the soil is not good for the water holding tank, we may have to look at the cost of possibly using the other area. Councilmember Walton stated she knows the residents of Princeton Square Condominiums do not want that in their backyard. She further stated she was told 5 years ago that the parking lot was going to be used for the water tower and that is why the City didn't maintain the parking lot, which is why she ran for Council. Mr. VanDeCreek stated a while ago that parking lot was discussed for the use of softening, but it was decided to rely on the residents for their own softening of the water. Mr. VanDeCreek stated they will have an open bidding process and they will evaluate the bids to ensure we have the lowest responsible bidder which it will then come back to Council for approval. Councilmember Kivell stated he is bringing that up now, because if there isn't a majority interest we don't need to move forward with the discussion. Councilmember Richards stated we are concerned with the here and now. He further stated his father sold the land on the southside of Dorothy Street to the City, we had circuses that came to town, and that is where they set up. He further stated that property has been utilized many years ago. He stated it is vacant now, but we have to move forward with what is the biggest concern. Further discussion was held regarding the location of the water tank. Councilmember Kennedy stated he agrees with Mr. VanDeCreek it is a decision of wants versus needs. It will be based on the core samples in the parking lot. If the soil isn't suitable for the water tank, we can then look at moving it across Dorothy Street. He then stated there are opportunities across the street on

Dorothy, we could put up a gazebo and rent it out to people or use it for vendors for Depot Day or additional parking. Councilmember Kurtzweil stated as a point of suggestion, she is willing to discuss the relocation of the well. She stated that is a different topic than what is being discussed now. She is willing to discuss it during the budget discussion. Mr. VanDeCreek stated what we will be doing is using a separate account number to locate the additional site location in the park, like further to the East. Further discussion was held regarding the location of the well.

CM 12-7-19 MOTION TO APPROVE PHASE I OF THE CIP FOR THE WATER TREATMENT PLANT

Motion by Kennedy, supported by Kurtzweil

Motion to approve the appropriation of an amount not to exceed \$328,000 for the completion of Phase I of the CIP for the water treatment plant from the account as noted by the City Manager

VOTE:

MOTION CARRIED UNANIMOUSLY

5. Donation acceptance policy

City Manager Zelenak stated he has established a donation acceptance policy. The policy will establish guidelines, standards and procedures for acceptance and documentation of donations to the City. He further stated the City encourages donations, while at the same time consider the impacts some donations may have on the City including aesthetics, ongoing maintenance and operational costs. He stated these documents are in draft form and he is asking Council to make recommendations. Councilmember Kivell stated he thinks the policy and the application makes complete sense to him. City Manager Zelenak stated he is asking Council to review the policy and give him any suggestions. Councilmember Dilg asked if he has made a decision on the dollar amount. City Manager Zelenak stated we aren't sure what the dollar amount should be. He stated sometimes people will want to dedicate park benches, but we need to keep in mind the upkeep of what they are donating. Councilmember Richards stated in the past it has happened when someone has donated something without informing the City such as grave stones and a park bench. They have just showed up. City Manager Zelenak stated this will help with that, we can have discussions with Parks and Recreation as well as the Historical Society to decide if they want the donation and where they would like it used. Further discussion was held regarding the policy.

6. City Council rules of procedure

City Manager Zelenak stated he has been working on rules and procedures for Council. He stated Council should be looking at City Council as a whole to ensure an efficient operation of our City and our meetings. The document addresses meetings, agenda, minutes, parliamentary procedure, comments and relationship with City staff and consultants. He stated this is a draft and he would like to get comments from Council. Councilmember Kurtzweil stated she has several pages of comments and suggestions and she asked if we can have a special meeting to discuss this. City Manager Zelenak stated to begin with, he is asking Council to provide him with items that is a concern and we can go from there. Councilmember Kurtzweil stated the special meeting is a good idea, because she needs a ton of clarification. She is looking at expediting it as quick as we can. Most can probably be resolved with a discussion. Attorney Hamameh stated she doesn't have an issue with discussion her concerns and then she can discuss it with the City Manager. Councilmember Kurtzweil stated she thinks this should be dealt with as a team. Councilmember Walton stated she likes having a special meeting as well to hash it out. There have been many times she has met with the City Manager and the Mayor about things that have happened during a meeting. There are things she wants to discuss that she doesn't want to hash out in public.

Councilmember Richards stated he agrees with Councilmembers Walton and Kurtzweil. He is all for improvement, but the general public is looking to us to make the right decisions. He stated if there were just one or two issues, but he has 10 issues that really need to be looked at. Attorney Hamameh reminded everyone that if there is a special meeting with a quorum, there would be public there as it would be an open meeting. Councilmember Kivell asked what are the issues they are having. Councilmember Kennedy stated he would go back to what the City Manager has presented, then have councilmembers give him feedback on any concerns. Mayor Pelchat stated the census of council seems to be for Councilmembers give the City Manager feedback and bring this back to a Council meeting when we have a shorter agenda. City Manager Zelenak stated he is asking Council to give him feedback regarding the issues and we can decide how long we think the meeting will be. City Manager Zelenak stated he would like Council to give him their concerns and suggestions within 30 days.

7. Consider cancelling the December 23, 2019 City Council meeting

City Manager Zelenak stated this has been discussed during previous years. He further stated we do not currently have any pending issues and we always have the ability to call for a special meeting if anything comes up.

CM 12-8-19 MOTION TO CANCEL THE DECEMBER 23, 2019 COUNCIL MEETING

Motion by Walton, supported by Kennedy

Motion to cancel the December 23, 2019 Council Meeting

VOTE:

MOTION CARRIED UNANIMOUSLY

BUDGET

Councilmember Kurtzweil asked if any other Councilmembers would be interested in having Andy Meisner from Oakland County come and speak with us regarding unfunded liability as well as the investment options with the County. She further stated she has spoken with other cities and they think they may want to attend. City Manager Zelenak stated he, the City Clerk and Patricia have already discussed meeting with County officials to look at our investment options. He further stated the unfunded pensions, he would just caution to bring someone else in because we have already had discussions with our auditors regarding that issue. He doesn't have an issue with him coming in and he agrees by having him come in, it will tell the residents and the officials know that we are working on the issues. Councilmember Kurtzweil stated at the last meeting there was discussion regarding the pressure switch and the control valve. She is saying we have improved everything but that switch has been out for a while and the DPW can repair it. Why is that switch not included if we will be dipping into that fund, why not take care of that as well. Superintendent Varney stated it isn't that simple. He stated what he knows is the valve that was there was supposed to work for a while and it didn't even work for a year, so he doesn't want to just put the same kind of valve on. Superintendent Varney stated that valve is at the water plant and the State noticed it but didn't give us a timetable of having that replaced. Councilmember Kurtzweil clarified that he is working on getting this issue taken care of. Mr. VanDeCreek stated Mr. Beason and Mr. Varney are very aware of what needs to be done there. He stated although HRC wasn't present with the sanitary survey with EGLE, he has no doubt that it will be listed as an immediate need and we have offered to supply as needed guidance. That is one of the projects that DPW will do with HRC's assistance.

## MANAGER'S REPORT

City Manager Zelenak stated he has received a few goals and objectives from some Councilmembers but he is still waiting for some.

City Manager Zelenak stated in January Amy Allen from SLARA will be in attendance at our meeting to give a report of SLARA activities for the year. In the upcoming Council meetings, we will be having a monthly presentation from different commissions, consultants and other groups to keep Council and the public more informed of things happening in the City.

City Manager Zelenak stated the commitment the staff had for Cool Yule and the number of hours was amazing. This year's event has expanded from the past. He further stated we always want to stress the safety of an event. He stated the effort that was put in on this event was fantastic. This will be another community event we will all be proud of.

PUBLIC COMMENT- None

## COUNCIL COMMENTS

Councilmember Kivell reminded everyone it is the time of the year to count your blessings. Remember living in this area makes it likely for enjoying good fortune. Look around at our beautiful community and the caring company we keep. There is still work to be done in the City, but we have people that are ready to continue improving our circumstances. He then wished everyone a happy holiday and he is grateful for the people that work for us and with us and the people we are trying to take care of.

Councilmember Kurtzweil thanked the DPW for all they have done all year. They are a group of gentlemen that work in 20-degree weather and in the rain. They are very good men. She then reminded everyone to go through the City and see all the Christmas lights. The residents of Hidden Creek at 9 Mile and Dixboro have all their lights up. Councilmember Kurtzweil thanked all of our employees and she thanked all the people that have been good to our city. She then wished everyone a Merry Christmas, a Happy Hanukah to everyone. She stated the year 2020 will be even more incredible than this year.

Councilmember Dilg thanked everyone for welcoming her and giving her the help she needed to get up so speed. She stated it was great to see everyone including Council downtown and it is important for Council to be seen making a positive impact on the community. She then wished everyone Happy Holidays.

Councilmember Walton congratulated the Witches Hat for raising \$2300 for the Humane Society of Huron Valley at their Bark Friday event.

Councilmember Walton reminded everyone that we have a very welcoming community and we should count our blessings. She then reminded everyone to be Facebook positive. Keep it positive, pay it forward with kindness. We represent our community online and we need to stay positive. She then wished everyone a happy holiday season.

Councilmember Richards stated we live in a great community. There are 2 new businesses that have moved to town. He stated the DRC Real Estate Company is in the Brookdale mall. On the other side of Verizon there is an independently owned pharmacy. He stated the name on the door is Home Pharmacy and Wellness. He stated he is glad to see two new businesses in town.



He then thanked the DPW for all their work. They put in a lot of overtime for the event. He stated you can't say enough good things about Cool Yule. He stated he was there twice. He went to the bike shop and the reindeer was stunning. They were taking pictures with it. He then stated he was at the historic area and seeing the South Lyon Band was great. All their instruments had little LED lights on them and their uniforms as well. He stated it was a wonderful experience.

Councilmember Kennedy thanked Phyllis Popravsky for her 32 years of service to this city and to wish her the very best in her retirement. She has certainly earned it and I know she'll be missed.

Councilmember Kennedy stated this past weekend the Salem-South Lyon District Library and the Coral Sash hosted their second Tea & Fashion event in cooperation with the Victoria, Tea Salon. They had a capacity crowd of 125 attendees. In addition to the tea and fashion show they had a raffle for gift baskets that were donated by numerous businesses and individuals. The entire event was held for the purpose of raising funds for the Children's Literacy project at the library, and while this year's results have not yet been tallied, last year's event raised about \$3,000 for this initiative. Just one more example of our library doing so much to help our community's residents.

Councilmember Kennedy thanked all the organizers, volunteers, sponsors and participants who made this year's Cool Yule such a memorable event for our community. This is truly what makes our community so wonderful. On that note as everyone gathers with their friends and family during the coming weeks, I want to wish everyone a very Merry Christmas, a Happy Hanukah, a Joyous Kwanza or, in the words of Jerry Stiller from the Seinfeld Show and he quoted "A Happy Festivus to the rest of us!" He wished everyone happy holidays and a happy new year.

Mayor Pelchat thanked everyone involved with the Cool Yule event. He stated it was an incredible event, it was a small-town event at its finest. He thanked Dayna Johnston, Jeff Heinenan and all the city staff. He stated he is looking forward to another year working with everyone. He wished everyone happy holidays.

ADJOURNMENT

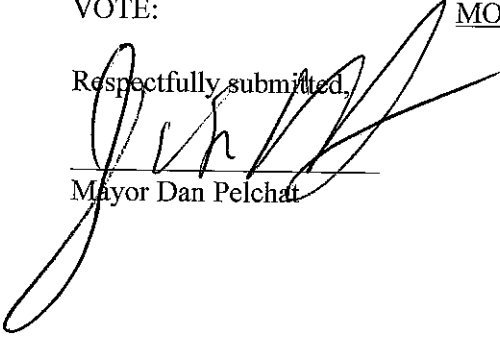
ADJOURNMENT

CM 12-9-19 MOTION TO ADJOURN


Motion by Kennedy, supported by Kurtzweil  
Motion to adjourn meeting at 915 p.m.

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,



Mayor Dan Pelchat

  
Clerk/Treasurer Lisa Deaton