

City of South Lyon
Regular City Council Meeting
June 10, 2019

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

Present: Mayor Pelchat, Councilmembers Kennedy, Kivell, Kurtzweil, Parisien, Richards and Walton
Also, Present: City Manager Zelenak, Chief Sovik, Attorney Wilhelm, Chief Vogel and Deputy Clerk Pieper
Absent: Clerk/Treasurer Deaton

MINUTES- June 10, 2019

CM 6-1-19 MOTION TO APPROVE MINUTES

Motion by Kivell, supported by Parisien
Motion to approve the minutes as presented

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS

CM 6-2-19 MOTION TO APPROVE THE BILLS

Motion by Kivell, supported by Parisien
Motion to approve bills as presented

VOTE: MOTION CARRIED UNANIMOUSLY

Councilmember Kurtzweil asked if we have not yet received all the State Shared Revenue Funds. Bookkeeper Lori Mosier stated we have not received all of the funds yet. Councilmember Kurtzweil stated she has noticed a trend analysis on the grave openings and foundations. She stated she knows from another municipality that they are noticing a decrease in revenue because the shift is going from full graves to cremations. Ms. Mosier stated we have a lot of burials, but trying to gage what you are going to bring in is hard, and most of our sections are getting full. Councilmember Kurtzweil asked where the funding will come from. Ms. Mosier stated we will need to do investments with the Cemetery perpetual care fund, we aren't currently doing that. She further stated the City Manager is looking into this. Councilmember Kurtzweil asked about why the interest went up. Ms. Mosier stated we made some changes to our PNC bank accounts to money markets to gain more interest. Councilmember Kurtzweil stated it is great that we are making good financial decisions, but the number looks very high. Councilmember Kivell stated the MMRMA dividend is 220% over what we forecasted. He asked if that was from grants. City Manager Zelenak stated we do get dividends from grants but we don't know what that number will be until they let us know. Councilmember Kivell asked if we could look at what has been received in the past to get a better idea for next year. City Manager Zelenak stated it has gone up and down over that last few years from what he has seen, but we can look into it.

ATTORNEY BILLSCM 6-3-19 MOTION TO APPROVE ATTORNEY BILLS

Motion by Walton, supported by Kivell

Motion to approve attorney bills as presented

VOTE: MOTION CARRIED UNANIMOUSLY

AGENDACM 6-4-19 MOTION TO APPROVE BILLS

Motion by Parisien, supported by Walton

Motion to approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT- NoneDISCUSSION- Downtown

City Manager Zelenak stated Council was given a timeline for the South Lyon business survey we are working on. It reflects how we will be gathering data and the groups we will be working with to get a better draft together. We will be working with individuals to ensure we find the best format out and a good means to get his survey out. He stated there is also discussion regarding the distribution of the survey, when we get it back, and information on getting the results to Council.

City Manager Zelenak stated there is information included about the businesses at 135 Lake Street and 111 N Lafayette and we are looking forward to that improvement downtown.

City Manager Zelenak stated they are still seeking contributions and working on fundraising for the South Lyon Veteran's Memorial for the concrete, brick and fencing. We will keep everyone up to date on the fundraising activities.

City Manager Zelenak stated the new trash containers are now downtown. He stated we will be getting a specific type of cover so they don't fill with water.

City Manager Zelenak stated the flowers are up downtown and we have a watering schedule for the person doing that work.

Councilmember Kennedy thanked the City Manager and Bob for their work and effort on the timeline for the survey, and he is looking forward to seeing the finalized survey.

NEW BUSINESS

1. Budget amendments

Bookkeeper Lori Mosier stated most of the amendments such as general fund, she didn't change the bottom line, she just moved money around. She further stated there was a lot of activity in local and major streets for snow plowing and removal. That is always hard to predict due to the weather, she moved money around so the bottom line didn't change. Ms. Mosier stated when we purchased 501 McMunn we split the cost between Capital Improvement and Land Acquisition, but she thought it would be better to do an operating transfer out of capital improvement into land acquisition so the entire asset sits within land acquisition. Ms. Mosier stated the DDA needs help, she stated they underestimated the TIF funds they were going to get, but then overestimated sponsorship money for certain events, and some

expenditures came in that we weren't expecting. Ms. Mosier stated the bond payment for the parking lot is paid so that will give the DDA an additional \$36,000 for the next budget year.

Councilmember Kivell stated in the sewer amendment he was happy to see the line item for line item 962 for miscellaneous expense is \$7,000 instead of last years \$40,000. He likes the idea of us being more deliberate on what we are going to allocate funds for.

Councilmember Kurtzweil asked where the underestimation from TIF come from. Ms. Mosier stated it is because the budget is done in February and maybe that information isn't available that early in the year.

Councilmember Kurtzweil stated she was under the impression if the money is left in a fund after the budget year is over, that money went into the general fund money. Ms. Mosier stated the DDA is different, we have many different funds. The DDA has their own fund, and if they don't spend the money during the current budget year, it will go into the DDA general fund budget.

Councilmember Kurtzweil questioned the \$7,000. for operating expense in their operating expenditures. It seems we took some of that money from tuition reimbursement. The confusion is you have the proposed budget for 2017-2018 \$4,800, the amended was \$4,800 and the 2018-2019 for \$4,800 but then there is no tuition reimbursement in 2018-2019 is down to \$700.00 Ms. Mosier stated they didn't use it last year. Councilmember Kurtzweil stated it appears they are using it. Is this category overstated? Ms. Mosier stated it depends on the classes they are taking. She stated this year it was under \$700.00

Councilmember Kivell stated he wanted to point out the amendment for the \$700.00 for the fingerprinting for the schools. Ms. Mosier stated we are reimbursed from the schools and we are paid for the administrative cost.

Councilmember Richards asked if there is a fixed fee for a sponsor for the DDA. Ms. Mosier stated we get higher dollar amounts from different sponsors. City Manager Zelenak stated there are different tiers for sponsorship, it varies on what they are sponsoring. Councilmember Richards asked if there are set fees for the vendor. Ms. Mosier stated there are different fees for someone that wants to fill the spot for the summer, or if they just want to fill a spot for a weekend.

CM 6-6-19 MOTION TO APPROVE BUDGET AMENDMENTS

Motion by Kivell, supported by Parisien

Motion to approve the budget amendments

VOTE: MOTION CARRIED UNANIMOUSLY

2. DPW- upper garage roof replacement

Ron Brock, Foreman for the DPW stated he has received 3 bids for the repair of the roof at the DPW. We are recommending 5-Star roofing and they can have it completed by June 30th. Councilmember Parisien asked if we used that company before. Mr. Brock stated we have not, but we reached out to many roofing companies, but only 3 showed up. He further stated the warranty is good and they came in the cheapest as well. Councilmember Parisien asked if this is going to be a full replacement or repair. Mr. Brock stated this is just a repair. Councilmember Kennedy stated he discussed this with Mr. Brock, and he reached out to 3 local companies for referrals, and he got one response, and they highly recommended the company. Councilmember Richards asked if this is for a vinyl spray on because there are different procedures that can be done. Councilmember Richards asked if Mr. Brock thought it will hold up with the vibration and the angle of the sun without deteriorating. Mr. Brock stated he can only go by with what he has researched on the product, they are offering a 20-year warranty and a 3-year labor warranty, he is happy with this. Councilmember Richards stated as being a former roofer, he doesn't know why

they don't put down a cheap layer of particle board over the ribs. Mr. Brock stated none of the 3 companies mentioned any process like that. Councilmember Richards stated \$10,000 is cheap, but we can afford to pay more if we could get more of a guarantee on longevity and durability. Mr. Brock stated this company is offering a 20-year warranty, the other 2 companies only offered a 10-year warranty. Councilmember Kurtzweil asked why there is a 30-60 day delay for adding the second process. Mr. Brock stated the first coating has to cure for a certain number of days. Councilmember Kurtzweil stated the explanation of the agenda item was very excellent, it gave her the fiscal year, the accounting number so she could see this was budgeted for. That is important because there is a lot of people that don't come to City Council meetings, they don't watch the meetings, but what they care about is the budget. They will go to the packet and look for budget items and if they don't understand the explanation of topic, they won't know where to look in the budget. She thanked him for thinking of the public while working on his agenda note.

CM 6-7-19 MOTION TO APPROVE CONTRACT

Motion by Walton, supported by Kennedy

Motion to approve the quoted price from Five Star Roofing for a Dept of Public Works upper garage roof replacement for the amount of \$10,200.00

VOTE: MOTION CARRIED UNANIMOUSLY

3. Dixboro paving project

City Manager Zelenak stated we have received the cost participant agreement from Oakland County for the Dixboro paving project. The project is funded through the federal funds, road commission funds, Oakland County, the City of South Lyon, Lyon Township and Green Oak Township. The agreement reflects the cost for each entity within the agreement. The agreement has been reviewed by the City Attorney as well.

Councilmember Kivell noted our cost of the agreement is \$218,541.00

Councilmember Kurtzweil stated the agenda note reflects \$218,541.00 for total share, but the agreement says the local share is \$223,000.00 City Manager Zelenak stated the \$233,000.00 is divided by 3, and we are using tri-party funds so we only have to pay \$74,000 for that. He stated the total we have to pay is \$218,541.00 He stated this will come out of the 2019-2020 budgets and it is in the budget, but it will be less because we have the tri-party funds. He further stated we have money in the budget for the water main portion which was about \$88,000 and we had originally budgeted \$390,000 for this project.

Councilmember Kurtzweil stated she was confused because the fiscal year wasn't in the agenda note. Councilmember Richards stated when we are notified of the contractors, sub-contractors, and the time frame, he would like the City Manager to update Council. City Manager Zelenak stated he will keep Council updated. Councilmember Richards asked if the other parties get out of the agreement, will our money be safe. City Manager Zelenak stated we will only pay when we are billed as the project moves forward.

Councilmember Parisien stated on page 2 it states "the City of South Lyon will contribute the cost with an estimated amount of \$144,141.00 and anything above that cost will be covered by the City of South Lyon". City Manager Zelenak stated there is a portion of the water main that runs under 9 Mile Road and it is too close to the surface where they will be placing an elliptical cover that goes underneath the road, and because it is too close to that culvert, we will have to reroute and lower the water main to the new location that won't be damaged when the installation occurs and it won't be in any danger from freezing. He further stated because that is just for the City of South Lyon if there are more costs, we will have to

cover the cost. He stated the \$144,000 is part for water main and part of the paving of the entrance to Volunteer Park.

CM 6-8-19 MOTION TO APPROVE THE COST PARTICIPATION AGREEMENT

Motion by Kivell, supported by Walton

Motion to approve the cost participation agreement for the Dixboro Road paving project

VOTE: MOTION CARRIED UNANIMOUSLY

BUDGET

Councilmember Kurtzweil stated she wants to remind everyone that we have an unfunded liability and as Governor Whitmer noticed the unfunded pension liability for the state school system, the interest on that would have been enough to pave the roads in the State. So, she thought what could we do with five million dollars and the first thing to her mind was developing Volunteer Park, which is why it is so important to get the unfunded liability taken care of.

Councilmember Kivell stated we have been on a 23 year pay off plan with MERS and it would be terrific if we could just take all the revenue we have to pay this off, but then we wouldn't be able to do all the other things that happen every day during the City, such as making sure the water and sewer is running. He further stated if we have a windfall of revenue coming in, maybe we can pay it off early.

Councilmember Kurtzweil stated she disagrees and wanted to note that Green Oak Township was able to make an additional payment on their liability and so the City has been negligent. She further stated the 23-year plan is based on economic data and no one can forecast the economic data for 23 years.

MANAGER'S REPORT

City Manager Zelenak stated the MML convention will be September 25th-27th in downtown Detroit. If anyone is interested let us know and we will get the information on the different classes that are available. City Manager Zelenak stated the NASA photos are now on display throughout town and we will have the brochures available soon. There is interesting information on the opposite side of the photos. He further stated that was good cooperation with the library and the Cultural Arts Commission and we are the only community in Michigan that has done this.

City Manager Zelenak stated we may have a closed session at the next meeting and Michigan Seamless Tube will be at the next meeting for a presentation.

City Manager Zelenak stated he has been meeting with the Parks and Recreation Commission regarding improvements to the park and he has applied for a grant through SEMCOG to try to assist with that.

City Manager Zelenak stated he has given Council a list of grants that we have received or that are pending since he has been here.

City Manager Zelenak stated we hired a DPW Director and he will begin on July 1st.

Councilmember Parisien thanked him for the grant information and this is what she was looking for. She stated she has been on Council for 4 years and this is the most grants we have received. This shows this body is making the right decisions and moving the City forward.

Councilmember Kurtzweil asked where we are at with the cement at the DPW yard. City Manager Zelenak stated the first phase was identified in the 2019-2020 budget. We received the estimates when we were adopting the budget and it was much more than we originally thought. He further stated the first phase will be installing the detention and retention work. That has to be done before the cement and it will begin after July 1st. Councilmember Kurtzweil asked when the work will begin. City Manager Zelenak stated the intentions are normally good from the City, but the follow through usually falls apart.

She further stated even though there is a plan in place, we have some tentative timelines, maybe we will have something in place, and then it gets to November and December, and that could shift to it is now too cold and we will get to it in May or June and people have lost interest. City Manager Zelenak stated that it is not our intention because he has our engineers working on a lot of projects in regards to design such as other minor paving projects and the sewer installation going under the railroad tracks. He stated we have guestimates now, and so we need to get the bids now and get moving on it. It is his intention to get this phase completed in the next budget year. Councilmember Kurtzweil thanked him for his attention to this and she will keep up on this.

Councilmember Richards asked about the Ordinance Officer and his schedule. City Manager Zelenak stated he will be working Tuesday-Thursday. He started last week and he is an ex Police Chief and he has a lot of ordinance enforcement experience. He further stated he thinks it will work out really well. Councilmember Walton asked about the benches in front of Wendy's. City Manager Zelenak stated the benches belong to Wendy's but he will be making contact with them about having the benches removed or repaired.

PUBLIC COMMENT- None

COUNCIL COMMENTS

Councilmember Richards stated last Friday he wore his orange blazer which he has had for years for the proclamation that was made at the last meeting.

Councilmember Richards stated Peerless Crane and Water Main Company was working in McHattie Park today replacing a well point on one of the big wells on the north side of Yerkes Drain.

Councilmember Richards stated Relay for Life is this Saturday at Millennium Middle School, go purple, that is their theme.

Councilmember Richards stated the Dorothy Street block party is this Saturday and he wishes them the best.

Councilmember Richards stated the Historical Society is having an event on the 18th, The Walled Lake Amusement Park and the days gone by. It used to be an amusement park in Walled Lake in the 1920's and 1930's.

Councilmember Richards stated he saw one of the containers that were supplied by Superb Fabricating, they are big and beautiful.

Councilmember Richards stated Phil Weipert who is our County Delegate is in Omaha, Nebraska and he will be returning Wednesday afternoon and he will be attending the regular commission meeting in Waterford. He will be receiving a grant check for the City of South Lyon for \$12,000.00 He stated he is also the Chairman of the SEMCOG committee. He is on the move and doing things to benefit our community.

Councilmember Richards wished best wished to Lori Mosier who will be retiring this week and he hopes we can find someone half as competent and wonderful as she has been.

Councilmember Kennedy stated he wanted to congratulate the Salem-South Lyon District Library for their grand opening of the Children's Expansion that took place last Sunday. The weather was great and they estimated that close to 1,000 people came out to help them celebrate since they ran out of the 750 hot dogs they originally had and went to get 250 more. They had events of interest for all ages which exemplifies the library itself. Even in today's era of technology it continues to make itself relevant and indispensable to all members of our community, regardless of age.

Councilmember Kennedy congratulated the graduating classes of South Lyon High School and South Lyon East High School. Both schools had their graduation ceremonies on Saturday there were a lot of proud and excited parents and relatives watching in the audience. He wished the graduates the very best as they begin the next phase of their lives knowing that the years leading up to this point have well prepared them for ongoing success in the future.

Councilmember Kennedy stated he wanted to follow up on Council Member Richards' comment, there will be a Touch-a-Truck event on Saturday, June 15 at Millennium Middle School from 12:00-4:00pm as part of the Relay for Life event. He further stated there will be another Touch-a-Truck event at the Salem-South Lyon District Library on Wednesday, June 19 from 10:00am-11:00am. He further stated you will need to register for the library event by visiting their website.

Councilmember Kennedy stated he would also like to follow up on Council Member Richards' comment, the Historical Society's presentation about the history of the old Walled Lake Amusement Park and Walled Lake Casino will be at the Freight House beginning at 7:00 pm on Tuesday, June 18. He stated he would encourage all of the history buffs to mark their calendars and make plans to attend.

Councilmember Kennedy stated he wanted to remind everyone that the Concerts in the Park begins its 2019 season this Friday at 7:00pm with the Saline Fiddlers, a premier youth fiddling show band from Saline, Michigan and then on Friday, June 21 we'll have Pete "Big Dog" Fetters, who is a singer/songwriter/performer from Wyandotte, who performs all different genres of music, so come on down to the Gazebo in the Historical Village and enjoy the music on Friday evening.

Councilmember Walton welcomed our new Ordinance Officer and congratulated him on his new position and wishes him the best.

Councilmember Walton reminded everyone to get out on the town and see the NASA photos it is a really neat thing for our community.

Councilmember Parisien congratulated Lori on her retirement and thanked her for all her hard work and dedication and she is a shining example of what we hope to have in the future and she hopes they are half as good as she was.

Councilmember Parisien stated she wants to remind everyone to get involved with the community and join the boards and commissions. She further stated if anyone is interested, there is a Council and Mayoral Election coming up and the deadline for petitions is July 23rd at 4:00 p.m. She stated petition packets are available at City Hall.

Councilmember Parisien stated she wanted to send her thoughts and prayers to the family and friends of the young South Lyon High student that passes last week.

Councilmember Kurtzweil stated she wanted to remind everyone of the Lake Street Cruise In, and the following sponsors, Gail and Lisa at Real Estate One from South Lyon, Gibson Broach and Tool, Grande Trunk Home from South Lyon, Hot Rod and Racing Expo from Novi, and KV Sports from South Lyon. Councilmember Kurtzweil stated investing in South Lyon doesn't always mean you have to put up a building in town or redevelopment a building, it is coming forward and sponsoring some of the wholesome hometown events and they need the money.

Councilmember Kurtzweil stated she attended the open house for the new addition Salem/South Lyon Library and Salem Township Supervisor Gary Whittaker was beaming with pride as it is located in Salem Township. She stated Salem South Lyon Library is the premier library in the area, which includes Green Oak Township and Lyon Township. She thanked Donna Olson for her outstanding leadership regarding this project. Donna will say it was a team effort, and most teams need a leader. She stated she was there

through it all, through the commitment and dedication and the sleepless nights worrying about all the details.

Councilmember Kurtzweil stated she stopped in at Glazy Days and she spent about an hour with Jill. She stated the new studio is fabulous.

Councilmember Kurtzweil stated she would like to wish Lori Mosier well in her retirement. She stated she stayed with the City through many difficult times such as the recession. She further stated Lori always held her professionalism, and she has always found their discussions interesting and she has been a joy of an intellectual to be around. She then wished Lori and her husband a happy retirement.

Councilmember Kivell stated he has known Lori for many years and it will seem strange coming into City Hall and her not being there.

Councilmember Kivell stated the addition to the Salem/South Lyon Library was terrific. He stated he is envious of that group. They are very detail oriented and they do a terrific job. They have a volunteer base that is astonishingly animated. He further stated it is a beautiful place.

Mayor Pelchat thanked Lori for all her service to the City. He then thanked her for all her help.

Mayor Pelchat stated he wanted to congratulate the South Lyon East Softball team for knocking off the Lions to move on.

Mayor Pelchat reminded everyone of the American Legion Golf Outing on July 27th. If anyone is interested in getting a team together. The proceeds go to many great things around our town.

ADJOURNMENT

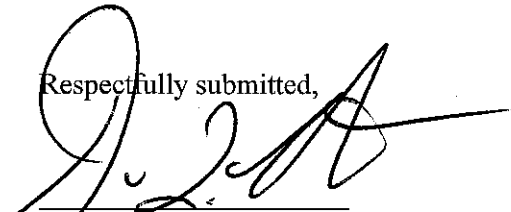
CM 6-9-19 MOTION TO ADJOURN

Motion by Kurtzweil, supported by Walton
Motion to adjourn the meeting at 8:40 p.m.

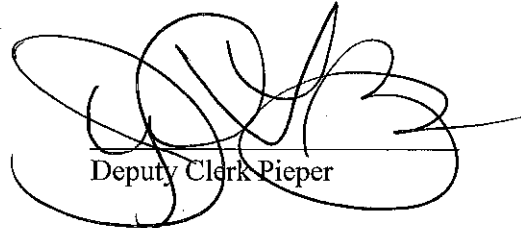
VOTE:

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,



Mayor Dan Pelchat



Deputy Clerk Pieper