

City of South Lyon
Regular City Council Meeting
June 12, 2023

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 Pelchat, Councilmembers: Dilg, Kivell, Kennedy, Mosier, Kurtzweil and Hansen
Also present: City Manager Zelenak, Fire Chief Thorington, Chief Baaki, Finance and Benefit
Administrator Tiernan, DDA Director Mack and Clerk/Treasurer Deaton

MINUTES- May 22, 2023

CM 6-1-23 MOTION TO APPROVE MINUTES

Motion by Kivell, supported by Kennedy

Motion to approve minutes as presented

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS

CM 6-2-23 MOTION TO APPROVE BILLS

Motion by Kennedy, supported by Mosier

Motion to approve the bills as presented

VOTE: MOTION CARRIED UNANIMOUSLY

AGENDA

CM 6-3-23 MOTION TO APPROVE THE AGENDA

Motion by Dilg, supported by Kivell

Motion to approve agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

CONSENT AGENDA

1. Inter-Governmental movie equipment agreement
2. Covington Street block party
3. Carl and Joanne's Christmas in July Fundraiser 2023
4. Carl and Joanne's Old-Fashioned Christmas 2023
5. Carl and Joanne's South Lyon Eve Fundraiser 2023
6. Pumpkinfest 2023- Downtown road closures
7. 2023 Pumpkinfest parade
8. Pumpkinfest 5K run

CM 6-4-23 MOTION TO APPROVE CONSENT AGENDA

Motion by Kurtzweil, supported by Kennedy

Motion to approve consent agenda

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Carl Richards of 390 Lenox stated people come to him with concerns and complaints. He said there is a problem at the cemetery and maybe Council can work on it, but he isn't going to go into it. He isn't as mobile as he use to be, maybe Council can go talk to some of the guests and get some details and give Paul the details. Since they downsized the number of plot people can use. He then stated he isn't wearing glasses, and he had the 2nd and 3rd surgery of the year and the surgery went well, but the recovery and

aftermath wasn't enjoyable. He then stated he will continue to improve his life the best he can and set a good example. He hasn't been able to see very well out of both eyes since he was 4 years old and he isn't legally blind anymore.

Mohammad Alanji of 702 E Lake Street stated he is here to mention that some of the ordinances doesn't benefit everyone, only a few.

Joe Matuzak of 329 Lyon Blvd. stated in the midst of the sesquicentennial anniversary, there is also a ten-year anniversary of the Cultural Arts Commission. He then stated his understanding is Councilmember Kurtzweil pushed for the creation of the commission, but wasn't eligible because she was on the Parks and Recreation Commission and Planning Commission. He stated he and his wife Josie were members of the commission, and Jose was the chair. He stated they still participate as volunteers. He further stated he could spend a lot of time discussing how the commission has fought to improve the cultural climate of the city, including the many shows, performances, and public exhibitions that have come to take place. He then stated that is not why he is here. He stated they would like to encourage Council to recognize in whatever form you choose, to acknowledge the one single person that has been on the Arts Council since its conception and continues as the Chair, Ken Mihalik. He has created countless posters, brochures, for the various activities of the commission. He has worked on the art for the water tower, and for the various departments as well as for the sesquicentennial. He is the institutional memory of the Cultural Arts Commission. He has also been a tireless recruiter in finding new members. He is consistently excellent at what he does and given his time to this community.

Erin Cottingim of the Witches Hat stated if you aren't familiar with No Mow May, the City of East Lansing has a great explanation on their website explaining why they support it. She then read from their website, which states around 80% of the 1,400 food crops grown around the world require pollination by animals, which include insects like bees. Pollinators also support the ecosystems that clean our air, stabilize our soils and purify our waters, but pollinator populations are declining due to the habitat loss, pesticide use and loss of food supply. No Mow May is a small step community members can take to help. In early spring, pollinator food, nectar and pollen, can be in short supply within urban and suburban landscapes. By allowing lawns to grow longer, it gives a chance for the plants sometimes referred to as weeds like dandelions and clover to flower, creating habitat and forage for emerging pollinators and providing vital food sources at a time of year when these resources are scarce. She then stated they were given a warning citation from the ordinance officer for letting their grass grow for the month of May. The dandelions, wild flowers and tall grass they let grow is intentional and with purpose in the month of May. While they stand alone as the only business that participated, many residents support this in the city. It is illegal to participate in No Mow May in the city and if you do, you risk a warning citation or a ticket. This is a very important initiative to help our honey bees, other pollinators with food. All Council will have to do is change a few words in the Ordinance from early May, to June and everyone would have the opportunity to support No Mow May. The growth of South Lyon and the surrounding communities is great for many reasons, but bad for our pollinators by losing their habitat. We can do something to help by allowing the residents to participate in No Mow May would be a great start. She further stated she hopes Council will allow residents to participate in No Mow May and follow other communities such as East Lansing and Ann Arbor.

Josie Kearns of 329 Lyon Blvd stated they didn't want this anniversary to pass without it at least being noted it takes the dedication and selflessness of volunteers such as Ken Mihalik to give our community color and excitement and she hopes Council will recognize this by a resolution or proclamation or some

other method because that can be an important tool to encourage others to dedicate and volunteer their time to make our city a great place to live.

Ryan Cottingim of the Witches Hat stated he is here to talk about No Mow May and to squash some concerns about ticks and mosquitoes. He then directed everyone to the website for E Lansing for more information on No Mow May. He stated researchers with the United States Dept of Agriculture's Northern Research Station have explored whether bee-friendly, lawn-mowing practices come with increased tick risk. The study found that lawn mowing frequency in suburban areas has no detectable effect on the presence of ticks. He stated the website also has information on mosquitoes and about how removing standing water is much more effective than cutting grass. He then quoted an article from the Detroit Free Press which said No Mow May is important because mowing less creates habitat and can increase the abundance and diversity of wildlife including bees and other pollinators, according to nonprofit Bee City USA. The start of the growing season is a critical time for hungry, newly emerged native bees. Floral resources may be hard to find, especially in urban and suburban landscapes. By allowing it to grow longer, and letting flowers bloom, your lawn can provide nectar and pollen to help your bee neighbors thrive. He then stated this is not negligent, it is purposeful action. He stated the original intent of the ordinance was to prevent people from being negligence and again this is not the case, it is purposeful action to protect our resources and food that we all need to live. They are asking for one month, not forcing it on anyone that doesn't want to participate, but allowing our neighbors to participate if they want to. He stated he hopes Council will change the wording from first half of May to the first half of June and take action soon so anyone can participate legally and our pollinators can get the help they can next year.

Philippa King of 269 Wellington stated she and her husband participated in No Mow May to give emerging insects a place to live while the weather warms up. She put a sign in yard that said pardon the weeds, feeding the bees along with a website so people could learn more about the movement. She stated she is new to the country, so maybe it's just a culture shock, but she is absolutely furious to learn there were complaints about the length of the grass in our lawn, even when she put out a sign explaining what they were doing, and that what they were doing had good intentions for the environment and our rapidly diminishing invertebrate populations which she feels like everyone knows by now are integral to our own species survival. She stated a quick search on google confirms that lawns occupy 30-40 million acres of land in the US alone, and lawnmowers account for 5% of the nation's air pollution - all of that land going to waste on short, non-biodiverse grass that is literally only used for aesthetics. She said she can't imagine how many more invertebrates we'd have if only 5% of the city's lawns were used for No Mow May each year. She then asked if we can take a moment to understand the reality that the appearance of our lawn and the spreading of noxious weeds which are dandelions and other species, and that the appearance of our lawn is more important than biodiversity during a climate crisis. She then stated she is asking Council to change the ordinance surrounding the lawn length for the month of May, and they actively educate and encourage the community to participate in No Mow May, and native species planting, and that they work to change the outdated attitude that lawns need to be perfectly cropped. She stated we should no longer be living in a society that uses round-up like water where lawns are policed so heavily especially where an environment is considered.

Max More of 269 Wellington stated they aren't forcing anyone else to do it, but we should be allowed to participate in No Mow May. He stated we are just asking for the month of May that everyone is allowed to have a lawn higher than 8 inches. He stated it is astonishing that they took the measure on their own to place a sign in their front yard and the ordinance officer told them there were multiple complaints about their yard. For so many people to see that sign and still complain about their yard and for so many people

to see the sign and still complain about it, and more proof is a week or two into it, there was a duck nesting in the front yard. It doesn't take much and unless you're living under a rock, you know that bees are keystone species to our wildlife are in significant decline and without them we won't have food, crops and no lawns. We need bees and wildlife, we are not better than them, and the looks of our yard aren't more important than our wildlife.

Tina Archer of 210 Liberty stated she isn't against No Mow May, but she would like the city to look at what other cities are doing with it, and Ann Arbor changed their policy to encourage pollinator gardens. She then stated her neighbor has a beautiful pollinator garden and this spring it was filled with flowers, and this spring she shared her garage with a bumble bee hive and they were very active today, so she thinks it is important that we don't limit it to May, we should look at the feedback from other communities, Ferndale, Royal Oak and Ann Arbor and see what their programs are like, but she did find out they didn't include commercial properties. They had approximately 700 people participating. She then thanked the DPW because they had a sewer issue, and they did a fantastic job, they were courteous, they had a plan and they executed it.

DISCUSSION- Downtown

DDA Director Mack stated the Farmers Market has been fantastic and we've had more vendors than in the past. Kudos to our Market Manager. He then stated that staff has been working with the GM Dealer Community Charging program to have level 2 EV chargers installed downtown. We've had some meetings and exchanged documents back and forth. The flowers were installed before Memorial Day and he thanked DPW for doing that. He then stated the DDA Board met and voted to allocate \$20,000 from its fund balance to apply for the Michigan's Revitalization and Placemaking grant, which we are applying with Main Street Oakland County along with other 11 communities. He further stated the current price tag on the park is \$838,000 and we have \$150,000 in grant funding. Councilmember Dilg asked if there is a limit on the number of communities. Mr. Mack stated it will be split between the varying Main Street communities and they are asking for 14 million. Councilmember Hansen asked for a time frame on the chargers to be installed. Mr. Mack stated he doesn't have a time line right now, but the new vendor has been much more responsive than the previous company we were dealing with. Councilmember Kivell stated there are a lot of people walking around town during the Farmers Market, but there is also a lot during the week at various times as well. He then asked if there is a time line for the alley patio to be set up. Mr. Mack stated he is trying to contact the person that did it last year and he is hoping to do so soon. Councilmember Kivell stated if there is a problem, he can help getting it cleaned up.

FIRE CHIEF REPORT

Chief Thorington stated they are at 585 incidences as of today. He then stated we have had hands on training on the new ladder truck. So, it is official, it is in service and he has advised our neighbors and dispatch. He further stated the Oakland County radio system will begin in July, and our live date is in November. He further stated we are looking at a few dates for a spray park for July and August. He then stated our cadet Sovey just finished his junior year in high school, and just completed the fire academy and he will graduate with his fire certifications and his basic EMT certifications.

POLICE CHIEF REPORT

Chief Baaki stated we'll be having 2 people participating in the oral boards for Sergeants which will take place on the 20th, which is part of our succession planning. He then stated he is still working on getting our patrol vehicle and we may be getting a Dodge, and they're actually cheaper than the Ford vehicles. He is hoping for around September or October.

UNFINISHED BUSINESS- None

NEW BUSINESS

1. Award of bid construction of Andover Park bridge

City Manager Zelenak stated as part of our efforts to make further improvements to our infrastructure, we are removing and reconstructing a new bridge in Andover Park. We received 5 bids ranging from \$174,800 - \$255,950. We are recommending to award the bid to construct the bridge to Miller LS Bridge construction LLC of Portland Michigan in the amount of \$174,800. We are using ARPA funds to pay for the construction of this bridge out of the 2023-2024 budget. Councilmember Kurtzweil asked if there is a time table for this to be completed. Mr. Darga of HRC stated the removal of the existing bridge and abutments will be done by the end of August. We are at the mercy of the bridge manufacture which could roll into next year, the first or second quarter, but we are hoping sooner, and they will be ready to install it. Councilmember Kurtzweil asked if we are protected from an increase in cost. Mr. Darga stated as long as something crazy doesn't happen, we should be set with this price.

CM 6-5-23 MOTION TO APPROVE THE AWARD OF BID

Motion by Kennedy, supported by Hansen

Motion to approve the award of the bid for the Andover Park Bridge removal and construction to the Miller LS Bridge Construction LLC of Portland Michigan in the amount of \$174,800 using account number 101-751-978.

ROLL CALL VOTE:

Kivell- Yes

Mosier- Yes

Kennedy- Yes

Kurtzweil- Yes

Hansen- Yes

Dilg- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

2. DDA Social District

DDA Director Mack explained that Governor Whitmer signed a house bill on July 1, 2020 creating the Social District, which allows a local government to designate a social district within their jurisdiction. Originally when this was passed, there was some guidance that stated you can take your alcoholic drink between two licensed businesses that were next to each other, which we took to mean literally next to each other. Since then, there has been more information and what it says is you have to have two or more licensed businesses touching the commons area. He then stated in February he and 4 DDA members went to Farmington to their social district and spoke with a few of the businesses within the district and from a law enforcement view there haven't been any issues. Nor have there been any issues with trash. Farmington has one of the best set ups for their social district and he has spoken to a number of not only Oakland County DDA managers, but throughout the State of Michigan with social districts, and there have been no issues. He then stated the proposed hours are 9am to 11pm, and that allows people to get a drink during the Farmers Market. Farmington learned that people wanted the option as they were going through their Farmers Market, so they changed their hours to include the Farmers Market hours. He then stated the hours will be 7 days a week, from 9am to 11pm 365 days a year. He further stated he contacted the MLCC and you can't have a special caveat for a special event. The goal of the social district is to create a vibrant, inclusive space where visitors and residents can enjoy the unique atmosphere of the city while responsibly sipping on their favorite beverages. He then stated communities all around us already have social districts and this will give our residents another reason to stay in South Lyon and spend their

dollars in our community. It is the DDA's goal to create an outdoor drinking area where people can responsibly and safely enjoy an alcoholic beverage which will foster a sense of community and support our businesses. The DDA board voted unanimously to bring this to city council and ask for the Social District to be approved. He further stated with collaboration between the DDA and the city, potential participating businesses, and the community, we are trying to create an exceptional outdoor experience that contributes to the vitality and liveliness of the downtown. He further stated they are committed to implementing stringent safety guidelines to ensure the well being of everyone. So, by adhering to all applicable laws, regulations and guidelines, we want to create an environment where everyone can relax and enjoy themselves. Councilmember Kivell asked if the alley patio is area part of the commons area. Mr. Mack stated it is. Councilmember Kivell then asked why nonprofits can't be a part of the festivities and they have to be in their own area. Mr. Mack stated that state law says that if you pull a one-day license you can't participate with the Social District. You have to delineate your drinking area from the Social District area. Councilmember Kennedy pointed out different times in the documents. Mr. Mack stated the DDA is suggesting 9am to 11 pm. Councilmember Dilg stated she was very interested in this and is happy to hear what the goal is. She then asked if there are any concerns with the Social District and the car show and Pumpkinfest with liability issues. Mr. Mack stated there are no concerns at the moment, we have spoken with the city's risk management group and Social District doesn't require any additional coverage. City Manager Zelenak stated no one has brought up any concerns, and Pumpkinfest is in a different area and there will be signage reflecting the boundaries. Councilmember Dilg asked if he has gotten any feedback from the businesses with the licenses and if, they were positive. Mr. Mack stated the comments have been positive. Councilmember Dilg then asked how we will educate the public on this. Mr. Mack stated there are multiple avenues, there will be signs, a press release, social media and signage in the businesses that will be participating. Councilmember Dilg asked how it will look more festive. Mr. Mack stated they will have picnic tables, umbrellas for shade, and we can have games such as corn hole, maybe some fake grass along with chairs. Discussion was held regarding smoking in the area. City Manager Zelenak stated you can't stop people from smoking in public, except state law doesn't allow smoking within food service establishments such as patios. Councilmember Kurtzweil stated we need to have nice tables, such as Holly's Social District, they are very tastefully done, and they have flower arrangements. Frankenmuth also has a nice Social District. Councilmember Mosier asked if the Farmers Market will lose vendor space because of the Social District. Mr. Mack stated they will not be taking any vendor space. Councilmember Kennedy asked how we are going to educate people so they aren't wandering around in residential neighborhoods with alcohol. Mr. Mack stated they will have signage reflecting the Social District area, along with signs stating no alcohol beyond this point, maps, as well as the business owner can also relay that information. City Manager Zelenak stated if people don't follow the rules, the Police Department can speak with them. Hopefully it won't be necessary. Annie of 113 N Lafayette, the Lemon Tree. She stated she believes this will be successful and will bring more people to our town. She further stated the town is hungry for more events. When there are events downtown, people show up and support our downtown. We need to bring them in, and some people say there is nothing downtown, and they go to Milford, or Novi. She further stated it is a great way to bring people in. The Farmers Market have brought a lot of people into town. David Barton of the Twisted Cork Winery stated his family was fortunate to move here based on the people, charm and values. He further stated they opened a small business in the DDA district almost two years ago and they have had great experience so far, and they felt welcomed by the community. He stated one of the things they like most is we are 15 minutes away from other communities such as Novi, Northville, Wixom, Ann Arbor and Brighton. This creates many choices for people with many things to do and many places to go. He stated this also creates challenges for our downtown. He further stated a vote of approval for the social district, will also create the attractiveness of others to visit our downtown area and spark some growth for our existing and future businesses. He is aware some people believe the social district is a disadvantage,

but he thinks it will help our downtown and events, and generate visits from citizens not only in the district. He further stated an increase in traffic to our downtown will not only benefit the businesses in the downtown, but also the 200 small businesses we have around the downtown by increasing the number of people visiting our town. Ryan Cottingim of the Witches Hat Brewing Company stated he didn't know this was going to be discussed, and the question was asked if most of the businesses in the downtown are in support of this, and the answer was most. He then stated if he wouldn't have come to this or one other meeting, he wouldn't have known this was happening. He further stated as an alcohol establishment not in the downtown, we aren't involved in these, unfortunately. There was no talk with them asking their opinion. He stated even though he is two blocks outside of the downtown, someone should have discussed this with them. He further stated there are also other alcohol related establishments that didn't know about this either. He stated he is not trying to slow the growth of our downtown, and the comment that stated the businesses around this district will gain some residual overflow, his business isn't one of them. He will have to police his customers to say no they cannot take out their drinks on the street as the other businesses in the district. He will have to stop them, as the other businesses in the district will have the police handle that because it is now the city's issue and they sell the product and it is out on the street. He further stated it's no longer the licensee's concern. Where on his property, he will have to tell people they cannot, even though he is only 2 blocks away. He then stated to recap, he wished the city would have included more of the businesses, especially the small number this will affect that this will now become competition for. It will bring others to eat and to shop at other places, but for him, it will be competition. Heather Nezich of 950 Westbrook Drive and she works downtown at Venue stated she fully supports this and she thinks other residents will as well. She stated she has gone to other cities to go to one store, then she has seen all the other stores, like the big connect four, and she had her son with her and they sat and played and it makes you spend more time in town. She further stated she thinks it will bring a lot of business to the businesses. Why would you not want to get a wine slushie then walk around the Farmers Market. Abe Ayoub of 417 S Lafayette stated he is a DDA member, and he wanted to thank Nate because he put a lot of work into this. There will be a lot of questions and a lot of what ifs, but in the end, he has fought many issues in his 24 years here, and he has fought them all on behalf of other people. He stated he truly believes this will be good for the city. Cory Balla of the South Lyon Hotel stated everyone has had some great points, and being here for a few decades now, it has been rough watching the towns around us grow enjoy things like this, and he is glad the city is pursuing this. Nate has done his homework, and there have been a lot of things addressed. He stated Ryan had some good points that were worth mentioning and maybe considering. Maybe later it can be expanded. He further stated it is important that we look at this in solidarity, and the pros outweigh the cons. This is manageable, and it will help us fill in some of the vacant buildings downtown. He stated for two decades he has watched corn fields, and forests become \$500,000 homes. He is supportive of the district. John Galeas stated he lives downtown and has been here for 31 years and he has watched a lot of growth and some things not go right over the years, which is why he ran for Mayor in the past. He does agree with Ryan and Erin, he didn't think of it from their point of view. He further stated their business is a class act establishment. He stated he goes to bat for them a lot, and years ago he wished they would have been in the downtown. He then stated maybe we get some experience with it, then look at what can be addressed. He further stated he doesn't see any problems with bringing more people downtown, and watching us lose people to the other communities. He hears from many people they don't see things in our community that others offer. Kathy Kohanic stated she works downtown but lives in Lyon Township. She stated she has lived here for 30 years, and she has seen a lot, but you have to remember the business owners are supporting our schools, teams, and plays. We always have people asking for donations and the bottom line this will help their businesses. We all want South Lyon to thrive, and we need to advertise what we have better. She then asked everyone to support our business owners because they support all of us. Mr. Mack clarified that this will be on the agenda at the next Council meeting for a vote. Councilmember

Kurtzweil stated it is a good point to make that this will be a nice additional venue for the city. She then stated we have to keep an eye on what is happening in Lyon Township and the development going on. She further stated the thousands of new residents that will be moving to the area in the next 5-8 years. We also need to keep an eye on the Dell Web development. It is a phenomenal development and the people moving in are our prime demographic for this kind of venue and for us not to take advantage of the demographics that are shifting to our area, would be remiss in serving our DDA. She then stated you have to stay attuned to the shifting demographics, and it may not have been a good thing to do 10 years ago, but you need this kind of venue to have a certain support of a population and she doesn't know if we've had that population based 10-12 years ago, but we clearly have it now. You have to stay on top of what's happening in the area and this is the prime time to take advantage of it. She further stated as aggressive as Lyon Township has been to establish a downtown, we are their downtown. They are doing a great job, with what they have, but people see the city as their downtown. People come here for the parades, and the events. She then stated this is clearly an opportunity for us to be smart as to what is happening out there and jump on it. She then asked if she goes to a business in the district, and takes it to the social district, then something happens and she gets in her car and there is an accident, does the Social District take the liability, or does the business she purchased the drink. City Manager Zelenak stated he will get a more direct answer from our insurance carrier, but his understanding is it isn't an additional liability. He stated this is a DDA created event, but it is still already included in our insurance, but it doesn't stop someone from suing a business for overserving them. She then stated it is competition, everything is competition. She stated that is what makes this country great, and the fact that we have the ability to compete. She stated people may not think it is fair because it brings competition to their business, but she isn't afraid of competition. When she moved here there were many attorneys, and she went out and found a niche and built a great reputation and business. There was competition for her. She stated the competition made her good, she doesn't care about the competition, and she knew she is good at what she does. Every business in town has competition.

3. Budget amendment for FY 2023-2024

City Clerk Deaton stated based upon information we have received from the County, there is a change on the L-4029. With that change made, the city is able to collect a higher mill rate of 12.3500 for operating as opposed to the 11.5756 that was originally approved. There is no change in expenditures. This has been discussed with Patrick McGow of Miller Canfield and due to the budget being approved in May, we are able to amend the millage rate as a budget amendment, as opposed to a budget resolution. Councilmember Kurtzweil asked how much additional revenue is being created by this. City Manager Zelenak stated it is approximately \$48,000. Councilmember Kurtzweil stated we were able to adopt a budget and get through all expenditures with the original mill 11.5756. We don't have to raise the mill, the residents in this town are being taxed enough, and there has been no line item stating why this additional money is needed. Finance and Benefit Administrator Tiernan stated our fund balance is currently at \$7,252,683.00 Councilmember Kurtzweil stated when you have a fund balance that high, that is enough and she will vote no on this because there hasn't been a reason demonstrated as to why it should be changed. City Manager Zelenak stated the correct amount to be raised would collect \$380,000.00 in revenue. Councilmember Kurtzweil stated we were able to meet the expenditures without that additional revenue. She stated you can always adjust the mill in the budget of 2024 or 2025 if you find that the expenditures can't be met. City Manager Zelenak stated the original numbers brought to Council was after we had all the departments cut their budgets to meet the Headlee rollback number. Councilmember Kurtzweil stated that is good

budgeting practice. We have many residents that are on a fixed income and this is a highly taxed community. The necessity hasn't been proven. She stated he did a brilliant job going back to the department heads that cut their budgets. Councilmember Dilg stated she agrees. We asked the taxpayers for a bond for the roads, and she thinks we should give them a break. Councilmember Kennedy explained that in the housing crisis between 2008 & 2010 property values across the state dropped and due to that, it affected the amount of revenue dropped as well. He further stated we've been trying to get back to where we were at the rate of inflation, which is 1.2% or 1.3% for the last 15 years. During that time, the cost of everything has risen, repairs cost of materials, there were a lot of repairs, and expenses that were put off, and we've been trying to get back to where we were at that time. Councilmember Kurtzweil stated as an economist, the inflationary pressure that we are seeing today, is clearly pushing the property values up that far exceeds the necessary revenue that is needed to operate the city. She then stated the argument has a factual basis in terms of inflation, in terms of the rate of inflation, that we experienced during prior administrations, the current administrations inflation has moved property values far higher than if we just stayed on a regular trajectory of normal increases of property. She stated now you are seeing an excess of property valuation due to inflation and as a result it is providing additional revenue opportunities for cities to gain revenue that had not necessarily have access to if property values had gone on a normal rate of increase.

CM 6-6-23 MOTION TO APPROVE BUDGET AMENDMENT

Motion by Kennedy, supported by Kivell

Motion to approve the 2023-2024 millage rate budget amendment

ROLL CALL VOTE:

Kivell- Yes

Mosier- No

Kennedy- Yes

Kurtzweil- No

Hansen- No

Dilg- No

Pelchat- No

MOTION FAILED

BUDGET- No discussion was held

PUBLIC COMMENT- No public comment was made

MANAGER'S REPORT

City Manager Zelenak stated the utility contractors are out doing preliminary work on the Hagadorn Street project, with major construction on the project to begin after July 4th.

City Manager Zelenak stated we had ornaments made for the 150th anniversary to sell at the Historical Society for \$25.00 a piece which the cost was set by the Historical Society. The trail construction between Volunteer Park and Princeton has begun, along with shoring up the bridge by the wetlands. He then stated Ron Beason was promoted to Superintendent of the Water and Sewer Department. He stated he is continually meeting with area communities for the Oakland County Transit to try to increase our transit services. We are working with County officials to lower the cost for our riders to \$2.00 per ride and increase our options of partnering with other agencies, such as WODA and SMART. He then stated the pickle ball courts at Columbia Park are now being used often, and during the week for kids pickle ball

camp. SLARA is organizing the schedules. The South Lyon Center for Active Adults are also utilizing the courts for their organized use as well. Councilmember Dilg asked if anything had been done with the bike trail barrier. City Manager Zelenak stated he has spoken with our DPW Supervisor and he is working on a plan for that. Councilmember Dilg asked if we could put something on an agenda for a discussion of No Mow May at a future meeting. City Manager Zelenak stated it will be on a future agenda, and he further stated we allow people to participate in that, but we don't allow grass/weeds to be over 8 inches. We have gotten complaints from people in regards to people that were allowing their grass to grow to 8 inches or higher, and once a complaint is made, our Ordinance Officer must respond. Councilmember Dilg asked if there is a way to direct people to stop at the crossing walk at the Hotel. The lights are helping, but some people are still ignoring it. City Manager Zelenak stated he doesn't know what else we can do to get people to pay attention to stop when the lights are lit and people are trying to cross. Councilmember Kurtzweil asked about the picket ball courts, because they are in very bad shape. She stated it appears that the vibration from the railroad is causing a lot of cracks, you can't tell it was just replaced. She thinks maybe an environmental investigation wasn't done and it was cracking because of the age, but because of the vibration. Councilmember Kennedy asked if the noise deadening material will be added to the pickle ball courts anytime soon. City Manager Zelenak stated we applied for a grant for that so we are waiting to hear, but it will be installed at some point.

COUNCIL COMMENTS

Councilmember Kennedy reminded everyone that the Salem-South Lyon District Library will be holding a Touch-a-Truck event at the library on Wednesday, June 14th from 11am-12 Noon. Advance registration is required and can be done on their website. Also, he then congratulated the graduates from South Lyon High School and South Lyon East High School and wished all of them the very best as they begin the next chapter in their lives.

Councilmember Kurtzweil thanked Joe and Josie for their kind comments for her husband, Ken Mihalik. She stated Ken works very hard, but we know its not only Ken, it is the incredible people that sit on the Cultural Arts Commission, such as the two brilliant volunteers, Josie and Joe, which are our local poets. He then thanked Jeff for hosting the poetry readings at Third Monk Brewery. She further stated it is business owners like Jeff that support the arts help the Cultural Arts being as successful as they are. She then thanked the Cultural Arts Commission for their float that included pictures of various branches of our government. She then thanked them for allowing her and her husband to walk in the parade with the float. She further stated her father was in the Navy, and her husband's father was in the Army, and it gave them the opportunity to walk in the parade in their honor. She then thanked the DPW for all their hard work at Paul Bakers Park. They always do a great job working on the park, and the sprinklers have just been revamped, and there is a new picnic table for everyone stop and enjoy the beautiful park.

Councilmember Hansen stated a friend of his that lives in downtown Howell was enjoying a quiet evening, and that evening was interrupted by police sirens and speeding police cruisers. He further stated the tragedy that awaited them, involved a 1 ½ year old toddler. That toddler found their parents unsecured gun, and the parent had fallen asleep, and the toddler shot and killed itself. He stated it is a law to safely store, or lock up your fire arms, as a gun owner, it is your responsibility.

Councilmember Kivell stated that was very disturbing and it's gotten out of control. He doesn't understand how people can be that naive.

Councilmember Dilg recognized Paige from the Salem South Lyon District Library for organizing their book exchange event the last two weekends in a row and it was very successful. It is volunteers, and its

initiative like people like that make our town a good one to live in. She then mentioned the 2nd Pride in the Park Festival, will be happening on July 8th and she feels it is important to embrace all residents and diversity. She knows it can be a hot topic issue, but if anyone that doesn't think in that manner, should maybe stay away from the park on that day and respect all the people that are celebrating. She then congratulated all the seniors and graduates and all the seniors that won awards. She then thanked the Carl and Joanne Foundation for bringing light and festivity to downtown. She then congratulated Ron Beason and she thanked everyone for attending the meeting tonight and she appreciates everyone for not getting out of hand.

Mayor Pelchat thanked the community for the Memorial Day Parade and Dayna Johnston. It was a great turnout, and it made him proud to be a member of our community. He then thanked the city staff and all of council, he stated it is a good group, and he thanks every one for their continued efforts.

ADJOURNMENT

Motion by Kurtzweil,

Motion to adjourn at 9:03 p.m.

Respectfully submitted,

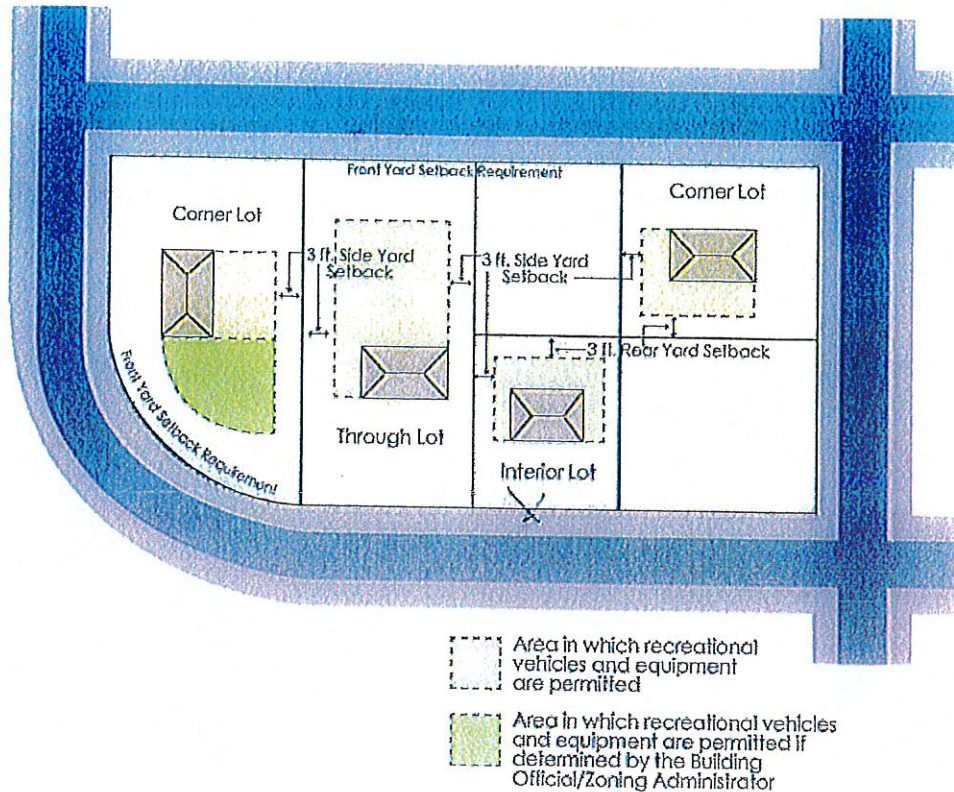

Mayor Dan Pelchat


City Clerk/Treasurer Lisa Deaton

Sec. 102-43. Storage of vehicles/recreational vehicles (for repair or parking).

- (a) The parking of commercial vehicles, as defined in article XXV definitions (below), shall be prohibited in all zoning districts except commercial and industrial districts, unless otherwise permitted.
- (b) All vehicles must be parked on an asphalt or concrete surface. Vehicles may not be parked on grassy areas or crushed gravel or landscape blocks.
- (c) Construction equipment and vehicles are not permitted to be parked in any residential district.
- (d) Commercial vehicles shall not be permitted in a residential district except as permitted below:
 - (1) The vehicle shall be used as the principal means of transportation for a resident in the conduct of such resident's employment or profession or is the resident's sole means of motor vehicle transportation.
 - (2) The vehicle shall not be a utility trailer, dump truck, stake truck, flat-bed truck, wrecker, or semi-tractor.
 - (3) No part of the vehicle may exceed ten feet in overall height, measured from grade.
 - (4) The vehicle shall not have more than four rear wheels.
 - (5) The vehicle shall not exceed 11,000 pounds gross weight.
 - (6) In any multiple-family residential district, the property owner or the controlling association shall provide a designated area, approved by the planning commission, to park or store commercial vehicles. Parking spaces required to meet the parking requirements of this chapter shall not be used for the parking or storage of commercial vehicles.
 - (7) The parking or storage of essential public service vehicles where the vehicle is operated by the homeowner or the occupant is exempt from these provisions.
- (c) Commercial vehicles which are employed in conjunction within a non-residential district shall be parked or stored in compliance with the following provisions:
 - (1) For sites with a site plan approved subsequent to the effective date of this Section, such vehicles shall be parked or stored in parking or loading spaces designated for that purpose on the site plan and per site plan approval.
 - (2) For situations not covered under (1), above, commercial vehicles shall not be parked or stored in the front yard.
- (d) The parking or storage of commercial vehicles for residential, office, or storage purposes shall not be permitted.
- (e) The repair, restoration, and maintenance of vehicles in any residential district, when such work is not conducted entirely within the interior of the vehicle, shall be subject to the following limitations:
 - (1) Procedures exceeding 48 hours in duration or which require the vehicle to be immobile or inoperable in excess of 48 hours shall be carried out within an enclosed building.
 - (2) Inoperable vehicles and vehicle parts shall be stored inside an enclosed building.
- (f) The outdoor storage of inoperable and/or unregistered vehicles shall be prohibited, as regulated in chapter 42 environment, junk vehicles, of the South Lyon City Code.
- (g) *Recreational equipment and vehicle parking and storing.* The purpose of these standards is to regulate and control the parking and storage of recreational vehicles, car haulers, snow mobile trailers, boats and boat trailers, and equipment on private property to promote the public health, safety, and welfare and to preserve property values.

- (1) *Location standards.* (See also accessory buildings and structures location standards, section 102-9.)
- a. *Generally.* Registered and operable recreational vehicles and/or recreational equipment shall be prohibited in the front yard unless otherwise permitted in this section. Recreational vehicles or equipment shall be placed or parked in the rear yard or side yard behind the front building line, **on a hard paved surface** not closer than ten feet from any structure and set back a minimum of three feet from any lot line, except as provided in paragraphs b. through f. below.
 - b. *Placement on lot.* Recreational vehicles and equipment are permitted to be parked or stored only on a lot with a principal building, structure, or use unless it is adjacent lot which is under the same ownership.
 - c. *Time limits.* Recreational vehicles or recreational equipment may be stored, parked, or placed within any front yard or within a public right-of-way where on-site parking is permitted for a period not exceeding 72 hours for loading and unloading or for normal maintenance and cleaning.
 - d. *Corner lots.* In the case of corner lots, as defined in this chapter, the regulations of this section shall apply to both the front yard and the exterior side yard.
 - e. *Through lots.* In the case of through lots, as defined in this chapter, parking and storage shall be permitted in the rear yard, as determined by the zoning administrator, provided the parked vehicle meets the front and side yard principal building setback requirements of the zoning district.
 - f. *Through corner lots.* In the case of through lots on a corner (i.e., lots with frontage along three streets), parking shall be allowed only in the side yard. The zoning administrator may permit parking in the rear yard, as noted in paragraph e. above, upon determination that such parking is allowed on the adjacent lot.
- (2) *Owner or legal tenant.* The owner of any recreational vehicle or equipment placed or parked on a lot shall be the owner of the lot or the legal tenant.
- (3) *Condition and licensing requirements.* All recreational vehicles and/or recreational equipment stored or parked in any residential district shall be in an operable condition, as determined by the zoning administrator.
- (4) *Detachable camper tops.* Detachable camper tops shall not be stored in any residential district except in accordance with above guidelines. Further, camper tops that are not installed on a licensed and operable vehicle must be placed on the ground and stabilized.
- (5) *Occupation of stored recreational vehicles.* At no time, shall any stored, parked, or placed recreational vehicles and/or recreational equipment be occupied or used for living purposes. At no time shall any such recreational vehicles and/or equipment, other than those granted a temporary use permit in conformance with section 102-46 below, have fixed connections to water, gas, or a sanitary sewer.
- (6) *Permanent special exceptions.* A recreational vehicle and/or recreational equipment which is officially licensed as a vehicle for a disabled person in accordance with state law and which is used as the regular means of transportation by or for a disabled person may be parked within the required setback area. Appropriate landscaping must be provided to screen the recreational vehicle from adjacent residential structures.



Sec. 102-332. Definitions C—D.

Commercial vehicle: Any vehicle bearing or required to bear commercial license plates and which falls into one or more of the categories listed below:

- (1) Truck tractor.
- (2) Semi-trailer, which shall include flat beds, stake beds, roll-off containers, tanker bodies, dump bodies and full or partial box-type enclosures.
- (3) Vehicles of a type that are commonly used for the delivery of ice cream, milk, bread, fruit or similar vending supply or delivery trucks. This category shall include vehicles of a similar nature which are also of a type commonly used by electrical, plumbing, heating and cooling, and other construction-oriented contractors.
- (4) Tow trucks.
- (5) Commercial hauling trucks.
- (6) Vehicle repair service trucks.
- (7) Snow plowing trucks.
- (8) Any other vehicle with a commercial license plate having a gross vehicle weight in excess of 10,000 pounds or a total length in excess of 22 feet.