

City of South Lyon
Regular City Council Meeting
May 10, 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, Councilmember Richards joined the meeting from South Lyon, MI.

Also, present: City Manager Zelenak, Attorney Hamameh, Chief Sovik, Chief Vogel, Finance and Benefit Administrator Tiernan, Superintendent Varney and Clerk/Treasurer Deaton

MINUTES

Councilmember Kivell stated on page 3, \$6,200 should be 62.99%

CM 5-1-21 MOTION TO APPROVE MINUTES

Motion by Kivell, supported by Dilg

Motion to approve the minutes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS

Councilmember Kivell stated his wife works at Caterpillar and there is a bill on the list and he won't vote on the bills if anyone has an issue. No one had an issue with allowing him to vote.

CM 5-2-21 MOTION TO APPROVE THE BILLS

Motion by Kennedy, supported by Walton

Motion to approve the bills as presented

VOTE: MOTION CARRIED UNANIMOUSLY

AGENDA

CM 5-3-21 MOTION TO APPROVE THE AGENDA

Motion by Dilg, supported by Walton

Motion to approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

CONSENT AGENDA

1. Appointment of Tori Ranusch- Parks and Recreation Commission

CM 5-4-21 MOTION TO APPROVE CONSENT AGENDA

Motion by Kennedy, supported by Walton

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Ryan Lare stated Ladies Night was a huge success. He said there was a line all the way down the street and to get in and people were coming out with 3 or 4 bags of stuff. He then said Lemon Tree was packed as well and the Corner Social. He then stated he was glad because this is something the City needed and the residents as well. He then stated Bonnie from Grand Trunke asked for his help to bring to Council the use of tents in the parking spaces next to Grand Trunke due to social distancing and rain and wind, she

wanted to put music out there for the ladies and the crowd liked the idea. He will send the City Manager an email so he can coordinate with him and Bonnie to see if there is anyway, he can help to get this done next year. He knows Chief Sovik and Chief Vogel will have to sign off on it.

*There was someone else that was trying to connect, but was unable to.

DISCUSSION- Downtown

Councilmember Dilg stated she is very interested in doing something to support Ladies Night and there were several places she couldn't get into due to social distancing guidelines. She stated we can make this a bigger event and there is an appetite for that and if we shut down the road and allowed tents, and we need to give these businesses our support. Councilmember Kurtzweil stated Ladies Night was tremendous and the business owners she chatted with expressed an interest in doing what is needed to provide every opportunity for success and that came across loud and clear. They did well and she will work with them next time on swag bags. She is glad people are moving outside of their comfort level and the City loosened the reigns a little bit and allowed the event to happen. Councilmember Walton stated she stated when we were growing up, we had sidewalk sales, and maybe that is what we need to allow them to do. Use the sidewalks and putting up tents in the parking spots and shutting down the roads.

FIRE CHIEF REPORT

Chief Vogel explained any business wanting to put up a tent can go to southlyonfire.com and under the fire prevention tab, there is a tent application, if that is turned in, he and Chief Sovik will review it. He stated it was a busy weekend, including the ladder truck being used twice. Once to get a 14-year-old out of a tree that climbed 40 feet high in a tree and couldn't get down and once to assist a large fire at a carpet flooring business. We will be invoicing the business. He then stated mulch caught fire Friday evening at the Fieldstone Development, and on Saturday we had a grass fire behind Busch's. It was a 3-hour event.

POLICE CHIEF REPORT

Chief Sovik he wished everyone on Council and those listening a happy belated Mother's Day. He stated Hometown Life interviewed Officer Baker along with the little girl that wants to be a Police Officer. They did the interview at the station on Saturday morning. Chief Sovik stated we are continuing to go through the accreditation process and we are going through 60 years of reports. Chief Sovik stated we have simulation training scheduled this week, which consists of real-life scenarios, shoot or don't shoot, duty to intervene, and decision making. He further stated anyone can shoot a gun at a target, but the thing is to know when to shoot or not to shoot. He will be playing the bad guy, and they will be using paint pellets. He then stated we are hoping to have our phones activated on Thursday this week. Chief Sovik also stated the Ladies Night Event was a success. Councilmember Richards said the Historical Society is concerned about the vandalism that happened at the historic village and asked if they found out who did it yet? Chief Sovik stated they are going to continue to look into it.

Representative Breen Presentation

Representative Breen stated she missed Ladies Night, but is looking forward to other events in South Lyon. She then gave a brief presentation regarding our first responders and the incident on March 24th. She stated she wanted to talk about South Lyon's first responders and how they deserve the accolades. *She then read the attached notice from the South Lyon Fire Department. * She then stated the South Lyon first responders are incredible and amazing and she is so proud to represent the first responders and citizens. She then stated she would normally be doing this in person, but she recognized Sergeant Baker, Officer Tomanek, and Officer Walton, along with South Lyon Firefighters Deputy Chief Weir, Lieutenant

Conrad, Firefighter Hopkins, and Firefighter Shipley for their quick response and heroic actions. She then stated she will be delivering some tributes signed by herself, Senator Runstead, and Governor Whitmer. She then stated she is very proud of the work they do and if she can every be of any assistance, whether it be for a wish list that she may be able to help with.

UNFINISHED BUSINESS

1. Zoning Ordinance Adoption

City Manager Zelenak stated we have a letter from CIB Planning for the adoption and the outline of the process and a Resolution to adopt and amend the South Lyon Zoning Ordinance and Map, as well as the minutes from the April 22, 2021 Planning Commission Public Hearing.

A. Public Hearing

Mayor Pelchat opened the public hearing at 7:57 p.m.

Leslie Zawada stated she is the President of Civil Engineering Solutions in Milford, and she recently assisted Mr. Heinanen and Gene Carroll at a ZBA meeting. She stated they did a significant amount of research on the current Zoning Ordinance and a review of the Land Division Act and neighboring Ordinances related to parcel size and access. She further stated the existing and amended Ordinance calls for access to a public road, and requires a width to depth ratio, and doesn't allow easements to lots. The Land Division Act allows municipalities to exceed the width to depth ratio. She further stated she has provided a few examples in South Lyon which are flag lots. She also included examples of other nearby townships ordinances. She then stated the no front or side loading is difficult to achieve in the downtown. She further stated they are requesting Council to allow front loading in downtown districts. There are many that are less than 100 ft wide and they don't comply with the ordinance. She stated they are asking to make those changes. Gene Carroll stated he owns the property at 222-228 S Lafayette and he is looking forward to the amendment to increase the CBD. He then stated it will help to promote our downtown. He further stated his concern for the rear loading requirement, there are many lots right now where it isn't feasible and as far as development, as an architect to insist on rear loading only, it will really diminish the value or the opportunity to develop a downtown property. He further stated there are a number of properties that only have front yard loading area. A number of our neighboring communities allow access to a property through an easement and he is here to speak for our community and he hopes our community won't get passed by or overlooked for opportunities because we aren't flexible to allow for something like something like this that could benefit our community. There are opportunities for the Planning and Zoning Board to respond to respond to uses. There is other compliance that need to go into this and to simply say a property is unbuildable or not a possible development is restrictive to our development to our downtown. Jeff Heinanen of 350 S Lafayette stated he is asking Council to consider the changes they are requesting to the Zoning update; he is a business owner and a DDA volunteer and he wants to do a lot more here.

Mayor Pelchat closed the public hearing at 8:04 p.m.

B. First Reading Zoning Ordinance

Ms. McIntyre of CIB Planning stated the Planning Commission have been working on this for a number of years. The existing Ordinances were updated in 1995. She further stated we reorganized the document to be a more logical and user-friendly format. She stated the process to write or revise or update a zoning ordinance is defined in the Michigan Zoning Enabling Act P.A. 110 of 2006. She stated the process is the Planning Commission drafts the document, then holds a public hearing, then makes a recommendation to City Council which includes the comments of the public hearing. Afterwards, the Council will review and adopt. After the second reading, it will be published, then 7 days after, it will be in effect. Ms. McIntyre stated there were small changes after the Planning and Council combined meeting, edits and

clarification of language. The City Attorney has reviewed everything as well. Councilmember Dilg asked what would be the time difference if we passed this document, then we asked the Planning Commission to look at the areas of concern. Ms. McIntyre stated it could be several months, they would have to do research to get it before the Planning Commission and have them review it, then it would have to go before Council again. Councilmember Dilg stated she has spent a lot of time on this and she doesn't ever want to deny a business owner without giving it a lot of thought. She stated the public hearing is for people to bring things up to be considered and she doesn't understand what are the concerns on flag lots. Ms. McIntyre stated the Zoning Ordinance is to protect the health, safety and welfare of the public. Flag lots can cause problems due to using easements as opposed to frontage. They are not always built to public standards; we don't know if a fire truck can get back there. She further stated the State allows for flag lots with exceptions. It isn't a good use of land to stack buildings behind each other. The Planning Commission has worked on this for 6 years. This has been precipitated due to one request. She further stated we can look at that if you wish. We have worked on this as one package. Mr. Avantini of CIB Planning stated we apply these standards to every property in the community and if we start changing standards for one particular property don't know the repercussions. Councilmember Kivell stated if this is adopted, Mr. Heinanen has the ability to take his project before the Planning Commission and his view is we are trying to create an environment where the CBD can fulfill some of our needs. The idea of having one small lot in that area, which should be redeveloped, he would hate to lose some grand development that fills our master plan because we want to entertain the idea of the one little nugget of property becoming something that may not make the grander scheme viable. He then stated he doesn't begrudge them from taking their shot, but in the long run, he doesn't see a substantial advancement in the downtown, he thinks it would be a better use to be used along with the other property Mr. Carroll owns from Liberty St to that lot. He then stated some of the titles are very different than the original Ordinance. There are other things that need to be addressed. Councilmember Kurtzweil stated she has several issues she would like discussed. She asked what would be wrong with adding in the Ordinance that the easement itself had to fit the requirements of being wide enough for a fire truck and an ambulance. Ms. McIntyre stated we can look at that. On commercial roads the minimum width is 35 feet back to curb to curb. Once you look at that and take into account the sidewalk, the lot size significantly increases. Right now, it is 60 foot minimum. Councilmember Kurtzweil asked about the land act that was passed, and what is the difference between a township and a city other than the name, land is land, and if townships are allowing this position, why wouldn't cities. Mr. Avantini stated townships have more land to work with along with bigger parcels, and they have a little more flexibility when you look at existing flag lots. He further stated you don't see very many of these cases in cities and what you try to do is consolidate it with other parcels and redevelop them jointly. Especially in downtown settings. Further discussion was held regarding flag lots. Councilmember Kurtzweil asked what the problems would be for other business owners if the request is granted. Mr. Avantini stated if you don't put lot depth to width restrictions and you allow flag lots to be created, people could split lots that might be functioning fine in order to create lots that are located behind existing building and other uses. It could create other problems, especially if the buildings back up to a residential area. Councilmember Kurtzweil asked about the problem with loading. Mr. Avantini stated it is an aesthetics issue primarily, imagine our downtown with loading docks facing the main road. He further stated you would have trucks backing in blocking and slowing down traffic on a main road. Councilmember Kurtzweil stated we have a small downtown so we need to give every business an opportunity to succeed. We have a business owner that is wanting to run a business and explaining to Council why this needs to be included in an Ordinance and she doesn't think he would be doing this without a necessity to do it. He may have other options, but those aren't a guarantee, he is looking for a guarantee. This is a very successful business owner and Ann Arbor does things like this. Planning Commission is appointed, we are the elected officials and she would like to accommodate this,

maybe a special land use. Councilmember Kurtzweil stated she spoke with Kelly regarding Section 102-10 regarding adult and child care facilities and allowing the facilities in R1 and RA and R2 and R3. There are special land uses when there are 12 or fewer adults, but why don't we require a special land use for 6 or fewer. There is a state statute that may change and Kelly is going to put in a foot note stating that if it changes, it will change in our Ordinance as well. Allowing these activities in residential areas. Attorney Hamameh stated the differences between 6 and less residents versus 12 or less is State Law, there is no option for the local government, it must be allowed in a residential area. Further discussion was held regarding the Zoning Enabling Act. She further stated if it changes, you will have to amend the Ordinance. Councilmember Kurtzweil asked why churches can't operate in an industrial district. She stated many begin in industrial areas. She further stated it would also be less wear and tear on the roads. Attorney Hamameh stated you can't separate churches, they are under the umbrella of places of assembly, such as movie theatres. There is no legal reason they couldn't it is a planning issue. Ms. McIntyre stated there wasn't discussion regarding that, she thinks it may have something to do with the fact we have limited industrial and the tax base. It is a choice of the community. Councilmember Kurtzweil stated the tax base doesn't change, it is taxed as a commercial industrial facility, why does it change. City Manager Zelenak stated if the Church buys the property and uses the property and they pass the four-part test, they would be exempt from paying taxes. Councilmember Kurtzweil stated in section 102-36 regarding a personal ice rink. She stated if you have a personal ice rink, will that affect the impervious test. Ms. McIntyre stated that wasn't addressed because of the temporary nature, she doesn't think that would be included. Councilmember Kurtzweil stated when she was at the city-wide garage sale, everyone wanting her to see their garden and the issue that came up is that we have homeowners that want to create an outdoor living area, such as decks with a kitchen, a fire pit, fire place and other things because people are spending more time outside. She asked how will the 10% impervious affect these types of things. Ms. McIntyre stated the impervious surface coverage was looked at extensively. She stated that the impervious coverage is pretty large, but it is the decision of the City to change that. Councilmember Kurtzweil stated this isn't going to change anytime soon and families are finding ways to get on with life by expanding their home. Mr. Avantini stated no one likes to be told what to do with their property, until someone next door does something they don't like, then they come and ask why the City isn't dealing with that. If there are unusual circumstances, we have the planning commission and the zoning board of appeals. He further stated once we start working with the Ordinance, we will most likely have amendments to it. Councilmember Kennedy stated Carmine's point about this being an ever-changing document and it can be modified as deemed necessary. He then stated when people provide justification and are selective about the information they provide and leave out certain details that what other municipalities do and it's not apples to apples comparison. He stated he finds it irritating when you point out flag lots in the City that were created 80-100 years ago, and just because a mistake was made then, doesn't mean we need to replicate it. He stated the whole purpose for the Zoning Ordinance is that it is designed for the future, not repeating the mistakes of the past and you listen to the City Engineer and the State Law. He further stated they have been working on this for a long time and departments in the City that have been waiting for this and to think we would hold up this process for one individual who has self-imposed hardships is unconscionable. What Mr. Heinanen wants to do; he could do by buying the entire lot. When you try to shoe horn it in and you need 5 variances, it seems there is something not right. He further stated this is an important document and the Planning Commission and CIB put a lot of time into this, and everyone has had time to look at it, it is time to move forward. Councilmember Richards stated there are still a lot of vacancies, but it is better overall, we need to enact something and the overall impact of this Ordinance which is better than we have had. He then asked what the impact will be on the vacant buildings. He then stated will this ever give us a chance to have a motel or motor lodge in this town. He then stated there is no guarantee that any of them will be preserved for historical development.

Mr. Avantini stated that is a multifaceted question and in regard to business and development, putting the Zoning Ordinance in place will definitely help. It takes a long-term perspective to encourage development. Councilmember Dilg asked what is the process if this doesn't get adopted. Councilmember Kurtzweil stated you come to the table and compromise on the items that had concerns. She stated it can be done in a couple of months, they aren't major issues. Councilmember Walton stated she has a hard time that we are moving forward with something where titles are missing along with other things that need to be addressed. Attorney Hamameh stated you can always send it back to Planning Commission and ask them to review, and in the end, Council can make any changes they want to make. Ms. McIntyre stated she shouldn't have included the table of contents. This document has to be codified, it has to go to Municode and they will put it in format with the correct titles and they make sure everything is correct. We are approving the draft, then we will send it to Municode and they will put it online and send us hard copies. Mr. Avantini stated we respect everyone's opinion but he doesn't think we should change this Ordinance; it is well written and it is sorely needed over the current Ordinance and it can be changed in the future and it shouldn't be changed to one applicant. Councilmember Kivell stated he applauds Mr. Heinanen for attempting to bring something new to the City, unfortunately he doesn't think the value of that particular proposal warrants us shutting out what our rules are and to compromise the fulfilling the master plan with his property between Liberty and the back of the Shell station. Councilmember Kennedy stated there are 7 people on Council and they need to look out for the City as a whole, not one person. He then stated that person went before the Planning Commission and the Zoning Board of Appeals and was turned down. Councilmember Kurtzweil stated governing is about tolerance and about accepting people with different strategies. Councilmember Richards stated there has been a lot of work on this and there will always be flaws in anything and he knows not everyone likes it. We can come back and improve it and change it in the future. It is better than what we had in the past and there are weak spots, but we need to move forward.

CM 5-5-21 MOTION TO APPROVE FIRST READING OF ZONING ORDINANCE AND MAP

Motion by Kennedy, supported by Kivell

Motion to approve the first reading of the proposed Zoning Ordinance and Map for the City of South Lyon

ROLL CALL VOTE:

- Walton- No
- Dilg- Yes
- Kurtzweil- No
- Richards- Yes
- Kennedy- Yes
- Kivell- Yes
- Pelchat- Yes

MOTION CARRIED – 2 OPPOSED

NEW BUSINESS

1. McHattie Park handicap accessible equipment

City Manager Zelenak stated we received a request from the Parks and Recreation to purchase the handicap accessible equipment for McHattie Park. He stated there are funds in the budget for this as well as public and private donations. Erica Wilson of the Parks and Recreation Commission gave a brief presentation. She stated passion has led us to do what we are doing today. She stated the original wheel chair swing they looked at was a platform swing for one person in a wheelchair. She stated it isn't inclusive. She further stated the new swing we want to purchase is for multiple people and is much more inclusive. Councilmember Kivell stated he applauds everything that has been done, but he is concerned about cost. This particular apparatus has raised the cost by 40%. He stated our role on Council is to

mediate what we spend money on and justifying it all. He then asked for the breakdown of how much is coming from the General Fund and how much from donations. City Manager Zelenak stated we have received \$3,597.00 in private and public donations. Councilmember Kivell then asked about Go Fund Me opportunities. Ms. Wilson stated we have some money coming from a Go Fund Me Account, but she doesn't have the amount. Councilmember Kivell then asked if the Commission ever considered going that route. He then stated the kids will be delighted to have this and it will be an asset in the park and he likes to know they will be getting the same level of activity that the other kids have. He then asked about liability concerns versus the last design. There are no barriers blocking people from getting hit by it. City Manager Zelenak stated that was discussed, and our insurance company does not require fencing as it isn't around regular swing sets. He stated part of making this inclusive is not fencing it in but letting them be a part of the rest of the playground and not separated from everyone and everything else. He then stated the commission felt this is the right piece of equipment and the right time and for the individuals we need to include. He further stated other people can get on and partake in it too, it isn't just for one conclusive use. Further discussion was held regarding the safety of the swing itself and people around it. Councilmember Dilg pointed out that we have replaced the equipment in McHattie Park and we didn't do any fundraising for that, so we shouldn't have to fundraise for this. That seems unfair. Councilmember Walton stated one of her family members were part of the request for the wheel chair swing and she is happy to see this and not only are you including the person in the wheelchair, but you are also including family members and friends that can be involved. That makes them feel more included. Councilmember Kurtzweil stated you can't put a price on the heart of a mother that has a disabled child that goes to McHattie Park and watches other kids play on the swings, but not her own. They have been asking for this swing for a very long time and she likes that other members of the family are able to be with the children on the swing. She then commended the Parks and Recreation Commission for following through with this. She then stated she assumes there is a catch that will keep it from moving too high. Councilmember Kennedy asked about the warranty. Mr. Shipman stated there is a warranty statement, portions are warrantied for up to 100 years, and there are other portions that are in the movement that need to be maintained and that has been designed in with oil impregnated bushings that can be replaced as opposed to having to replace full mechanisms or full pieces. He further stated it is the largest warranty in the industry. Councilmember Kennedy asked about the warranty for the installation. Mr. Shipman stated there is a typical one-year installation warranty to ensure it is installed correctly. He stated he is local and the installers are based in Howell, we are all local so if anything happens, we have people here to fix it. Councilmember Kennedy asked what keeps the 3rd wheelchair from sliding off. Mr. Shipman stated the 3rd wheelchair is perpendicular to the other two and with the way it swings, it won't fall out and most wheel chairs also have rear wheel locks. Further discussion was held regarding the safety of the swing. Councilmember Richards stated it looks wonderful and teenagers will be climbing on this, can our DPW keep up on the repairs. Mr. Shipman stated he presumes they can do that; it is designed for use in a public park and this is much more controlled. We will also be providing a maintenance book showing what needs to be addressed every year.

CM 5-6-21 MOTION TO APPROVE THE PURCHASE OF WE GO SWING

Motion by Walton, supported by Dilg

Motion to approve the purchase of the We Go Swing for McHattie Park from Penchura in the amount of \$51,252 from Account 101-690-978

ROLL CALL VOTE:

Dilg- Yes

Kennedy- Yes

Kivell- Yes

Richards- Yes

Kurtzweil- Yes

Walton- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

2. McHattie Park master plan update

City Manager Zelenak stated in 2019 City Council approved the update of the Master Plan for McHattie Park. The commission updated the plan to include proposed long-term improvements to the park, as well as the area adjacent to water plant, the Historical Village and the Veterans Memorial. Marc Russell of Russell Designs gave a presentation on the master plan for McHattie Park and surrounding areas. He pointed out some highlights such as modifying the entrance to the park and we aligned that with Reynold Sweet at the red light. We haven't spoken with the County yet, but this plan is a working document. Things can always change. At that entrance, there is a small parking lot. There is a space for a future space pad along with a pavilion. He stated it is adjacent to the bathrooms. He further explained there is an area where a vending machine for snacks could be installed. Mr. Russell stated we also have an area marked off for the expansion of the playground and an accessible path surrounding each of the play zones. He then pointed out the location for the wheel chair swing in the playground area. He further stated at one time, the City purchased the property with a garage on it that backs up to the playground and apparently it will be tore down at some point, but they hope to keep the garage in that location to store maintenance equipment. Mr. Russell pointed out they plan on having a smaller gravel parking lot near the bike trail. To accommodate the bike trail, we incorporated a bike repair station and a picnic table. He then stated near the water tower, we previously thought about a parking lot at that location, but now we have incorporated the water tower and seems inaccessible. He stated there is a possibility to add additional park usage or more parking near Dorothy Street. He then stated we really didn't change anything from the original master plan near the historical depot, but the key things they have done is to add parking near the Veterans Memorial. He stated the biggest change in that area is getting rid of a small road and having an area for an Amphitheatre for concerts with an evergreen back drop. Councilmember Kivell asked about the new bridge and stated that is exciting. What kind of construction would that be? Mr. Russell stated you could use timber with large fan beams, or steel with a wood composite deck. Councilmember Dilg stated this seems like a vision more than a plan, is there a timeline for this. Mr. Russell stated what you normally do is look at what one thing or two things a year the City wants to do and how much money they want to spend money. He then stated you can attempt to get grants. There is a lot of things in the plan that are there to compliment something that is already there. There is not a deadline, their action plan touches all the parks, not just one. Councilmember Dilg stated there are residents concerned with how the new water tower looks and asked if we are doing anything to build the shrubbery up to give them a better view. Mr. Russell stated they are planning on 8-10 feet tall evergreens planted. Councilmember Walton stated it looks like there is only one restroom in the park, she would like more than one and have one opened year-round. Mr. Russell stated you could improve the one that is there to be used year-round. He stated you have the ability to use the pavilion area for part of a picnic area and restrooms. Although he said it is pretty close to the restrooms that are currently there. Councilmember Walton stated she received an email from a resident that wanted to be clear that part of their property goes across the creek. Mr. Russell stated they always have a survey done before they begin any work to ensure they don't cross someone else's property. Councilmember Kurtzweil thanked Mr. Russell for the brilliant lay out. She stated this is a phenomenal plan. She stated she is happy to see the location for the barn and she wished the City had a large sponsor to donate money for the City. She asked what they think the cost would be on this. Mr. Russell stated he thinks it would be under 10 million. City Manager Zelenak stated as we update this, we look at the cost and the time frame. It is a conceptual plan

and it is step one and the master plan is step 2. Mr. Russell stated we closed the pedestrian traffic off Washington Street. Councilmember Kennedy stated there is potential for parking on the south side of Dorothy Street so has there been any discussion for putting in a gazebo. Mr. Russell stated they talked about it a little bit, but they haven't made that decision yet. Councilmember Kennedy stated it appears the plan was developed without the input of the Historical Commission. He asked why they weren't involved with the discussions. Their main concern is the size of the parking lot in the depot area near the Veterans memorial. They want to be involved in the discussion. City Manager Zelenak stated he spoke with a couple of the members himself and they will be involved. Councilmember Richards stated he appreciates Mr. Russell's work but he is ambivalent about this, he went over it and he disagrees and agrees with other things. A few important things are the parking lot by the 501 property to be gravel, part of that is on the Dayna Johnston property. He said he is in favor of the new bridge and at one time they discussed a bridge that you could drive over. He said they haven't decided about the barn or if they want it, they are still negotiating. He then stated if we lose the driveway, what about the tree with our sign in the middle, why waste a tree like that. Councilmember Walton is happy we are getting a parking lot closer to the Veterans Memorial.

CM 5-7-21 MOTION TO APPROVE MASTER PLAN FOR MCHATTIE PARK

Motion by Walton, supported by Kurtzweil

Motion to approve the Master Plan for McHattie Park and adjoining areas

ROLL CALL VOTE:

Kurtzweil- Yes

Richards- No

Kennedy- Yes

Dilg- Yes

Walton- Yes

Kivell- Yes

Pelchat- Yes

MOTION CARRIED- 1 OPPOSED

3. MERS Retiree health funding vehicle (RHFV) investment update

Patricia Tiernan, Finance and Benefit Administrator explained that MERS is the fiduciary for the City's OPEB trust that we established last year. She stated MERS is updating their program and in order to remain compliant with the PERSIA act which stands for Public Employee Retirement System Investment Act, as well as state and federal accounting best practices. MERS will now be offering two options for all participating municipalities, one is to continue to retain MERS as our sole fiduciary of our assets, or for the City to take over the responsibilities which means we would have total control over the day-to-day investments. If we decide to continue, we will need to move our funds to the Total Market Fund. She further stated when we first established the OPEB, Council decided we would put 10% into investments into Total Market and 90% into Short Term Income. She stated these changes are eliminating the short income fund and for everything be turned over to the Total Market Fund and they will continue to maintain that. We don't have to take any action with MERS, we need Council to make a motion to approve having MERS maintaining our funds.

CM 5-8-21 MOTION TO APPROVE MAINTAINING MERS

Motion by Kivell, supported by Kennedy

Motion to approve maintaining MERS as the sole fiduciary responsible for investment of the City's Retiree Health Funding Vehicle assets and reallocation of 100% of the City's current investment assets into the MERS Retiree Health Funding Vehicle Total Market Fund

ROLL CALL VOTE:

Walton- Yes

Kurtzweil- Yes

Richards- Yes

Kivell- Yes

Kennedy- Yes

Dilg- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

BUDGET

City Manager Zelenak stated the budget is coming up at the next meeting. At a past meeting, someone brought up that we can add an additional mill and we included that with the last packet.

PUBLIC COMMENT

Ryan Lare stated that due to the rain, residents have asked him if we could have another free city-wide weekend sale. He stated he stopped at Glenn's during his sale, and his wife mentioned he would like to have one in September. Other people mentioned mid-august. He stated he thinks it is a benefit to the City and the residents and he is asking Council to discuss that. He then thanked Maggie, Rose and Lisa Dilg for help with the parking at Ladies Night and he will be in contact with Bonnie tomorrow and help her with the forms from the Fire Department. He then stated he doesn't appreciate how he treated the City Manager tonight and it is important for you to apologize because he did say he spoke with some members; he didn't say all. There was a discussion and Councilmember Richards was there too. We need to respect our City Manager and when he says he has spoken with someone, we need to give him the benefit of the doubt and remember he is your boss because he voted you into office.

MANAGER'S REPORT

City Manager Zelenak reminded everyone that we will be adopting the budget at the next meeting in May and to contact him if anyone has any questions. He then stated we are currently getting bids for grading at Volunteer Park, as well as the Section 11 at the Cemetery. He stated The Road Improvement Plan will be brought to Council at the 2nd meeting of the month along with another discussion on funding and how we go about maintaining our roads in the future, and our architects HRC will be attending as well. He then stated he will be discussing the master plan with Historical Society as well as the Veterans Group. He further stated we wanted to make sure we included the historical area to conceptually show what we're looking at going forward. Councilmember Dilg stated there is a racial and vulgar language on the wall that seems to be falling down and she is hoping someone can get that cleaned off. Councilmember Kurtzweil asked if someone could clean out the garbage near Reynold Sweet Parkway on the city side of the fence, the garbage has been there for a while. Councilmember Walton asked if the DPW could trim the tree blocking the sign near Calkins Street that is blocking the sign.

COUNCIL COMMENTS

Councilmember Richards stated he is in favor of having another weekend of yard sales. He then stated he hasn't been able to make it to a lot of meetings due to health issues and he is sorry about that but he just got his second vaccination for the virus. He thanked Ryan Lare for helping him setting up the vaccination and the transportation and thanked him for helping him get his drivers license which he hasn't had for a long time. He said he is glad we had a good turnout for the Ladies Night. He thinks we are moving forward and we've got a positive attitude in all our community. He said he does other things behind the scenes and he hopes to continue on with his work.

Councilmember Walton stated she wanted to highlight the First United Methodist Church is running a program with hands on community service work. They did work for Active Faith and they did some work for the Historical Society and she thanked them for getting out and helping out. We appreciate everyone that works in our City.

Councilmember Dilg stated she wanted to mention the Presbyterian Church is having a blood drive tomorrow and she knows they are in great need of blood. She then stated she is very happy the Mayor is happy to run for Mayor again.

Councilmember Kurtzweil thanked our Cultural Arts Commissioner Patty Dombecki, she has a gallery show at the Wooden Spoon in Brighton and she is very talented and we are lucky to have her on our Cultural Arts Commission and her artwork was very well received. She then stated she wanted to pay tribute to our Law Enforcement Officers who have made the ultimate sacrifice to our country and to those that currently serve on the front lines of the battle against crime. The congress by joint resolution approved October 1st 1962 authorized the President to designate May 15th of each year as Peace Officers Memorial Day and the week in which it falls as National Police Week. And the President at that time was John F Kennedy. He was a good President and it came into law so on May 15th of this week, lets remember our Police Officers and do something nice for them, make a nice comment, and tell them you appreciate what they are doing. If she hears someone making bad comments about a Police Officer, she fights back and she stands up. She then stated she hopes Chief Sovik and all of our Police Officers have a good week and enjoy the 15th, it is in your honor. She then congratulated Chief Craig in the City of Detroit on his retirement. She stated she sent him a retirement card on Friday and we are all losing a committed individual and talk about a Police Officer that is not only a role model for all Police, but he is also a role model for all elected officials. She then wished him luck on his endeavors. She thinks if he ran for public office, he would probably win.

Councilmember Kennedy stated he wants to recognize and congratulate Carrie Cavanaugh, the Interim Director for the South Lyon Center for Active Adults, for her efforts at organizing and conducting a Covid vaccination event at the Center on May 3rd. The effort all began when Carrie contacted Ready Nursing Solutions to provide the vaccinations using the Moderna vaccine. She then worked with the South Lyon Community School Administration to obtain the required approvals from SLCS Superintendent, Steve Archibald, Facilities & Grounds Manager, Chris Bollinger and South Lyon High School Principal, Jim Brennan. Next Carrie obtained the required approvals from the Center's Municipality Board, including Green Oak Township Supervisor, Mark St. Charles, Lyon Township Supervisor, John Dolan and South Lyon City Manager, Paul Zelenak. He then stated the vaccination event at Colonial Acres, this event required a number of volunteers to make it a reality. He then stated he'd like to recognize those volunteers that worked the call center and contacted 545 individuals from our community in an effort to register them. This group included Sharon Loftus, Sally Kinney, Randy Hardy, Ellen FitzPatrick, Wynn Hausrath, Nancy Wipp, Joan Shifferd, Sue Tolonen and Rita Allen. He then recognized a group of volunteers who reached out to members of their neighborhoods and places of employment in an effort to sign up additional individuals. This group included Council Member Glenn Kivell, Council Member Lisa Dilg, and Mayor Dan Pelchat along with himself. He then recognized the volunteers who worked the event. This group included Denise Semion, Kari Massey, Jackie Betke, Mike Flores, Katy FitzPatrick, Joan Shifferd, Sue Tolonen and Rita Allen. He then recognized and thanked Sue Brock for her efforts and expertise in working with Carrie to help organize and plan the event. He then recognized and thank Corry Bala and the South Lyon Hotel for generously donating lunch to the nurses and volunteers on the day of the event.

In the end, over 575 individuals from our community were contacted; 55% responded that they were already vaccinated; and another 50 individuals were signed up and received their vaccinations during this event. He then thanked everyone involved for their time, effort and involvement in making this community event a success.

Councilmember Kivell stated he and his wife visited the Ladies Night and it looked as if everyone was having a nice time, they were lined up at the stores and there were such lines they had to stand on the sidewalk waiting. He then stated the Farmers Market was delightful and there were plenty of people, everyone had a very upbeat feeling and it was a lot of fun. He then thanked Lisa Dilg for pointing out the fact that we didn't ask for donations when putting the playground equipment in the park and that is a perfectly appropriate metric to use in assessing the swing.

Mayor Pelchat stated he is looking forward to meeting some of our student's tomorrow morning at 7:15 to do mock interviews for the reading and writing for the college bound.

ADJOURNMENT

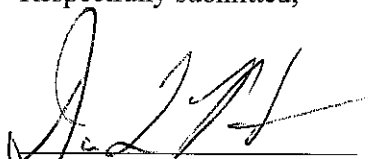
CM 5-9-21 MOTION TO ADJOURN

Motion by Kurtzweil, supported by Walton

Motion to adjourn meeting at 10:47 p.m.

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,


Dan Pelchat, Mayor


Lisa Deaton, City Clerk