

# **Regular City Council Meeting**

## **Agenda**

### **March 22, 2021**

**7:30 p.m.**      **Call to Order**  
**Pledge of Allegiance**  
**Roll Call**  
**Approval of City Council Minutes: March 1, 2021, March 8, 2021,**  
**and March 11, 2021**  
**Approval of Bills: None**  
**Approval of Agenda**

**Public Comment**

**Discussion - Downtown**

**Fire Chief Report**  
**Police Chief Report**

**I.     Unfinished Business**

**II.    New Business**

- 1.   Purchase and Installation of an Induced Draft Aerator for the Water Treatment Plant**
- 2.   State of Emergency**
- 3.   Charter Amendments**

**III.   Budget**

**IV.   Public Comment**

**V.    Manager's Report**

**VI.   Council Comments**

**VII.   Closed Session: "Closed session pursuant to Sections 8 (e) of the Open Meetings Act to discuss pending litigation in Alexanders vs. City of South Lyon."**

**VIII.   Adjournment**

**\*Please see reverse side for rules of conduct for public comment at City Council meetings\***

**City of South Lyon  
Joint City Council and Planning Commission Meeting  
March 1, 2021**

Mayor Pelchat called the meeting to order at 7:00 p.m.  
Mayor Pelchat led those present in the Pledge of Allegiance

Roll Call: Mayor Pelchat joined the meeting from South Lyon, MI  
Councilmembers: Kivell joined the meeting from South Lyon, MI, Dilg joined the meeting from South Lyon, MI, Kennedy joined the meeting from South Lyon, MI, and Richards joined the meeting from South Lyon, MI

Planning Commissioners: Mosier joined the meeting from South Lyon, MI, Chubb joined the meeting from South Lyon, MI, Chair Lanam joined the meeting from South Lyon, MI, Finnegan joined the meeting from South Lyon, MI

Also, present: City Planning and Zoning - Kelly McIntyre, City Manager - Zelenak, City Attorney - Hamameh, DDA Director Nate Mack, Clerk/Treasurer Deaton, Deputy Clerk/Treasurer Pieper

Absent: Councilmembers Rose and Kurtzweil and Commissioners Joseph, Kopkowski and Rose

**AGENDA**

**CM 1-1-21 MOTION TO APPROVE THE AGENDA**

**Motion by Kennedy, supported by Dilg**

**Motion to approve the agenda as presented**

**VOTE:**

**MOTION CARRIED UNANIMOUSLY**

**PUBLIC COMMENTS - Non-agenda items**

**None**

**NEW BUSINESS**

**a. Presentation of Draft Zoning Ordinance updates**

McIntyre states that this is the Planning Commission's document, and they have been working on the Zoning Ordinance for a number of years. In fact, it goes back to when Council Member Kurtzweil was on the Planning Commission. She was part of the Commission that actually wrote and drafted this. She states that this document has gone through a couple of Attorney reviews and a few Planning Commission meetings. She goes on to say that she, along with the Planning Commission, are pleased to present this to you this evening. After the presentation, they will be happy to answer any questions and at that time, she will have direction on whether to make any additional edits or changes. Following that, the next step is to have a Public Hearing at the Planning Commission Meeting and then to the City Council where we can get this adopted on the books and we can start using this.

McIntyre refers to the power-point presentation that was given to all Council and Planning Commission members. McIntyre states that the reason they are updating this ordinance is because the last update was completed in 1995. However, she considers this update that they are reviewing now a complete overhaul, re-organizing, updating, and gives clarity and guidance. The new ordinance is also easier for users to navigate through. She states that they wanted to go ahead and show new land uses, developing trends and also some new streamlined processes and procedures. There are also some re-zonings that needed to be updated. She goes on to say that the Knolls Development needs to be properly shown and she also has some suggestions and would also like to look at expanding the Central Business District.

McIntyre goes on to discuss the comparisons between the old ordinance and the new. She states the old had a total of 7 Articles whereas the new one has 25. The new one is definitely more user-friendly, much easier to navigate through and there is a table of contents.

The ordinance has been re-organized and begins with a General Section which includes: Article 1 – Authority and Article 2 – General Provisions

From there, we go on to Districts which includes: Residential, Office, Commercial and Industrial. Next is the Approval Procedures which includes: Conditional Land Use and Planned Use Development. McIntyre goes on to add it also includes Development Review Standards and Administration.

McIntyre begins with Article 1: Title, Purpose and Scope

She states that the first and most important thing is that we need to identify the ordinance is enabled and has the authority from the Michigan Zoning Enabling Act (PA 110 of 2006). She states that we previously did not have that so we wanted to show that we are in compliance with that act.

#### **Article 2: General Provisions**

McIntyre states that they tried to make this more user friendly and adds that they have updated this with new graphics. She states that they are showing where accessory buildings can be placed on lots. They have added new provisions for Donation Boxes and where they can be placed on Commercial Property. This also includes Storage Containers (POD) and how long they can be placed. In addition to these, they have added Flagpoles, Playscapes and Personal Ice Rinks.

She goes on to say that they have added a Graphic to show RV parking so that we can clearly show where RV's are to be parked. Graphics also show placements for fences in residential districts.

McIntyre goes on to talk about a new General Provision that has been added, and it is intended to regulate the character of new infill housing development. She refers to the vacant property that we have on Lake Street. The purpose of these regulations is to promote harmony in neighborhoods between new housing units and the existing buildings by assuring that new construction is of suitable character in terms of site layout, building dimensions, architectural design and building materials.

#### **Articles 3-10 Districts**

McIntyre states that previously you had each section written out and it had a list of the uses in a different format, so now, what has been done is all the uses are listed within each section and it will also be showing the bulk regulations. So when you open up a district, you will be able to see what is allowed in each district, whether it is a permitted use or special use, along with the setbacks and requirements that are permitted. McIntyre does point out that the IRO (Industrial Research Office) has been removed as we do not have any land or property in the city for this. She states that they have also removed the Vehicular Parking District; there is one parcel in the city and that is for the Tube Mill. The Tube Mill has a parking lot across from their location. Moving forward, parking should be attached to the business.

#### **Articles 4 and 5: Residential**

McIntyre reviews an example of our residential and refers to the table showing the breakdown of each of the districts whether it is permitted and whether it is a special land use. If there are references, they would be able to go to that section for further information. She states that they also removed the cumulative districts, stating that it is easier to have this table showing the breakdowns all in one place.

#### **Article 8: Business Districts**

McIntyre states that they propose to eliminate the Community Business District, she goes on to say that there are two sections of the city that has community business districts and really they function as a general business district and they function the same. She states that they are also proposing to expand the Central Business District to comply with the Master Plan, expanding south to Reynolds Sweet and North to Able.

### **Central Business District**

McIntyre states that here is where you would find Architecture and Design Guidelines. She goes on to say that from our Master Plan, there is a PUD overlay on the entire downtown business district, this allows developers to come in get a little bit more creative.

### **Article 12: Planned Unit Development (PUD) Overlay (renamed)**

McIntyre states that this chapter is basically the same, it has its own chapter now.

### **Article 11: Conditional Land Uses (CLU) (new article)**

McIntyre states that per the City Attorney, this name will be changed. She states that this is very similar to Special Land Use, but without a public hearing. As long as the list of conditions are met, use will be permitted.

### **Article 13: Special Land Uses (SLU)**

McIntyre states that this is basically the same. This will clearly define what the general standards are.

### **Article 15: Site Plan Review**

McIntyre states that with this, they presented a table that itemizes what requires Site Plan Review. She states that a "Sketch" plan was added for minor expansions, parking lots, landscaping, etc., something that has no impact to the original site and therefore, it can now be approved administratively.

Council Member Kivell requests a clarification from McIntyre regarding how it is determined whether or not something will need to go before the Planning Commission. McIntyre states that if the Administrator feels that something needs to go before the Planning Commission, they can request that. She adds that the client also has the right to request that. McIntyre adds that this is for a Sketch Plan. Anything that is new, any special land use, and any residential development will all go to the Planning Commission no matter what.

**Planning Commissioner Kopkowski joined the meeting at 7:07 p.m.**

**Kopkowski states she is joining the meeting virtually from South Lyon**

**City Attorney, Lisa Hamameh joined the meeting at 7:25 p.m.**

### **Article 16: Rezoning, Zoning Ordinance and Master Plan Amendments (new article)**

McIntyre states that again this is a new article, stating that some of these things were spread throughout existing ordinance, but now they have been put together in one chapter. How to re-zone a property, zoning ordinance, and Master Plan amendments. She states that they have also added Conditional Land Use with specific guidelines.

### **Article 17: Nonconformities**

McIntyre states the only thing that really changed was that previously we had something called a Class A and Class B designation that the Planning Commission would designate them, this has been removed. She adds that we now have provisions for continuance of nonconforming uses of structure and land. She goes on to talk about if a non-conforming use is damaged or destroyed more than 50% or greater, then that can no longer be used and it will have to come in to conformity. This article also talks about abandonment and its criteria that the city can determine that it is the intent of the property owner to abandon it and it will have to be re-developed.

### **Article 19: Parking Lot and Loading**

McIntyre states that they updated and loaded from the Institute of Transportation Engineers. Using their standards which include maximum limit of parking, residential parking surface and maintenance requirements. She states that they also provided additional graphics to help make things easier to interpret and understand

### **Article 20: Access Management (new article)**

McIntyre states this talks about the distance between driveways and this really pertains to new construction.

**Article 21: Landscaping and Tree Preservation**

McIntyre states that this is pretty much the same. She states that we currently already had a good Tree Preservation Ordinance which is included. What was not very clear, was the landscaping requirements. Very specific landscape requirements for buffers along streets and parking lots had to be provided along with greenbelt standards

**Article 22: Lighting (new article)**

McIntyre states that all light fixtures need to be fully shielded and pointed downward. We also have foot candle measurements so that lighting doesn't exceed certain foot candles at property lines. She adds that architectural lighting cannot be placed around the exterior of their buildings.

**Article 23: Administration**

McIntyre states that this is common in all zoning ordinances and it establishes the authority of the Zoning Administrator. She adds that the provisions include the requirements for public hearings and for Performance Guarantees.

**Article 24: Zoning Board of Appeals**

McIntyre states that they have updated the membership, decreasing from 7 board members to 5. She states that they also added very specific standards for Dimensional Variance and Use Variance. They were previously not clearly written out in our current ordinance.

**Article 25: Definitions**

McIntyre states that there are new definitions that have been added, and they have eliminated some out of date definitions. She added that they are also providing new graphics.

Mayor Dan Pelchat opens up the floor for any questions from the Council or Commissioners.

Council Member Kennedy confirms with McIntyre that under the non-conforming structure, she talked about damage that is less than 50% and verified that a repair would be allowed. He then goes on to question the zoning on parking lots and further references the parking lot across from Michigan Seamless Tube. Kennedy asks McIntyre if we do away with that parking lot, how would that property be zoned? Kennedy goes on to explain, based on the discussion that they previously had regarding Holly Hills, if MST was going to add an addition, he would much rather see it go to the back of that property than across the street and next to McHattie Park.

McIntyre states that because the adjacent property is residential, so it would go to the residential zoning district. She adds that it would be an existing non-conforming, but if you want to do anything else with it, other than a parking lot, it needs to conform to residential zoning district.

Kennedy questions the terminology on the Central Business District and is that term inter-changeable with DDA or are they two different things and if so, can you describe the differences between the two. McIntyre states that it is not inter-changeable, the Central Business District does not include all of the DDA. The DDA is a separate body, it can be commercial business or a general business. But more than likely they overlap, but they do not have to be the same.

Kennedy confirms with DDA Director, Nate Mack the property that is considered DDA.

Chair Lanam wants to just make sure that the Sketch Plan is not for new construction, it is not an expansion of the foot print, it may be in a strip mall and it may be taking over an adjacent suite not changing their use. Lanam goes on to confirm with McIntyre regarding lighting and if it is Christmas lighting would there be a special permit. McIntyre states that we do allow seasonal lights and they have a standard time line, which she believes is 30 days after the holiday.

Councilmember Kivell confirms with McIntyre that landscape lighting that wash up on the building is allowed.

Councilmember Kennedy refers to the exterior lighting section and questions if these ordinances are going to help avoid the situation that Council had between Witch's Hat and the sign that the Car Wash had put in. McIntyre says yes and no, and explained that they have gone out to that sign and tested the lighting. She advised that the foot candles for that sign are in compliance. However, what's not in compliance is the glow from that sign that comes off of the LED lighting. She states that there are standards that are written for that and we will need to invest in some of the sophisticated light measuring equipment to measure the output from the LED's. McIntyre adds that the situation Kennedy referenced was a unique situation and something like that should never happen again.

Councilmember Richards questions McIntyre regarding the Master Plan and extending the business district from Lake Street and Liberty Street down to Warren Street.

McIntyre states that there wouldn't be any expansion from East to West. She does see the current district does go to Washington Street.

Richards questions if they will be going over each Article with any questions they may have. McIntyre advises that they will be doing that and adds it will only be for content matter only. McIntyre adds that a Zoning Ordinance is a working document, there may be amendments along the way as situations come up. But she hopes to capture all the potential possibilities along the way.

Councilmember Kivell states that with the expansion of the CBD, one of the potential consequences of that is that it alleviates some of the responsibility for on-site parking. He asks McIntyre if the city will end up taking on the responsibility for fulfilling whatever parking might end up being necessary that will no longer end up being their responsibility, is there something planned, or are you waiting to see if the problem presents itself.

McIntyre states that some of the business that currently exist, and that are in the general business district, do not supply on-site parking, they rely on street parking. She goes on to say that there is a provision in the ordinance that says if there is on street or municipal lot parking within 300 feet, they are exempt from having to supply on-site parking.

Councilmember Kivell asks if we have given any consideration to what Northville does, where they pool money and if you are in the CBD, you can buy into City Municipal Parking. McIntyre advises that they have not, but they can look in to it. Kivell states that he was hoping that they could flush out the problems before they arise.

Councilmember Richards questions how long each person will have to speak on each Article as they go through them. McIntyre states that everyone should have their chance, if they need to go on, or meet separately to finish the discussion.

Councilmember Richards states he does not see anything about Garage Sales. McIntyre states that those are addressed in the code of ordinance not zoning.

#### **McIntyre starts with Article 1 – Title, Purpose and Authority**

City Attorney Hamameh states that she and McIntyre have had some pretty extensive conversations this afternoon about some of her suggested changes and wonders if those should be discussed as well.

McIntyre states – no questions on Article 1

#### **Article 2 – General Provisions – No Comments**

#### **Article 3 – Accessory Buildings and Structures – City Attorney Hamameh, page 2-7, Section 102-14**

Determination of similar uses, paragraph B says that if an applicant is aggrieved by an interpretation by the Zoning Administrator, they can petition for an amendment. We talked about adding, or apply to the ZBA. The other change in Article 2, is when we talk about temporary building structures, Section 102-46, Paragraph A-2, where it talks about moving storage pods being allowed as long as there is an active building permit. Hamameh states that permits are good for a year, so does that mean the pod can stay for a year and with that said, this brings up all kinds of other situations. So they will be revisiting this.

Councilmember Kennedy asks about the temporary carports that people put up and where or if that is addressed. McIntyre states that this is the section to discuss it. She states that she and the City Manager

discussed this. She states that they are allowing car canopy's at this point. However, they must be behind the front plane of the house, or in the side or rear yard. But they must be 3 feet from the side or rear yard and they have to be 10 feet from the structure. Doing the math, this makes it virtually impossible to have one, so we will need to look at this. Accessory use, we say, needs to be 10 feet from the main structure. So perhaps, that is not a requirement of a car canopy. Kennedy confirms that if there is an attached garage, the canopy cannot go in front of the garage.

Councilmember Kivell references page 2-18, 102-30, B-2 – Building Materials - For existing buildings material replacement should closely match the character of the existing or original materials used on a structure. Kivell asks if there is a façade re-do on a building, similar to the buildings downtown, is this a general comment or why would we be trying to push to keep like materials similar to what the original was. McIntyre states that she believes the intent is that if you are replacing the materials, and there is value in allowing different building material and we can add that it can be looked at by the Planning Commission. We do not want an entire metal building next to the brick buildings downtown. There is a little bit of discretion involved. She states that they can come up with language a little more clear.

Councilmember Richards, page 2-15, Sec 102-26 Bottom of the page where it talks about lot splits. Sentence 3 says that new lots may not be accessed by an easement. How is this supposed to be interpreted?

McIntyre states that this pertains to a commercial or industrial office, non-residential uses. They must have direct access to a public road.

Councilmember Dilg - Home Occupations, page 2-13, No person other than a member of the family residing in the dwelling shall engage in the conduct of a home occupation.

Does this mean that you cannot Airbnb your house?

McIntyre states that an Airbnb is not a home occupation.

Dilg questions (E.) what it means that there is no signs on any structures. McIntyre states that you are not allowed to have any signs in your yard or in front of your house saying that you do upholstery, for example. It must maintain the character and residential feel of a residential neighborhood.

Dilg goes on to (G.) where it says you cannot live in an accessible structure. She references a few of the homes on Lake Street that have a Mother-in-law house in the back and asks if people can live in those or is this saying they cannot.

McIntyre clarifies that this is regarding a home occupation, and that you cannot conduct that in a home or an accessory structure.

Councilmember Kivell references 102-40, on 227, it says that if you are doing a development that has 20 or more lots or dwelling units, that you have a responsibility for some recreational obligations. Then it goes on to say that the Planning Commission may modify this recommendation when it is determined that an alternative recreation facility is provided in close proximity, however, a contribution to the maintenance fund for those recreational facilities shall be made. Kivell states that it makes no mention of what that contribution unit price might end up being. Is that something that is in our fee schedule?

McIntyre states that it is not in our fee schedule and it would be commensurate to what it would cost to create a recreational area on that property. It would be a one-time contribution and we would have to have the applicant, or the developer provide us with an estimate for theoretical plans and what it would cost.

Kivell questions what account would those funds go to? McIntyre states that this pertains to the maintenance of McHattie Park, so that would be DPW, but we would have to talk to the finance director to look at this a little more closely.

McIntyre states that the advantage for doing this is that the developer would be able to add more houses.

#### **Article 4 - Single Family District**

Councilmember Kivell refers to 4-3 and just clarifies that there is no R4

Councilmember Kennedy refers to page 4-8, impervious surfaces including but not limited to and then you have all the verbiage there. Kennedy states that this does not read verbatim what was approved when the City Council approved that on September 10, 2018. He states that he brought that to McIntyre's attention previously and verifies that the change has been made.

**Article 5 – Multiple Family District**

**Article 6 – Manufactured Housing**

McIntyre states that this is the state requirements and standards. There is no point in trying to recreate or revise this.

**Article 7 – Office**

McIntyre states that we have office in our zoning, but we do not have any office districts currently in our city.

**Article 8 – Business Districts**

**Article 10 – Industrial**

**Article 11 – Conditional Land Uses – being changed to Site Development Standards for Specific Uses**

**Article 12 – PUD**

**Article 13 – Special Land Use**

**Article 15 – Site Plan Review**

Councilmember verifies with McIntyre that there is no Article 14. McIntyre states that it is intentionally left blank.

Councilmember Richards states that he completely understood Article 15 with one exception, the part that says one year completion of a site plan. He states that many developed properties whether commercial use or home use, that the contractor did not intend to live in, took more than one year to complete. McIntyre explains that this gives the applicant one year to start the project. After they get site plan review, if they do not initiate construction, then they lose site plan approval. They can apply for a one-year extension and can advise the circumstances to the Planning Commission. After it expires, they will need to re-apply with a new site plan. McIntyre states that maybe they will need to further clarify what an active building permit is and what kind of progress should take place.

**Article 16 – Re-Zoning Master Plan Amendments and Conditional Re-Zoning**

Councilmember Kivell, 102-215, page 16-6, E. The Reversion of Zoning. It says if a re-zoning or conditional re-zoning become void as outlined above, then the zoning classification of the property shall revert back to the previous zoning classification. The reversion process shall be initiated by the City Council by requesting the Planning Commission proceed with consideration of re-zoning of the land to its former zoning classification. The procedure for considering and making this reversionary re-zoning shall be the same as it applies to all other zoning requests. Kivell questions why if you have a situation where they haven't fulfilled what they were trying to accomplish within the timelines that were allotted. Why would we end up having to go through all the additional hurdles to put it back to what the zoning had been prior to this project coming forward?

McIntyre states that she does agree with Kivell, however, she will confirm with the City Attorney.

City Attorney Hamameh states that they put this language in here because we don't know how much time will lapse between the time approval is obtained and when it's reverted. Master Plans might change, other uses might change, and you may not want it to go back to the original zoning 20 years down the line.

**Article 17 – Non-Conforming Uses of Structures and Lots**

Councilmember Kennedy, 17-4, page 2, confirms with McIntyre that we deleted that reference to Article 14, as there is no Article 14.

Councilmember Richards states that there are a lot of non-conforming lots and structures on lots throughout the city. Richards's states that in no cases should it be allowed or discounted that the changes or the approval of non-conforming devalue adjacent properties.



McIntyre states that it is already existing, the use is already there, the structure is already there, so it has no effect on the adjacent property. What this is saying is that it can continue. We don't want to and never want to create non-conforming situations.

#### **Article 18 – Condo Standards**

McIntyre states these are quite simple and basically says you need to follow site plan review standards as if it were a commercial or other development. Everyone uses condominium development standards instead of the subdivision act which goes through the preliminary plot.

#### **Article 19 – Off Street Parking and Loading**

Councilmember Kennedy, page 18-1, Residential Parking, #2 No parking should be permitted in required yards on a regular basis on lawns or other unpaved areas

Kennedy states that this needs to be specifically called out because we don't want somebody determining what regular means.

Councilmember Kivell asks what the determination was. McIntyre states that parking on the grass is not permitted at all.

Councilmember Dilg questions if there is anything mention regarding parking across the sidewalk.

City Manager Zelenak states that this is within the Michigan Vehicle Code.

#### **Article 20 – Access Management**

#### **Article 21 – Landscape Standards and Tree Replacements**

McIntyre addresses Councilmember Richard's concerns and advises that no one should just be clear cutting a lot. If someone is working on a lot, they would need to get a tree removal permit.

#### **Article 22 – Lighting**

#### **Article 23 – Administration and Enforcement**

#### **Article 24 – Zoning Board of Appeals**

Councilmember Richards questions why this is included in our presentation at all. McIntyre advises that the Zoning Board of Appeals is who the applicant or developer can go to if the Planning Commission says no, or if someone comes to the City and the Zoning Administrator and they don't meet the setbacks, this gives them an avenue of recourse. They can go to ZBA and ask for a variance.

Councilmember Kivell adds that they are also a detached board from Planning and they are looking at it with fresh eyes.

Councilmember Kennedy questions if someone can be on the Planning Commission and on the ZBA?

McIntyre states that they can and that creates a liaison, in fact the City Council is permitted to have a representative on the ZBA. She states that there is very specific criteria and if it meets the criteria, it is approved. So while it might not have been approved during Planning Commission because it did not meet the setbacks, if all the standards for the dimensional variants are met, then it can be approved.

Kennedy questions what kind of training the ZBA members have had. McIntyre states that there is a very specific list of criteria. We provide training, and in fact all of our Planning Commissioners are going to be doing training this week, ZBA members as well. She adds, it is not a personal opinion it's because it meets the criteria. Kennedy questions if this information is documented to someone, and who does the ZBA report to. City Attorney advises that this would be the Circuit Court.

City Manager Zelenak advises that any sort of decision that is made by the ZBA. They have to state why they are re-zoning it and the planner usually gives the reasons and what the findings are. Zelenak goes on to explain the decision process.

Attorney Hamameh advises that this is all documented in the meeting minutes and if there was an appeal, on the Circuit Court level, the only thing that can be considered is the record on appeal. Which would include Kelly's review, the application that was submitted, anything that was presented to the ZBA as part of the package, their discussion and the meeting minutes.

Chair Lanam confirms with McIntyre that when you have the Planning Commission liaison, there are times when they have to abstain from voting.

Commissioner Mosier also confirms that minutes are kept.

Councilmember Kivell questions who has standing to be able to go to Circuit Court?

Attorney Hamameh advises that it is the aggrieved party and there is a lot of case law that defines what an aggrieved party is. She adds that technically it can be a member of City Council, but you really don't want to do that.

Attorney Hamameh advises that they cannot distinguish between a place of worship and any other place assembly. Churches need to be treated the same way we treat theaters. So we will need to be make sure we are being consistent throughout that application. With that said, in the Industrial District, you are not allowing any place of worship or place of assembly, and if that is something that needs to be talked about, this is probably the time to do it.

The discussion continues and Hamameh goes on to explain that the Zoning Ordinance divides everything up into districts, what activity can be in each particular district. In the Industrial District, both I1 and I2, a place of worship and a place of assembly is not allowed in those districts. We do allow for government office and other government uses and what we see sometimes in litigation is a place of worship will challenge an ordinance because something similar is allowed but their use is not. Hamameh states that she and McIntyre have talked about removing some of the government uses from the industrial just to eliminate that argument. Kivell states that he doesn't believe that we lose tax revenue as a product if they are using a property that actually earns money then we don't lose the revenue from the tax from that. Hamameh clarifies that some assembly uses could also be commercial uses.

Councilmember Kennedy along with Mayor Pelchat compliments all the work that was put in to this and it looks pretty good.

Mayor Pelchat adds he appreciates all the hard work that was done on this and thanks the Planning Commission, City Attorney Hamameh and City Planner, Kelly McIntyre.

#### **ADJOURNMENT**

#### **CM 1-2-21 MOTION TO ADJOURN**

Motion by Dilg, supported by Kennedy

Motion to adjourn meeting at 8:52 p.m.

**VOTE:**

**MOTION CARRIED UNANIMOUSLY**

Respectfully submitted,

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Dan Pelchat, Mayor

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Judy Pieper, Deputy Clerk

City of South Lyon  
Regular City Council Meeting  
March 8, 2021

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 Pro Tem Kivell joined the meeting from South Lyon MI, Councilmembers: Dilg joined the meeting from South Lyon MI, Kennedy joined the meeting from South Lyon MI, Kurtzweil joined the meeting from South Lyon MI, and Walton joined the meeting from South Lyon MI

Also, present: City Manager Zelenak, Attorney Hamameh, Sargent Baaki, Chief Vogel, Finance and Benefit Administrator Tiernan, DDA Director Mack, Superintendent Varney and Clerk/Treasurer Deaton

Absent: Councilmember Richards, Chief Sovik

CM 3-1-21 MOTION TO EXCUSE ABSENCE

Motion by Walton, supported by Kennedy  
Motion to excuse Councilmember Richards absence

VOTE: MOTION CARRIED UNANIMOUSLY

MINUTES

Councilmember Kennedy stated on page 4 the word down should be changed to done. He stated on page 7 the word pain should be changed to pane. He then stated the word is should be changed to are where he was speaking about the number of houses. He then stated on page 10 the sentence "the City has been around for hundreds of years" should be changed to 150 years. He then stated the sentence "the City isn't interested in land speculation and buying the property ourselves" should be changed to Councilmember Kennedy stated speaking as one of seven, the City isn't interested in land speculation and purchasing the property ourselves.

CM 3-2-21 MOTION TO APPROVE THE MINUTES

Motion by Dilg, supported by Kennedy  
Motion to approve the minutes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS

Councilmember Kivell asked about the payment to the Bank of Melon New York. Finance and Benefit Administrator Tiernan stated that is for the bond payments for the DWRF. Councilmember Kivell then asked about the payment to Contractor Steel Company for a ¾ inch plate. Superintendent Varney stated it is for road repairs and it is four foot by 8 foot.

CM 3-3-21 MOTION TO APPROVE BILLS

Motion by Kennedy, supported by Kivell  
Motion to approve the bills as presented

VOTE: MOTION CARRIED UNANIMOUSLY

AGENDA

CM 3-4-21 MOTION TO APPROVE AGENDA

Motion by Kennedy, supported by Dilg  
Motion to approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

3/8/2021

## CONSENT AGENDA

### 1. Re-appointments

Mayor Pelchat stated we are reappointing Wayne Chubb to the Planning Commission, Ron Morelli to the Zoning Board of Appeals, Erica Wilson to the Parks and Recreation Commission, Scott Black to the Parks and Recreation Commission, Rose Peruski to the Parks and Recreation Commission, and Angela Baker to the Board of Ethics.

## CM 3-5-21 MOTION TO APPROVE THE CONSENT AGENDA

Motion by Kurtzweil, supported by Walton

Motion to approve the consent agenda

VOTE:

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT- None

## DISCUSSION- Downtown

Nate Mack the Downtown Development Director stated the Farmers Market will begin on May 1<sup>st</sup>. He stated the owner of the former Draft Street building is continuing to do demolition work on the interior of the building. He stated he spoke with the Building Department and they are planning for a lot of interior work, then look at what needs to be done on the exterior. Mr. Mack stated as a member of the Michigan Downtown Associations legislative and advocacy committee, he will be meeting virtually with two legislators on the 22<sup>nd</sup> to make them aware of what downtowns do and the good work DDA's are able to do. He stated the DDA will be hosting a Ladies Night in May with social distancing and that will be discussed at the next meeting. He stated he has been brainstorming how to repurpose the igloos and the greenhouses and one idea was maybe something with the Farmers Market such as a garden or something. He stated we received a letter from the winery that is hoping to come into town and they are looking to locate downtown, but he can't share that information yet. Mr. Mack stated the Lyon Task Force is looking at an e-commerce app to assist businesses throughout the City. We will be putting together a focus group consisting of 6 South Lyon businesses and 6 township businesses to gauge their interest if it will be useful for them. Councilmember Dilg asked about the DDA committees and if they still need people. Mr. Mack stated they have a few volunteers, but we still need people for the organizational committee.

## FIRE CHIEF REPORT

Chief Vogel stated the rescue truck refurb is moving along, and they will be painting the body and doing the installation this week. Chief Vogel stated there has been some confusion regarding the vaccinations. He stated the City will not be distributing vaccinations and we don't plan where they will be given. It is all done through the Oakland County Health Department. He stated the City of Detroit is giving out vaccinations because they have their own Health Department, the City of South Lyon does not, we utilize Oakland County. He further stated he thinks things will be picking up with the vaccinations.

Councilmember Kivell asked if losing that vehicle has been a problem. Chief Vogel stated we have been using the Engine 1 vehicle. He further stated we had multiple calls last week at the same time, which means we had all our vehicles out in the City. He stated we are anxious to get that vehicle back. He further stated it is interesting how busy they have gotten and right now they have to utilize all the vehicles we have and we almost had to use the ladder truck.

### POLICE CHIEF REPORT

Sargent Baaki stated they received the mug shot computer and it is going to CLEMIS to get revamped. He stated the old one couldn't be updated which is why we had to purchase a new one. He further stated we will be installing the new AFIS, which is the new fingerprinting system this week. He then stated we received our new SUV and the graphics were put on today, we just need to get the camera logged into our server and should be ready to go tomorrow. Sargent Baaki stated we have started the accreditation process through the Michigan Association of Chief's of Police and this process will be about a year or a year and a half of implementing new policies and practices to be more transparent to the citizens and more accountability for our department. He then stated the phone system should be installed in the next few weeks.

### UNFINISHED BUSINESS- None

### NEW BUSINESS

#### 1. Liquor License Application- 125 E Lake Street

Mr. Mack stated we believe the applicant is worthy of the City's final class A quota liquor license. The investment the property owner has put into the building will be transformational for the downtown, by rehabilitating an underutilized historic building the downtown core. He stated the applicant has provided all the required documentation and the feedback he has received from Department Heads have been positive. He then stated the upscale Italian restaurant with its unique third floor dining will draw people into our downtown from other communities and this project will activate that corner of Lake Street and will bring added vibrancy to the downtown. After reviewing the applicant's past restaurant experience and the current proposal he believes Council should pass the resolution that is before Council tonight. Councilmember Kivell stated when you look at the license and the relationship between the landlord and the restaurant, and how common is the landlord to be participant to a liquor license and how common is it that the license becomes property if the restaurant closes. Attorney Hamameh stated it is common and the primary reason is if the tenant vacates the property, the landlord wants to maintain the license. Councilmember Kivell asked if the landlord could sell the license. Attorney Hamameh stated you can't sell or transfer the license for the first 3 years, but they could after that. She stated some communities have an ordinance that requires the license to stay in the community which would be a contract between the City and the licensee, although we don't know how that would be recognized other than a contract.

### CM 3-6-21 MOTION TO APPROVE LIQUOR LICENSE APPLICATION

Motion by Kennedy, supported by Dilg

Motion to approve the application for class c quota on-premises liquor license for Dua Vino LLC, 135 E Lake Street, South Lyon, MI

ROLL CALL VOTE:

Kennedy- Yes

Dilg- Yes

Kurtzweil- Yes

Walton- Yes

Kivell- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

2. Purchase and installation of new control and level sensors for the Amelia Circle Lift Station Superintendent Varney stated the lift station at Amelia Circle has been having recent level sensor failures. He stated this ongoing problem has been quoted for repair by our SCADA technicians as UIS and it is

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budgeted as a repair for the current year. He further stated the controls for the lift station (MOSCAD-L) are not supported any longer. He stated this is the last lift station that has that kind of controller.

#### CM 3-7-21 MOTION TO WAIVE COMPETITIVE BIDDING

Motion by Kivell, supported by Kennedy

Motion to waive Sec. 2-224 of the City of South Lyon City Code of Ordinances, "approval for purchases or contracts over \$2,000 competitive bidding for purchases or bidding over \$5,000" because "no advantage to the City will result" from competitive bidding

ROLL CALL VOTE:

Dilg- Yes

Kurtzweil- Yes

Kennedy- Yes

Kivell- Yes

Walton- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

#### CM 3-8-21 MOTION TO APPROVE PURCHASE OF NEW CONTROLS AND LEVEL SENSORS

Motion by Kennedy, supported by Walton

Motion to approve the purchase and installation of new controls and level sensors for the lift station at Amelia Circle for \$12,935.00 under line item 592-557-970

ROLL CALL VOTE:

Walton- Yes

Kivell- Yes

Kennedy- Yes

Kurtzweil- Yes

Dilg- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

BUDGET- None

PUBLIC COMMENT- None

#### MANAGER'S REPORT

City Manager Zelenak stated we will be holding our first budget workshop this Thursday at 6:00 p.m. to discuss equipment for the Fire Department. City Manager Zelenak stated the joint meeting with Council and the Planning Commission went very well and look forward to getting all those items corrected on the Ordinance and before the public hearing everyone will get an updated copy. He stated at an upcoming meeting Council will be discussing the Mural Ordinance, everyone has been supplied with the draft Ordinance. He then stated he will be sending emails regarding the first budget workshop the first week of April. Councilmember Kivell asked how we are going to get the sidewalk in at 825 W Lake with the Holly Hills deal not passing. City Manager Zelenak stated he has discussed this with our planner because there was some confusion regarding whether they felt it is their requirement within the Ordinance, within the plan review, across the front of the property as well as the side. He further stated there was a deposit and it was written in about extending the sidewalk all the way down to the trail, so that will continue and he will check into it. Councilmember Kennedy asked the City Manager if he has spoken with Lyon Township about the crosswalk at Marjorie Ann and Pontiac Trail. City Manager Zelenak stated he spoke with them about moving forward with the crossings on Pontiac Trail by Marjorie Ann. We have money

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budgeted in this year's budget, and we are working on the potential details on when that will be installed and what will the design be. Due to the schools not participating it isn't the full design, but it will go all the way to the school. Councilmember Kurtzweil asked when the handicapped swing will be installed at McHattie Park. City Manager Zelenak stated the Parks and Recreation Commission met with the supplier as well as the original family that initiated this at the last P&R meeting. He further stated they decided on which one they will purchase and will be moving forward with the purchase. We are going to be getting details on the supplier regarding the bedding for that particular equipment because it is a specific type of equipment that requires a particular surface. He further stated they decided to place it in the southwest portion of the playground between the two water buildings. Councilmember Kurtzweil asked if there is any way we can have that put in before May. She stated it has been a hard time for everyone and if you ask anyone that has an impaired child you will see the plight of COVID has been hard on them. This has been devastating for our youth. There is an urgency to getting this put in and there are many children that would be happy to use that. City Manager Zelenak stated he can't say it will be done by May, but he will try to get more information for Council at the next meeting. Councilmember Kivell asked if there are many crosswalks that we will be working with the township to replace, or install. City Manager Zelenak stated there are many areas throughout the City where there are pieces of sidewalk missing. He then stated with the school not participating with the Safe Routes to School program and we won't be getting any funding from the schools, we won't be able to run the sidewalk all the way down to the school, we will just be doing the cross walk. Councilmember Kivell stated he thinks everyone was disturbed by the fact the schools got what they wanted but then bailed on the Safe Routes to School project.

#### COUNCIL COMMENTS

Councilmember Dilg thanked all the members on the boards and commissions that were reappointed for their commitment to the City. She then wished everyone a Happy International Women's day to all her strong intelligent colleagues, the women on the call and everyone at City Hall and thanked everyone for what they do.

Councilmember Kennedy wished Council Member Kivell a Happy Birthday and he hopes he had a great day today and that he enjoyed spending his evening with us tonight. He then congratulated Karen Hatch who won a gift card to the Coral Sash as part of the recent "Show Your Love for Lyon" Shop Local/Dine Local Bingo contest. Our businesses are still struggling, so please remember to Shop Local and to Dine Local. It truly means the world to each business owner in our community. He then wanted to let everyone know about the upcoming annual creek clean-up event in South Lyon. The event will be held on Sunday, April 18, 2021 from 9:00am to 1:00pm at 400 McMunn Street, the Michigan Seamless Tube Parking Lot. So, dress warm, bring a pair of boots and gloves and we'll see you on Sunday morning, April 18<sup>th</sup>.

Councilmember Kurtzweil stated she is continuing to work behind the scenes with individuals including state legislatures to encourage the Governor to continue to open the restaurants. She wasn't able to join the meeting on Monday because she was with the group and they were discussing maybe some litigation. She then stated she went to Frankenmuth and what has happened to the Birch Run shopping center is devastating, it is doubtful if there will be a recovery. The downtown seemed to be ok, but businesses are struggling everywhere. When people don't have their jobs, they can't make their mortgage payments, car payments and so on. She then encouraged everyone to contact their legislators and tell them to lobby the Governor to get the state open. She then reminded everyone to stop by St. Joes on Friday for the fish fry from 4:00 – 7:00 p.m. She stated she has seen many people from the community there. Councilmember

Kurtzweil stated there are some new products coming out such as a product by Tide that is a fabric spray that you can spray your clothes and it acts as a sanitizer for your clothes. Police Departments and ambulances are already using it. She then stated Sherwin Williams now has a paint that is an antibacterial paint.

Councilmember Walton stated she has also been approached about getting the handicap swing in sooner than later, a lot of families would appreciate that.

Councilmember Kivell stated he enjoyed the meeting with the Planning Commission and it was constructive, but he wishes there were a bit more participation. He then stated if you are concerned about your health, wearing a mask is still a very important thing to do and he hopes no one is being brow beaten into thinking there is no threat to being involved in gatherings. Use your own common sense.

Mayor Pelchat thanked all the incredibly strong women at City Hall and all the women in his life and he hopes everyone has a great National Women's Day, as well as our commission and board members, it can be a thankless job, but it is a privilege to work with all of you. He then stated he understands everyone is frustrated with trying to get the vaccination. He stated if you live outside of the city limits and you are struggling at the County level, try Rite Aid. He then stated he went through Oakland County and signed up with save my spot, and he now has had both shots and he suggest everyone to do the same.

CLOSED SESSION- Closed session pursuant to Sections 8e of the Open Meetings Act to discuss pending litigation in Alexanders vs. City of South Lyon

CM 3-9-21 MOTION TO ENTER INTO CLOSED SESSION

Motion by Kurtzweil, supported by Kennedy

Motion to enter into closed session pursuant to Sections 8 e of the Open Meetings Act to discuss pending in Alexander vs City of South Lyon at 8:18 p.m.

ROLL CALL VOTE:

Dilg- Yes

Kennedy- Yes

Kurtzweil- Yes

Walton- Yes

Kivell- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

\*The regular council meeting reconvened at 9:03 p.m.\*

ADJOURNMENT

CM 3-10-21 MOTION TO ADJOURN

Motion by Kurtzweil, supported by Dilg

Motion to adjourn at 9:03 p.m.

VOTE:

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

\_\_\_\_\_  
Dan Pelchat, Mayor

\_\_\_\_\_  
Lisa Deaton, City Clerk

3/8/2021



City of South Lyon  
Council Meeting Workshop  
March 11, 2021

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 Pro Tem Kivell joined the meeting from South Lyon MI, Councilmembers: Dilg joined the meeting from South Lyon MI, Kennedy joined the meeting from South Lyon MI, Kurtzweil joined the meeting from South Lyon MI, Richards joined the meeting from South Lyon MI and Walton joined the meeting from South Lyon MI

Also, present: City Manager Zelenak, Chief Vogel, Finance and Benefit Administrator Tiernan, and Clerk/Treasurer Deaton

AGENDA

CM 3-1-21 MOTION TO APPROVE AGENDA

Motion by Kennedy, supported by Kivell

Motion to approve agenda as presented

VOTE:

MOTION CARRIED UNANIMOUSLY

PRESENTATION- Fire Department 2021-2022 Aerial Ladder Replacement Presentation

Chief Vogel and Deputy Chief Weir presented the 2021-2022 Aerial Ladder Replacement Project to Council. Chief Vogel stated he is thankful for City Manager Zelenak, Deputy Chief Weir, Patricia Tiernan, the truck committee and his department. He stated he can't stress enough how much work has been put into this. He stated when he started here in late 2017 and he worked on his first budget. He stated one of the first items to do was to refurbish the current ladder truck. We received 3 bids that the previous Chief and mechanic Doug Biers searched out. He stated the red flag to him was the difference in the 3 bids. Two of the bids were close in the \$300,000's and the last one came in at \$178,000. He further stated when he was presenting the budget, he budgeted for \$178,000 which Council approved. After July 1 of that year, he reached out to the vendor, and found out they changed their mind. They refurbished a couple of trucks after the bid was given and discovered that it couldn't be done for that cost. So, they gave us a verbal bid of approximately \$400,000. He turned that down, and then in 2020 with the support of the City Manager, we started a committee to decide if we replace or refurb the current truck. He then stated if we refurbished, it would be \$330,000 plus. By the time it would start and come back to us, it would be about right now. He further stated the truck would then be 23 years old, and by law the life expectancy of the truck is 25 years. We decided that wasn't the way to go. Chief Vogel stated he started doing some research and in 1993 the City was growing and bought their first ladder truck, but it was a 1969 used truck from Flint. Only got about 7 years out of it and as they were responding to a call, the axle literally fell out. The truck was condemned. Then they bought a refurbished Fire Truck, when it arrived it already had a lot of miles on that and it has been a great truck, but it is now becoming very problematic and expensive. He stated that leaves us to where we are today. He stated people are concerned about mutual aid. Lyon Township isn't going to buy one, and Green Oak has a very old one, but he worries about our residents. He stated our current truck went out of the City 8 times in the last year and the ladder went up twice for either a rescue or to fight a fire. He stated in 2019 it left the City 8 times, and the ladder was utilized 4 times. Two of the times were the Lyon Cantina Fire. He stated another concern that was brought up was, are we settling for a truck because it is convenient. He is

extremely confident that the Spartan Steel truck is the perfect truck for the City. It is built for small stations, and we don't have to raise the roof, there are many concerns with that.

Deputy Chief Weir stated we formed a committee last year and we researched replacing our current aerial apparatus. He stated there is limited height on the overhead doors so we reached out to manufacturers to find out the height of their trucks. He stated there are different styles of trucks, but the issue with the rear mount apparatus is the significant difference in height. He further stated Spartan has the truck that would fit in the garage without any work being done to the building. He stated the Pierce truck was a little bit too tall. Without sounding callous, a fire truck is a fire truck and performs the same functions, but there is a difference in the pumps, engines, transmissions and etc. We have had several meetings and he got the spec sheet for a stock model, and we had a second meeting with CSI. He stated there are some things we will want to do with the truck to make it a South Lyon truck as opposed to a stock truck. He stated we are looking to have the new truck as a medical vehicle. Chief Vogel stated they did an excellent job researching and researching the company. Deputy Chief Weir stated the next step will be to have a sit down with CSI and go over the truck step by step. He further stated the vendor stated we are between 1.4 million and 1.5 million with everything we think we need. Finance and Benefit Administrator Tiernan stated we have some funding options if we move forward. All are based on the top-level number, so she is going with 1.5 million. Through her research, she found some viable options. All three will have basic assumptions, such as putting down a down payment. About \$250,000 is what is normally recommended. We are assuming the order date will be July 1<sup>st</sup>. Any funding will not commence until the next fiscal year. Then the approximate date of truck delivery would be July 2022. Every subsequent payment would be annually, not monthly. After the initial payment, no additional payment until July 2022. Another option is a cash purchase, and another option would be to finance through a municipal government lease purchase through REV Financial Services. This is the financing arm through Spartan. They have a system in place. She stated they would give us a tax-exempt lease purchase with title passing to the City upon final payment. She further stated if Council chooses to go this route, she suggests we do the 5-year term lease with a current interest rate of 2.29%, which could change, then we would put down the down payment, then on July 2022 the payment would be \$267,434.19. After the 5 payments, the cost of the truck would be \$1,587,170.00. She further stated we could also make a larger down payment and that would cut down on the interest that we would pay. The final option is an installment loan through Comerica Bank. They would offer an installment purchase agreement would be 5 years with 2.4% interest which is subject to change. The estimated total would be \$1,650,000. Ms. Tiernan stated all the contracts and agreements would be drafted by our Attorney's and then it would be passed along to their attorney's. She further stated we are talking about General Fund dollars and additional debt. We have long term debt obligations of 8 million dollars and consider that when making the decision. Councilmember Kurtzweil asked Ms. Tiernan if our legal debt margin is 46 million, and that means we cannot borrow more than that. We already have 8 million, but we will still be well below that legal debt margin. She then asked when the other debt is paid off. Ms. Tiernan stated the 2003 bond will be paid in 2025 and the DWRF will be paid off 2034. Councilmember Kivell asked if the DWRF is coming out of the enterprise fund? Ms. Tiernan stated it is. The other bond comes out of its own fund. Councilmember Kivell stated he is grateful that our Fire Department is so sophisticated and take the pride in what they are doing, but everyone else is balking at this, and they have the same exposures for the vulnerabilities, such as schools, factories, that are all difficult to fight without a ladder truck, and gratefully that doesn't happen very often. He is worried we are missing something, and that causes some concern, if it was something that wasn't going to have an effect on our other capabilities of things we are still lacking and this is just one more heavy hit in the big scheme of things. He then asked if there were no facility pediments, is this the rig you would want to purchase. Deputy Chief Weir stated all manufacturers have their own uniqueness. They are well established and well known and they make a quality piece of

equipment. He further stated we have spoken with firefighters that use this vehicle every day and they are all very happy with it. Councilmember Kivell stated he is glad this vehicle fits our needs and will fit in the firehouse. He then asked about the generator. Deputy Chief Weir stated the new generator won't require the PTO generator that we currently have. Councilmember Kennedy stated you have spoke with other firefighters that currently use this vehicle, did you also ask them about the reliability of the vehicle, the availability of parts. Deputy Chief Weir stated this particular model is pre engineered and will have parts readily available. He stated the people he has spoken with have used newer models. Chief Vogel stated he reached out to the Detroit Fire Department that have almost the exact same truck and have had it for almost 3 years. They have had zero downtime, the reliability is great, they are a pretty busy company. He stated they are open to allowing us to come down and see and check out the truck. Mayor Pelchat thanked Deputy Chief Weir on the packet and thanked Chief Vogel as well. Councilmember Richards stated he is in favor of a new truck, but if we could buy a truck that is just a few years old because that would save a lot of money, as well as looking at an aluminum ladder as opposed to a steel ladder. He then stated he trusts Ms. Tiernan's concepts of the financing. He then asked if anyone thought about extending the outside west wall by 8 feet and lowering the floor approximately 4 feet, that would be enough to clear the roof, and you could put a slant roof over the new addition. He then mentioned the bond rating, if we extend ourselves more, will it lower our bond rating and raise the interest rate on everything else. He further stated he would like to be in contact with the committee. Chief Vogel stated he looked at the used apparatus option, but with a truck that will fit, we only found a 15 year. There is not much price difference between steel and aluminum ladders. He further stated there are concerns about unstable soil so we can't dig down, and we can't build out the west wall because they use that as a thoroughfare as well as the Police. He further stated raising the roof would be very complicated. Deputy Chief Weir stated we looked at steel versus aluminum and we wanted steel because when you go to an aluminum ladder, you lose weight capacity in the bucket by about 250 pounds. There are a lot of weight calculations that go into that. Ms. Tiernan stated anytime you take out additional debt, it will affect your bond rating, but it will not have a significant impact, but you have to keep that in mind depending on what else the City is looking to do in the future. Councilmember Richards stated if we go with a more expensive truck, and the surrounding communities don't have anything similar, and if we are called to go outside of Ann Arbor or the airport, can we have a service agreement to knock down our debt. Chief Vogel stated we already have that in place, it is called cost recovery. He stated we can bill and we have in the past. When we helped with the recycling fire, 4 or 5 years ago, we billed and we did recover some costs. He stated we would never bill another City. Councilmember Kurtzweil asked about the cost recovery issue, what kind of dollars would that mean? Chief Vogel stated he has gotten pretty good with doing cost recovery and there is a chart on FEMA's website suggesting how much to charge per vehicle and per person. It breaks it down and we have utilized it, such as the significant car crash in Green Oak and they charged a lot of money to the trucking company. Councilmember Kurtzweil stated the cost recovery isn't going to make a payment. She further stated Lyon Township and Green Oak Township are sitting back and making business decisions based on what we are doing. Chief Vogel stated he agrees, but do we not make the purchase because of that. It is frustrating, but he can't sleep at night knowing that we don't have the best service for our citizens. Councilmember Kurtzweil was happy to hear about the PTO generator and they are very popular in the farming industry. They are moving away from them so they don't have to rely on the generators anymore. She is glad they aren't being considered. She then stated the package is we are purchasing a fire and rescue truck. Deputy Chief Weir stated that is correct, the current ladder truck isn't EMS licensed. He wants the new truck to be licensed so it can respond to medical. He stated his intent is to have anything we need on a standard medical truck on our new truck. Councilmember Kurtzweil stated some fire trucks have saws and things like that. Deputy Chief Weir stated this truck will carry that. Chief Vogel stated everything on the old truck will be used on the new

truck, the only thing new will be special compartment for oxygen, splints, band aids and things like that. The two engines carry car crash equipment. He further stated we have a working agreement with DPW. Our current ladder truck has confined space equipment so we can provide standby emergency equipment anytime they have to climb down into a pit or something like that. The ladder truck has specialized equipment like that. Councilmember Kurtzweil stated she is glad it will be medically licensed. She then stated the ladder truck is for rescue, so if you have to rescue a lot of people off a roof, you are able to rescue more people with a steel ladder rather than aluminum. That is the real benefit is you have the maximum ability to rescue. She then stated she watched a lot of videos on ladder trucks and a good suggestion is for you to make a video for the public. Chief Vogel stated that is what they are anticipating along with an open house. He would like everyone to come to the station when it is delivered to see it. He will be making a video and put it on YouTube, it can be used as a recruiting effort as well. Councilmember Kivell asked if there is a melting point for the aluminum versus steel and if that influences how close you can get to a fire. Deputy Chief Weir stated the aerial ladders have sprinkler heads on them so that isn't a problem. Councilmember Kivell stated with everyone being EMT trained, why is it so difficult to get the medical certification. Deputy Chief Weir stated each vehicle is licensed with the State of Michigan. The Inspector comes out and inspects our administrative policies and protocols, etc., and the vehicles, and they are required to carry a certain amount of equipment, it has to be current and not expired, the medication has to be secured in locked boxes, and temperature controlled so you can't just respond to a non-licensed vehicle. Chief Vogel stated the state inspection is stressful. They take hours to look over our paperwork, and then they check all the vehicles as well. He further stated it is a big deal and we felt due to the increased runs, we thought it is important for the truck to be prepared for medicals. Councilmember Kivell stated that makes sense. Councilmember Kivell stated when we are assisting with a fire, if we don't bill the City, would we charge the business? Chief Vogel stated we would be able to charge the facility or the businesses. Chief Vogel stated he would never bill another municipality because he is sure the City would end up being an island and no one would want to come help us. Councilmember Kennedy stated the ladder truck has been used for fighting fires, it isn't for multistory fires, you spoke of using at the Lyon Cantina fire and he assumes that is to make fighting the fire more safely and more effectively from the air and it gives you more flexibility. Chief Vogel stated for an example, during the Lyon Cantina fire, the center of the building collapsed and it brought down the HVA units so from the outside we couldn't get to the inside of the building, so the ladder went up and we were able to extinguish part of it from above. He further stated on a single dwelling, it would have to be really burning to use on a residential fire, for example the fire on Brookdale last year, it was burning so intensely on the second floor, we used the ladder truck and because of that, we saved half of the duplex. Some discussion was held regarding the Covid relief funds that the State of Michigan will be receiving, which each township and city will also receive. Chief Vogel stated if Council agrees to move forward with this, we will be able to sell the old one. He was surprised to hear that we could possibly get \$100,000 for it. He further stated apparently the southern countries like to purchase the older trucks. Councilmember Kurtzweil stated you have to be conservative on the amount of money the City will receive. The larger cities that have lost populations, and the devastation of their downtown areas, so there is more inclination to give more support to those communities. Councilmember Kivell stated the ignition standards have gone crazy with the computer controls that will shut down a rig when it exceeds a certain standard. Chief Vogel stated fire departments and military vehicles are exempted from all the shutdown features.

PUBLIC COMMENT- None

Chief Vogel stated if Council feels this is important, we will meet with the vendors and get solid numbers and we should have an idea of where we are at and where we are going during the budget workshops. He stated after the first Council meeting in July, he will come before Council to ask to make the purchase. It was the consensus of Council to move forward with this.

ADJOURNMENT

CM 3-2-21 MOTION TO ADJOURN

Motion by Kurtzweil, supported by Walton

Motion to adjourn meeting at 7:26 p.m.

VOTE:

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

\_\_\_\_\_  
Mayor Dan Pelchat

\_\_\_\_\_  
City Clerk/Treasurer Deaton

# AGENDA NOTE

New Business: Item # 1

**MEETING DATE:** March 22, 2021

**PERSON PLACING ITEM ON AGENDA:** Douglas Varney, Director, Utilities and DPW

**AGENDA TOPIC:** Purchase and installation of an Induced Draft Aerator for the Water Treatment Plant.

**EXPLANATION OF TOPIC:** The Induced Draft Aerator for the Water Plant has failed and needs replacement. This is a planned purchase that can be purchased from the Capital Improvement account **592.557.970**. The WESTECH unit is a like replacement and the total for this unit with startup by a factory representative is \$62,997.00. I have attached the quotes for three different IDA's and the announcement for the demo and installation of the Induced Draft Aerator. The removal and installation was advertised to five local contractors. Only one contractor responded and furnished a proposal in accordance with the job announcement. I have included the proposal by TITUS with the Announcement for the IDA replacement. The total for labor and materials as outline by TITUS is \$31,800.

## **MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:**

- 1.1** Quotes (3) obtained to replace the Induced Draft Aerator
- 1.2** Announcement for the IDA project
- 1.3** Bid for Demo and Install of Induced Draft Aerator at Water Treatment Plant by Titus

**POSSIBLE COURSES OF ACTION:** Approve/deny the purchase and installation of the Induced Draft Aerator for the Water Treatment Plant as per the proposal provided by TITUS for the amount of \$94,797.00 using account **592-557-970**.

## **SUGGESTED MOTION:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_ to approve the purchase and installation of the Induced Draft Aerator for the Water Plant for the amount of \$94,797.00 under line item **592-557-970**.

## ATTACHMENT 1.1 - BID SHEET FOR COUNCIL REVIEW

### ITEM PLACED ON AGENDA: Induced Draft Aerator for Water Treatment Plant

COMPANY : Northern Pump & Well

BID CONTACT : Dave Stinson

BID AMMOUNT: \$82,335.35

DETAILS : Base price for Induced Draft Box Aerator / 800-1056 gpm / Aluminum Free standing tower

COMPANY : Westech

BID CONTACT : Jen Wagner

BID AMMOUNT: \$62,997

DETAILS : Base price for Induced Draft Aerator (Model AWI21I) / 800-1056 gpm

COMPANY : Tonka

BID CONTACT : Tyler Skarolid

BID AMMOUNT: \$71,162 – quote is estimated /anticipate 5-8 percent lower / will know for sure by 3/25/21

DETAILS : Base price for Induced Draft Aerator / 800-1056 gpm

## **Job Announcement:**

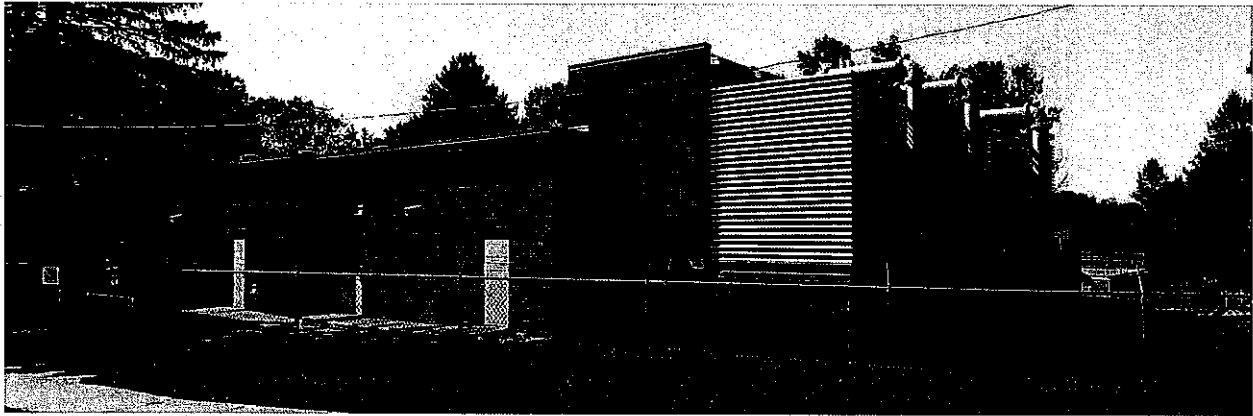
The city of South Lyon is accepting quotes for an improvement to the Water Treatment Plant located at the following facility:

Water Treatment Plant

376 Dorothy St,

South Lyon MI 48178

<https://www.google.com/maps/@42.4542726,-83.6534369,263m/data=!3m1!1e3>



TITLE: Demo and Replacement of Induced Draft Aerator (IDA)

OPEN DATE: MAR 1, 2021

CLOSE DATE: Mar15, 2021

SPECIAL NOTES: Prebid Conference and Walkthrough: By Appointment. Week of March 8-12, 2021

The city is purchasing an Induced Draft Aerator (By Westech) to aide in iron removal for our water treatment facility. The current IDA has failed and requires replacement.

Specifications:

The contract will consist of furnishing the labor and materials required to remove and install a like replacement unit purchased by the owner. The install will need to follow guidelines as set forth by the IDA manufacturer as listed in the enclosed documentation.

There are two attachments for review (SPEC SHEET / SITE DRAWING)

If interested please issue a proposal no later than March 16, 2021 via email or mail to the following:

Agency Information

City of South Lyon

Contact: Doug Varney, Director, DPW & Utilities 23500 Dixboro, South Lyon MI 48178

Phone: (248)437-4006

Email: [dvarney@southlyonmi.org](mailto:dvarney@southlyonmi.org)





MISCELLANEOUS STEEL FABRICATORS & INSTALLERS OF WASTE WATER TREATMENT EQUIPMENT  
20750 SUNNYDALE AVE. FARMINGTON HILLS, MI 48336 OFFICE PHONE: (248) 476-9366 FAX: (248) 476-9223

March 15, 2021

City of South Lyon  
DPW & Utilities  
23500 Dixboro  
South Lyon MI 48178

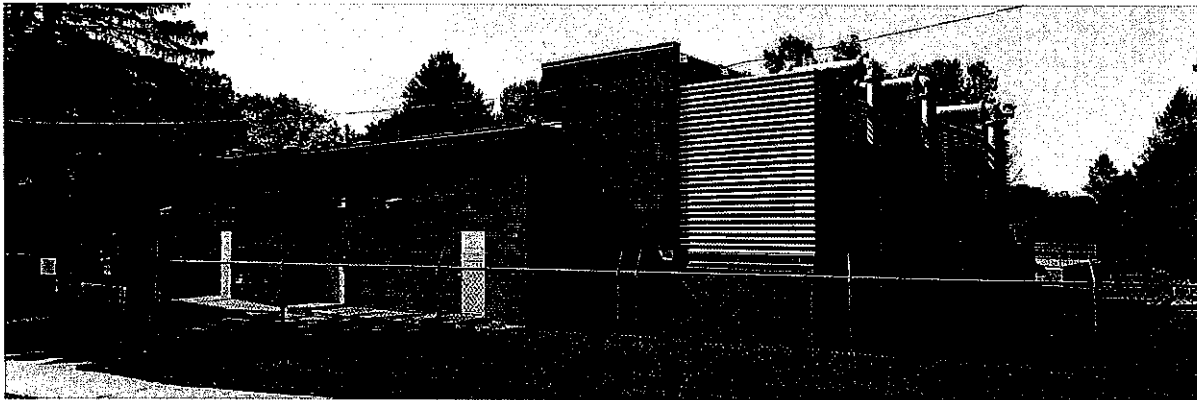
Attention: Mr. Doug Varney  
Director  
Phone: (248)437-4006 Email: [dvarney@southlyonmi.org](mailto:dvarney@southlyonmi.org)

Reference: Demo and Replacement of Induced Draft Aerator (IDA)

Mr. Varney,

Thank you for meeting with us at the site to review the scope of work involved with replacement of the Induction Draft Aerator (IDA) at the South Lyon Water Treatment Plant located at 376 Dorothy Street. We understand the contract will consist of furnishing the labor and materials required to remove and install a like replacement unit purchased by the City of South Lyon.

Our proposal includes staging a fork truck at the facility to receive the new Owner furnished IDA. We will closely coordinate with you for the receipt of the new unit. Once the new IDA is on site, we will mobilize a crane to remove the existing unit. Due to the existing overhead power lines along the South side of the property we intend to stage the crane outside the fence line to the East. The existing unit will be placed on a truck and legally disposed. The new Westech IDA will then be lifted into place and mechanically and electrically connected. During the installation process we will follow the guidelines as set forth by the IDA manufacturer.



Our quotation for the above scope of work is \$31,800.00.

Thank you again for the opportunity to be part of this project. If you have any questions, please contact me at (248) 476-9366.

Sincerely,

TITUS WELDING COMPANY

Brian Pass

# AGENDA NOTE

New Business # 2

**MEETING DATE:** March 22, 2021

**PERSON PLACING ITEM ON AGENDA:** City Manager

**AGENDA TOPIC:** City of South Lyon State of Emergency

**EXPLANATION OF TOPIC:** We are bringing before you this evening a Resolution Declaring a Local State of Emergency due to Covid 19. In October the City of South Lyon declared a State of Emergency to protect the peace, health, safety and general welfare of its residents due to Covid 19. Part of that declaration allowed the City to hold its meetings virtually. Tonight, I am bringing before you another resolution to extend that State of Emergency. If we feel it's appropriate to shorten the timeframe of this emergency, City Council can make that decision at a later date. By declaring the State of Emergency until August 31<sup>st</sup>, it will allow us to continue with the methods we have to protect staff, boards and residents through August, without having to come back numerous times or on a monthly basis. I am recommending the City declare a state of emergency in order to authorize the Police Chief, the Mayor and/or the City Manager to take whatever emergency measures are necessary to address the Covid-19 public health crisis.

Additionally, proposed legislation regarding amendments to the Open Meetings Act contemplate the requirement of a local emergency declaration. If this Resolution is passed, we are hopeful that there will be no delay in the implementation of any authority conferred by the Open Meetings Act or any other legislation enacted.

**MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:** Emergency Management Act (Excerpt) Act 390 of 1976. Resolution Declaring Local State of Emergency to Protect the Peace, Health, Safety and General Welfare.

**POSSIBLE COURSES OF ACTION:** Approve or not approve the Resolution Declaring Local State of Emergency to Protect the Peace, Health, Safety and General Welfare.

**SUGGESTED MOTION:** Motion by \_\_\_\_\_, supported by \_\_\_\_\_ to approve Resolution Declaring Local State of Emergency to Protect the Peace, Health, Safety and General Welfare.

**CITY OF SOUTH LYON  
OAKLAND COUNTY, MICHIGAN**

**RESOLUTION DECLARING LOCAL STATE OF EMERGENCY TO PROTECT  
THE PEACE, HEALTH, SAFETY AND GENERAL WELFARE (COVID-19)**

**Resolution No. \_\_\_\_**

At a regular meeting of the City Council for the City of South Lyon, Oakland County, Michigan, held electronically via Zoom in accordance with the Open Meetings Act, Public Act 267 of 1976, as amended, on the 22<sup>nd</sup> day of March, 2021 at 7:30 p.m. with those present and absent being,

**PRESENT:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

The following preamble and resolution was offered by \_\_\_\_\_  
and seconded by \_\_\_\_\_.

**RECITALS:**

A. As recently as March 2, 2021 the Director of the Michigan Department of Health and Human Services (MDHHS) made the following findings:

The novel coronavirus (COVID-19) is a respiratory disease that can result in serious illness or death. It is caused by a new strain of coronavirus not previously identified in humans and easily spread from person to person. COVID-19 spreads through close human contact, even from individuals who may be asymptomatic.

On March 10, 2020, MDHHS identified the first two presumptive-positive cases of COVID-19 in Michigan. As of March 1, 2021, Michigan had seen 589,150 confirmed cases and 15,534 confirmed deaths attributable to COVID-19. Michigan was one of the states most heavily impacted by COVID-19 early in the pandemic, with new cases peaking at nearly 2,000 per day in late March. Strict preventative measures and the cooperation of Michiganders drove daily case numbers dramatically down to fewer than 200 confirmed cases per day in mid-June, greatly reducing the loss of life. Beginning in October, Michigan again experienced an exponential growth in cases. New cases peaked at nearly 10,000 cases per day in mid-November, followed by increases in COVID-19 hospitalizations and deaths.

On November 15, 2020, MDHHS issued an order enacting protections to slow the high and rapidly increasing rate of spread of COVID-19. Cases, hospitalizations, and deaths remained high through early December, threatening hospital and public health capacity. On December 7, 2020,

December 18, 2020, and January 13, 2021, MDHHS issued orders sustaining those protections. These orders played a crucial role in slowing the spread in Michigan and have brought new cases down to about 1,500 per day. These lower rates prevented Michigan's healthcare system from being overwhelmed with a holiday surge.

As of February 27, the State of Michigan had a seven-day average of 91.2 cases per million people, nearly 88% lower than the case rate in mid-November. While that case rate is similar to the rate in early October, it has plateaued over the past week and remains three times the rate of the summer low point.

Test positivity was 3.7% as of February 27, and has started to plateau as well. While metrics have decreased from all-time highs, further progress has tapered off and there is growing concern of another spike with the presence of more infectious variants in Michigan and the United States as a whole.

Even where COVID-19 does not result in death, and where Michigan's emergency and hospital systems are not heavily burdened, the disease can cause great harm. Recent estimates suggest that one in ten persons who suffer from COVID-19 will experience long-term symptoms, referred to as "long COVID." These symptoms, including fatigue, shortness of breath, joint pain, depression, and headache, can be disabling. They can last for months, and in some cases, arise unexpectedly in patients with few or no symptoms of COVID-19 at the time of diagnosis. COVID-19 has also been shown to damage the heart and kidneys. Furthermore, minority groups in Michigan have experienced a higher proportion of "long COVID."

The best way to prevent these complications is to prevent transmission of COVID-19. Since December 11, 2020, the Food and Drug Administration has granted emergency use authorization to three vaccines to prevent COVID-19, providing a path to end the pandemic. Michigan is now partaking in the largest mass vaccination effort in modern history and is presently working toward vaccinating at least 70% of Michigan residents 16 years of age and older as quickly as possible.

New and unexpected challenges continue to arise: in early December 2020, a variant of COVID-19 known as B.1.1.7 was detected in the United Kingdom. This variant is roughly 50 to 70 percent more infectious than the more common strain. On January 16, 2021, this variant was detected in Michigan. It is anticipated that the variant, if it becomes widespread in the state, will significantly increase the rate of new cases. Currently, Michigan is second in the nation with respect to the number of B.1.1.7 variants detected. To date, there are over 400 cases, and this is one fifth of all cases identified in the United States. CDC modeling predicts B.1.1.7 could become the predominant variant by the end of March. At present, however, it appears that cases have plateaued.

B. COVID-19, and the possible exposure to persons afflicted with it, constitute a clear and present danger to the health, safety, and welfare of City personnel and persons doing business with or residing in the City. Federal, state, and county orders, directives, guidelines, and recommendations, including from the Michigan Department of Health and Human Services (MDHHS) and the Centers for Disease Control (CDC), have been issued in an effort to control the COVID-19 Coronavirus pandemic declared by the World Health Organization (WHO).

C. These federal, state, and county orders, directives, guidelines, and recommendations include closing business establishments; cancelling, postponing, and limiting capacity at public or private gatherings; requiring social distancing and face masks; and calling for appropriate steps to be taken by local governments in an effort to control the spread of COVID-19.

D. In accordance with the Emergency Management Act, Public Act 390 of 1976, the City's Support Emergency Operations Plan, and pursuant to federal, state, and county orders, directives, guidelines, and recommendations, including but not limited to the Order of the State Department of Health and Human Services, the City's Emergency Management Coordinator, the Mayor and City Council of the City of South Lyon have determined to declare a Local State of Emergency due to COVID-19, and authorize the Emergency Management Coordinator, the City Manager or the Mayor, in conjunction with City Staff, and Police Fire Services to act in accordance with the City of South Lyon Support Emergency Operations Plan, dated October 9, 2019, to ensure that indoor gatherings are conducted safely and in accordance with applicable federal, state, and county orders, directives, guidelines, and recommendations relating to Covid-19.

E. The City Council has further determined that certain additional emergency measures and actions should be taken or authorized, as determined to be necessary by the Emergency Management Coordinator, the City Manager or the Mayor in accordance with the City of South Lyon Support Emergency Operations Plan, this Resolution, and the March 2, 2021 Emergency Order of the Michigan Department of Health and Human Services.

**IT IS THEREFORE DECLARED** by the Emergency Management Coordinator, the Mayor and by the City Council of the City of South Lyon, Oakland County, Michigan, that there is a Local State of Emergency in the City due COVID-19, on the basis of the federal, state, and county orders, directives, guidelines, and recommendations, including but not limited to the Order of the State Department of Health and Human Services; that, in accordance with the Emergency Management Act, Public Act 390 of 1976, the City's Support Emergency Operations Plan and those federal, state, and county orders, directives, guidelines, and recommendations, and City's Support Emergency Operations Plan be implemented to ensure that local resources are to be used to the fullest extent possible.

**IT IS FURTHER DECLARED THAT:**

1. The City Council authorizes the Emergency Management Coordinator, the City Manager or the Mayor to take appropriate measures, in his/her discretion, to respond to or protect City citizens, businesses, and personnel from the declared State of Emergency by adopting and enforcing all appropriate measures, including but not limited to:

- a. Taking actions necessary to comply with a federal, state, or county order or directive that is binding on the City.

- b. Limiting, cancelling, or postponing City meetings and functions to those required by law.
- c. Cancelling, postponing, or establishing emergency rules for any public meeting of a City Council, board, commission, or committee, and providing public notice and conducting City council, board, commission and committee meetings electronically with remote attendance, in accordance with the Open Meetings Act, as amended.

2. This Declaration shall remain in effect until the earlier of August 31, 2021, or until the clear and present danger of Covid -19 has passed as determined by City Council based on federal, state, and county orders, directives, guidelines, and recommendations.

3. To the extent the Resolution Declaring Coronavirus Local State of Emergency adopted by the City Council on October 14, 2020 remains in effect, this Declaration terminates and supersedes said former Declaration.

**AYES:**

**NAYS:**

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN            )  
  ) ss.  
COUNTY OF OAKLAND        )

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of South Lyon, County of Oakland, and State of Michigan, at a regular meeting held this 22<sup>nd</sup> day of March, 2021, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

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Lisa Deaton, City Clerk  
City of South Lyon

# AGENDA NOTE

New Business # 3

**MEETING DATE:** March 22, 2021

**PERSON PLACING ITEM ON AGENDA:** City Manager

**AGENDA TOPIC:** Charter Amendments

**EXPLANATION OF TOPIC:** The City of South Lyon has previously discussed the potential to make charter amendments to address issues pertaining to quorum requirement, notices of special meetings, nominations and potential conflicts of interest between state law and charter. Additionally, filling a vacancy on Council. Last November we placed on the ballot an item relating to our quorum requirement.

**MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:** Correspondence from our City attorney outlining the potential charter amendments that could possibly be placed on the ballot this coming November, and the process for doing so.

**POSSIBLE COURSES OF ACTION:** Set direction as to what you would like to address in any ballot question and/or address the process for moving forward. Discussion needs to be had regarding which charter amendments we would like to have for the November 2021 Amendments.

**SUGGESTED MOTION:** Motion by \_\_\_\_\_, supported by \_\_\_\_\_ to \_\_\_\_\_

**CITY OF SOUTH LYON**  
**ZONING BOARD OF APPEALS**

March 18, 2021 via Zoom  
7:00 p.m.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call** – please state location from where you are attending the meeting (i.e., South Lyon, Michigan)
4. **Approval of the March 18, 2021 Agenda**
5. **Approval of the December 17, 2020 Minutes**
6. **Public Hearings:**
  - a. **Applicant:** Suzi's Bar and Grille  
**Variance Address:** 26800 Pontiac Trail  
**Parcel:** 21-17-301-030  
**ZBA Case:** 21-001  
**Request:** The applicant is requesting a use variance to expand a nonconforming commercial use.
  - b. **Applicant:** Jeff Heinanen and Gene Carroll  
**Variance Address:** 224 S. Lafayette Street  
**Parcel:** 21-30-232-010  
**ZBA Case:** 21-002  
**Request:** The applicant is requesting five (5) variances to allow the use of a building that (will) not: have access from a public street; meet the front, side, or rear setbacks; and will not meet loading requirements.
7. **New Business:**           None
8. **Old Business:**           None
9. **Adjournment**



# **CONSERVE & PROTECT OUR WATERWAYS**

*"COMMUNITY SERVICE FOR YOUNG AND YOUNG AT HEART"*



## **17<sup>TH</sup> ANNUAL SOUTH LYON CREEK CLEAN-UP AND EARTH DAY CELEBRATION**

**(REMOVING TRASH AND DEBRIS FROM AREA WATERWAYS, CREEKS AND STREAMS)**

*It may be cold and the water will be high*

**DATE: SUNDAY, APRIL 18, 2021 TIME: 9AM – 1PM PIZZA AT NOON**

**PLACE: TRUCK PARKING LOT, 400 MCMUNN ST,  
MICHIGAN SEAMLESS TUBE AND PIPE, SOUTH LYON, MI**

**PLEASE WEAR: rubber boots, gloves, hats, and sunscreen**

**DO NOT FORGET: bright, warm clothing**

**ALSO NEEDED: rakes and shovels, trucks and trailers to haul trash to dumpster**

**SPONSORED BY: SOUTH LYON AREA BOY SCOUTS,**

**MICHIGAN SEAMLESS TUBE AND PIPE, SOUTH LYON, MI**

**THE CITY OF SOUTH LYON DEPARTMENT OF PUBLIC WORK'S**

**STORM WATER MANAGEMENT PLANNING, AND THE WATER DEPARTMENT'S**

**WELLHEAD PROTECTION PROGRAM**