

City of South Lyon  
Regular City Council Meeting  
July 24, 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, Hansen, Kennedy, and Kurtzweil

Also present: City Manager Zelenak, Fire Chief Thorington, Police Chief Baaki, Finance and Benefit Administrator Tiernan, DDA Director Mack, and Clerk/Treasurer Deaton

MINUTES- July 10, 2023

CM 7-1-23 MOTION TO APPROVE MINUTES

Motion by Kennedy, supported by Kivell

Motion to approve minutes as presented

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS- None

AGENDA

CM 7-2-23 MOTION TO APPROVE THE AGENDA

Motion by Mosier, supported by Kennedy

Motion to approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

CONSENT AGENDA

1. Parks and Recreation Appointment

2. Social District Permits

CM 7-3-23 MOTION TO APPROVE CONSENT AGENDA

Motion by Kurtzweil, supported by Dilg

Motion to approve consent agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

PROCLAMATION- Martin's Hardware

Mayor Pelchat read the attached proclamation. Larry Ledbetter then read the attached history of Martin's Hardware along with pictures. Bill Martin stated he wanted to represent the Martin family, and his mom and Dad really built the foundation for their family in this business, and it really taught them the value of hard work and how to treat people. He then thanked everyone and stated he appreciates the Council for doing this.

PUBLIC COMMENT- None

DISCUSSION- Downtown

Downtown DDA Director Mack stated the Farmers Market continues to be very successful and this past weekend it was more of the same. It was a great market and there were a lot of people there. He then stated this weekend there will be a lot of people downtown with the Farmers Market, the car show and Christmas in July. He then stated he sent out a Social District FAQ sheet and posted it online. He sent it

7/24/23

to the downtown business distribution list as well. It reflected some of the most frequently asked questions. It explains what the commons area will be. We are still waiting for the State of Michigan approval, but hopefully we will hear something this week. He then stated we have received some items for the gathering area near the Farmers Market, such as the ivy, picnic tables, and circular bar tables, as well as a temporary fence. He then stated the social media training will be on August 9<sup>th</sup>, and August 30<sup>th</sup>. He has had a good response so far and hoping to have more sign up. Councilmember Dilg asked what would happen if no one else applied for the Social District. Mr. Mack stated you have to have 2 which we do, and we have received a few more. Councilmember Dilg asked if there the area has to be a certain size. Mr. Mack stated it does not, as long as there are two businesses. Councilmember Dilg asked how often they have to apply, and Mr. Mack stated annually. Councilmember Dilg asked who will be putting up the items for the gathering area, and will they be out all of the time. Mr. Mack stated he has been talking with DPW, and most of the items will be able out permanently. Councilmember Kurtzweil stated she has spoken to some other businesses in other communities that have Social Districts, and it is important for the 2 anchors to stay in the social district for a period of time, and they need to make a strong commitment to the DDA. She further stated if the first year isn't as busy as expected and people have to get adjusted to it. Hopefully they understand they are making a commitment to the DDA. Mr. Mack stated they will be watching it closely. Councilmember Kennedy asked how many business owners will be participating in the social media training. Mr. Mack stated he has 12 signed up but hoping for more. Councilmember Kivell asked if he knew what is causing the reluctance for some business owners not to apply for the licenses. Mr. Mack stated some are still getting their insurance paperwork in order.

#### FIRE CHIEF REPORT

Fire Chief Thorington stated there have been 704 instances to date. There was a big storm last week and it caused a lot of downed trees and power lines and one of the houses had their secondary line come down by a tree, and it caused a small fire into the overhang. Fortunately, the dentist down the street came down and was able to knock most of it out and once they got there it was a good save. They ended up kicking in the front door to make sure it didn't affect the attic. It was a good outcome for a bad situation. He then stated they had 15 firefighters working during and after the storm with all the apparatus. He then stated the spray park on the 14<sup>th</sup> turned out great. He then thanked Mancini's pizza for supplying the pizza. He further stated they had safety town last week and it was a big hit. The Police and HVA joined as well and the kids got to look around the firehouse and learned some fire safety tips. He then stated they had training in the burn building and all the new firefighters were there. He further stated the contractor has finished the construction in the bathrooms at the firehall and it looks really great. Councilmember Kurtzweil stated there was a fire in W Bloomfield and there was an elderly couple trapped in their house, and the responding fire department had to do a blind walk, because the fire and fumes were so bad. They found one upstairs and one in the kitchen. She stated it was reported they had the thermal imaging, so why would they have to do the blind walk. Chief Thorington stated we have new thermal imaging equipment within the last year on each truck, and he isn't sure why they didn't use them, possibly they had old equipment. He further stated our new equipment looks like a black and white picture; the old equipment looked like a blob. Councilmember Kurtzweil stated it is horrible that they couldn't use that equipment. Chief Thorington stated it is common in a fire because the heat and smoke get trapped in the building and gets trapped down, so they have to crawl in and feel around. He stated our equipment is top of the line and purchased within the last year.



### POLICE CHIEF REPORT

Chief Baaki stated they currently have one individual identified for the vehicle accident at the Corner Social, and it is still under investigation. He then stated they had a great turnout for Safety Town and it is always a good time for the kids and to engage with the public. He then stated he spoke with the contractor and he is ordering parts for the plumbing in the holding cells and he hopes the work will start shortly. He then stated they are waiting for the equipment to be removed from the old vehicle so that what is able to be used can be used on the new vehicle. He then stated we are still looking for a new Police Officer and they have 5 people that have applied as of now.

### UNFINISHED BUSINESS- None

### NEW BUSINESS

#### 1. Award of bid Construction of Sanitary Sewer under CSX Railroad

City Manager Zelenak stated as part of our efforts to make further improvements to our infrastructure, we are installing a new sanitary sewer line under the CSX Railroad tracks on Pontiac Trail. Councilmember Kivell asked about the timeline. Mr. Darga of HRC stated it will begin in about 3-4 weeks and should be done by the end of the year. Councilmember Kennedy asked if they are going to reline the other line. Mr. Darga stated they will, it is part of the project. Councilmember Kurtzweil stated she read through the bid and it is very detailed. She then asked about the charge for the dewatering. Mr. Darga stated they will be boring 15 ft down and will have to get the ground water down. Councilmember Kurtzweil then asked about the sprinkler lines. She walked the property and didn't see where they are. Mr. Darga stated that is part of the bid in case there are any that get damaged during the project, and if there isn't, they won't be paid for that.

#### CM 7-4-23 MOTION TO APPROVE THE AWARD OF BID

Motion by Kennedy, supported by Dilg

Motion to approve the award of the bid for the construction of a sanitary sewer line under CSX Railroad on Pontiac Trail to DVM Utilities Inc of Sterling Heights in the amount of \$662,307 from account # 592-557-972

#### ROLL CALL VOTE:

Kivell- Yes  
Mosier- Yes  
Kennedy- Yes  
Kurtzweil- Yes  
Hansen- Yes  
Dilg- Yes  
Pelchat- Yes

#### MOTION CARRIED UNANIMOUSLY

#### 2. Purchase of Combination Sewer Cleaning Vacuum Truck from Jack Doheny Co.

DPW Superintendent Archey stated DPW is requesting the purchase of a combination sewer cleaning vacuum truck from Jack Doheny Company. He stated this vehicle will be replacing our 15-year-old vacuator truck which we will be selling to a third party on an auction site that specializes in heavy equipment. He stated Jack Dohoney Company offered \$10,000 but he thinks we can get closer to \$20,000 and that would cover any increases or surcharges that we may incur. This is a budgeted item and we can take delivery in January 2024 from the vehicle/equipment replacement fund GL 642-979-510. Discussion was held regarding other companies that sell as a third party. Mr. Archey said our name will be on our truck, and the company we are purchasing it from has a service company here in Michigan. Councilmember Dilg thanked him for holding our for money for our taxpayers. Councilmember

Kurtzweil stated the bid shows a hydraulic temperature alarm, what temp does the alarm come on. Mr. Archey stated he doesn't know the exact temperature, but it will alarm before it becomes a problem.

CM 7-5-23 MOTION TO APPROVE PURCHASE

Motion by Hansen, supported by Kennedy

Motion to approve the purchase of the combination sewer cleaning vacuum truck from Jack Doheny Company for the cost of \$496,118,84 from GL 642-979-510

ROLL CALL VOTE:

Kurtzweil- Yes

Hansen- Yes

Kennedy- Yes

Mosier- Yes

Dilg- Yes

Kivell- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

3. Bid award Sidewalk Replacement project

DPW Superintendent Archey stated this project will be replacing any sidewalk that has been heaved or misaligned due to the root system of our city trees. He stated the contractor will be directed in which areas to address, instead of bouncing around from here and there. They will be removing and replacing 300 flags that are creating trip hazards. They will also be removing and disposing of the tree roots that are causing the problem. This is a budgeted job and will be coming out of GL 101-441-974.

Councilmember Dilg asked how they decide which sidewalks to replace. Mr. Archey stated a lot of the information came from phone calls, and he has also looked throughout the city. He then stated they have a crew that will tear out the sidewalk, then another crew will tear out the roots, another crew will form and prep, then another crew to pour. He further stated he looked at the work they are doing in Brighton and he talked with the Director in Brighton and he is very happy with the contractor. Councilmember Kivell asked if there is a way to carve back some roots so we don't have to keep doing this. Mr. Archey stated he can look into it. He thinks with the mild winter we had; it appears the roots didn't stop growing like it normally does. Councilmember Kennedy stated he wants to applaud him for his creativity and the approach. By contracting this out you increase the capacity of the work that meets their skill set, and also with them having the different crews to come in in sequence, it is dealing with those problems concurrently rather than sequentially and shortens the time to do that job overall.

ROLL CALL VOTE:

Mosier- Yes

Kennedy- Yes

Dilg- Yes

Hansen- Yes

Kurtzweil- Yes

Kivell- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

4. Final Budget Amendments for fiscal year ending June 30, 2023

Finance and Benefit Administrator Tiernan explained these are the final amendments for the 2022-2023 fiscal year. We have a total of \$1,585,394 for general fund expenditures, \$10,072 for cemetery perpetual fund revenues, \$521 for drug forfeiture revenues, \$10,134 for drug forfeiture fund expenditures, \$17,805 for 2003 sanitary sewer bond revenues and \$5,853 for equipment replacement fund revenues. She then stated our auditors will be in house on August 7<sup>th</sup> and 8<sup>th</sup> to look over our financial statements.

7/24/23



Councilmember Kurtzweil stated that looks like a large number in terms of what is being proposed, but she wants to ask some question so the public can understand. She stated we have to take out the fire truck for \$1.5 million. That is an accounting adjustment. Ms. Tiernan stated that is because we ordered the truck in the previous year, we had to make the first payment on July 1, and when we closed out the fiscal year 2022, we signed the purchase agreement and we received all of the funds because we are financing it for 5 years, so we had to recognize it as revenue. She stated we didn't receive the truck until the 2022-2023 fiscal year, we have to recognize that as an expenditure for the full 1.5 million. Councilmember Kurtzweil then asked about the admin expenditures. Proposed increased of \$33,000 and its because of the change from PNC to Huntington. Ms. Tiernan stated when we were with PNC, we had very large fees that we were paying, which is one reason we transitioned to Huntington. She further stated the fees have been reduced tremendously, but we didn't fully transition to Huntington before the end of the fiscal year. She stated we also had fees for S&P global for doing our bond rating for the road bond and that increased the line item as well. Councilmember Kurtzweil stated that would be hard to gauge, so it is understandable. She then asked about he increase for contractual services, which is mainly due to an increase in the planning services. Some cities are able to time their contracts when working on the budget. Ms. Tiernan stated the way the contract is set up, we have certain items that are charged back to the project line. We also have someone in our office on Thursdays taking calls, meetings and it could be for non-projects that will never go to planning or ZBA. We are billed for those hours. They also take calls in their office, and we don't have a set limit. Some years we are over, some under, it just depends on how much activity there is. Councilmember Kurtzweil stated we need to be concerned about this line item. You have to plan for it. Was there an increase given? Ms. Tiernan stated there was an increase, and we hope this is just an anomaly and it doesn't continue. Councilmember Kurtzweil asked about the senior transportation. Ms. Tiernan stated normally we get the monthly invoice that we pay, but last year we received some invoices after the end of the year so they had to be paid, so we had a surplus the previous year, but over the next year. We hope this doesn't happen again. Councilmember Kurtzweil stated maybe there is something contractual that we can have the contractors bill the city on time. Ms. Tiernan stated this doesn't happen very often. Councilmember Kurtzweil asked about the cemetery perpetual care revenue and the sanitary sewer bond revenue. Ms. Tiernan stated when we worked on the budget, the interest rates were not where they are now. We didn't anticipate that they would be this high. She stated she thinks things will come back down and we probably won't see this again.

BUDGET- No discussion was held

#### PUBLIC COMMENT

Thad Bogert of 1033 Paddock stated he wanted to bring the city's attention of the passing of Carl Richards who was a regular attendee at council meetings, and speaking about Carl is difficult to discuss given the regrettable incidents that occurred during his term on City Council. He then read his obituary. Carl W. Richards, age 77, a lifelong resident of South Lyon, passed away on July 20, 2023. He was born on June 22, 1946, the son of Russell and Reva Richards. Carl was a former teacher with the South Lyon Community Schools. He was known for his extensive knowledge of South Lyon and the many families that have been in in our community for generations. He loved history and enjoyed researching the family lineage of family members, friends and neighbors. Carl was also elected to City Council and served one term from 2017-2021. He was proceeded in death by his parents, Russell and Reva Richards. The service will be held at the First United Methodist Church on July 31<sup>st</sup> at 10:30 a.m.



### MANAGER'S REPORT

City Manager Zelenak stated on a future agenda we will have the intergovernmental agreement with South Lyon Schools/Senior Activity Center, Green Oak Township and Lyon Township. We will also have the transit agreement with Oakland County as well as the termination of the agreement with Peoples Express which will now be taken over by Oakland County. He then stated the Hagadorn sanitary sewer and road project continues and the rebuilding work will begin in the beginning of August. He then stated he inspected the trail construction near 9 Mile, and they are waiting for the concrete sidewalk approaches, and they have installed the bollards at the entrance to the streets, and they completed the restoration of the land with the planting of grass. City Manager Zelenak then stated he has included information for Council regarding No Mow May and there are pros and cons of the concept. We have been looking at planting some cover crops and some flowers in Volunteer Park in the vacant farm property to offset some of the concerns over the pollinators. We will be discussing that at a future meeting. Councilmember Dilg thanked him for the information and she has been doing some research as well and will share her information.

### COUNCIL COMMENTS

Councilmember Mosier thanked the Martin family for being our family hardware store in town for many, many years. They've always been supportive of our community. She then thanked the DPW, Fire and Police Department and everyone involved in cleaning up after the storm. A tree came down in our neighborhood on our neighbor's house and it was across the road and the everyone was out there immediately. The Fire Dept got it out of the road, DPW cleaned it up and the Police Dept was right behind them. The response time was minimal and everyone was safe. She then thanked Ken Micklash for volunteering and she stated Pumpkinfest still needs volunteers as does the entertainment tent. She stated this weekend will be busy in town. Saturday we will have the Farmers Market, Motorfest, Christmas in July and she hopes to see everyone down there. She then stated it is odd not having Carl Richards here tonight. She knows he wasn't everybody's cup of tea, but he had South Lyon's best interest in mind. Whether he did it right or wrong, it isn't for her to say. He was a good person and he will be missed.

Councilmember Hansen apologized he missed the last meeting; he was out of the country on a family vacation.

Councilmember Dilg stated she was going to say everything Councilmember Mosier did, so she will just say rest in peace Carl Richards. She further stated she looks forward to this weekend.

Councilmember Kivell stated he was looking forward to welcoming Ken Micklash to the Parks and Recreation Commission and he seems like he'll be a good fit there. He then stated he is looking forward to having some conversations about No Mow May, he has been looking into it an awful lot and he is hoping we can offer the people that want to work on the gardens at the library but can't because they're already spoken for, will want to help with our park lands. He hopes we can go around the peripheral and plan more gardens. We could gain a beautification project and he hope we just don't focus on Volunteer Park. He stated it doesn't have to be expensive.

Councilmember Kurtzweil reminded everyone of the Lake Street Cruise in Motorfest, Carl and Joannes' foundation and its going to be a great weekend and the weather is supposed to be incredible, and she hopes everyone comes out to join South Lyon. She then thanked the sponsors at the Lake Street Cruise In, Gyomory Real Estate of South Lyon, Hutson John Deere in South Lyon, Jay Woods of Rochester,

Lake Street Tavern of South Lyon, Lyon Homescape of South Lyon, Painters Supply and Equipment from Taylor and Performance Creative and Resources of Brighton. She then thanked all the sponsors including the ones from outside of South Lyon area to definitely take an interest in our town and be part of the festival. She then stated she has a good memory of Carl Richards and it relates to Christmas. She stated he had a small Christmas tree in his apartment with a couple of lights, but no ornaments. She further stated a few years ago, she sent him a Christmas card and he placed it on his tree as an ornament. She heard about that so every year after that, she made a point to send him a Christmas card. Several times he would thank me for the Christmas card and he said she is the only one that did. She stated she would send him with more stars, trees and sparkles because she knew it would go on his tree as an ornament. She suspected the card would be either on top of the tree or on a branch. She further stated this year she will do the same, buy a card with lots of glitter, stars and the only difference is she will make it out to Carl Richards and the address will be heaven because that is where he is, she then stated God Bless you Carl.

Councilmember Kennedy reminded everyone about Friday's Concert in the Park at 7pm and this week we'll be featuring the Judy Banker Band, as they return to South Lyon for this year. So, make a point to come out and enjoy some old-time country music. He further stated on Saturday we'll have the Farmers Market as usual, starting at 9am and then at 11am until 5pm we'll have the all-day Lake Street Cruise-in Motorfest. He then stated everyone should make plans to come downtown to see several hundred classic vehicles and to be entertained by Magic Bus. He then reminded everyone that Saturday night will be Christmas in July provided by the Carl and Joanne Foundation with food trucks, games and entertainment provided the Williamsburg Band and Phoenix Theory. The event runs from 4pm until midnight. He then stated as you can see, South Lyon is the place to be this weekend, so make plans with your friends to head downtown for some great events.

Mayor Pelchat stated it will be a great weekend and he hopes for good weather. It is one of our major events and with it being our 150<sup>th</sup> anniversary he hopes to see a lot of people out there and that everyone is in a festive mood. Everyone does a great job. He then stated when it comes to Carl, he has some Carl stories, but when he was younger and running around town from establishment to establishment, one thing he never knew, he sat with him at Browns, was on the Cable Commission with him, as well as City Council, and he was a heck of a karaoke singer and he is going to miss him.

#### ADJOURNMENT

Motion by Kurtzweil to adjourn at 8:40 p.m.

Respectfully submitted,

  
Mayor Dan Pelchat

  
City Clerk/Treasurer Lisa Deaton





# CITY OF SOUTH LYON

Mayor

Daniel L. Pelchat

Council Members

Glenn Kivell

Margaret J. Kurtzweil

Lisa Dilg

Lori Mosier

Alex Hansen

Stephen Kennedy

City Manager

Paul Zelenak

Clerk/Treasurer

Lisa Deaton

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## Office of the Mayor

### PROCLAMATION

WHEREAS, small businesses have shaped our communities, embodied the entrepreneurial spirit, and become pillars of our economy; and

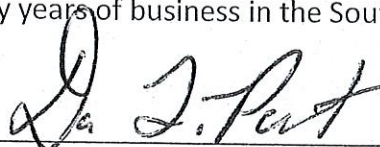
WHEREAS, Martin's Hardware opened for business in 1968 at 105 N. Lafayette at the corner of W. Lake and N. Lafayette in the heart of downtown South Lyon; and

WHEREAS, Martin's Hardware occupied this location in downtown South Lyon for 19 years before moving to their current location at 22970 Pontiac Trail; and

WHEREAS, Martin's Hardware with its' friendly, professional and knowledgeable staff, was voted the #1 Independent Hardware Store in 2020; and

WHEREAS, Martin's Hardware has been an important, caring part of the community contributing to many causes and needs without hesitation; and

NOW THEREFORE, I, Daniel L. Pelchat, Mayor of the City of South Lyon on behalf of the City Council and the entire community offer congratulations to Martin's Hardware for their many years of business in the South Lyon community.

  
Daniel L. Pelchat, Mayor

7/24/23  
Date





## THE BUD MARTIN FAMILY

It is my pleasure to speak about the Martin family.

*(Pic. of Bud Martin early years.)*

Charles (Bud) Martin was born in South Lyon in 1935 at the Havershaw Hospital at Detroit & Wells Streets. His family has roots in this area dating back to 1830.

Bud started work at Ed Nugents' Hardware at 17 year old. Madonna Trinowsky started work there at 18 years old soon after.

You no doubt have heard of high school sweethearts ---well these two were hardware sweethearts.

*(Pic. of their wedding.)*

They had three children: Bob, Bill and Marianne.

In 1968 they bought the hardware store at 105 N. Lafayette from Max Gates. Donna was the bookkeeper and worked the sales floor with Bud.

*(Pic. Of Donna climbing.)*

Bob first worked in the store in 1972 at 12 years old. Bill joined in 1982 at 16 years old. He was busy with High School sports: baseball and basketball. Marianne had a career with the South Lyon Schools.

*(Pic. of family in front of the Hardware.)*

Bud & Donna laid the foundation for Bill and Bob to succeed in this business. They were kind and friendly to the community. The family has supported many local organizations and causes over 55 years.

*(Pic. of Bud in store.)*

--From sports teams to VFW, Operation Injured Soldier, camps for blind children, Active Faith, local churches, S. Lyon School programs, The Historical Village, American Legion, and Boy Scout Eagle Projects such as the downtown American flags.

In addition ---they have given first jobs to many South Lyon youth, trained them to be helpful and friendly to all.

*(Pic. of Bud in store.)*

Norm Somers told this story to me: He and his wife Myla went to Canada and they saw an antique pitcher pump that he wanted to use. Well, it was okay except for the leather seal. So, he went to see Bud and ask him, "Do you have any leather that I could make work." Bud reached into a bin and pulled out the exact replacement seal --and Bud says, "Like this one?"

*(Pic. of Julie, Bob, Bill, bud, Donna.)*

Ron Weber called Bud at home after hours: "My pump failed and I don't have water."

Bud picked up a pump at the store and delivered it & helped install the pump to get him going again.

Sometime in the 70's there was a big snowstorm and Bud & Donna snowmobiled from their home at 8 Mile & Ruston to be there for customers. This was the commitment they always made to their community.

It has been my pleasure to work with Suzann Martin who is the wife of Bob. Eighteen years ago she joined the City of S. Lyon water management programs, of which there are two: Wellhead Protection, and Storm Water Management. Her recent work was an Art Contest for the new water dept. logo, now in use. She has assisted me with the Creek Cleanup for 18 years. Suzann has had a water booth at Depot Day for 16 years, as well as at other annual South Lyon events.

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Suzann enjoys her work because it involves science, and working with students and other water organizations. Suzann has worked studiously for the programs --stays up to date with the science of water, and does many tasks including education and outreach activities.

Suzann also volunteers at the S. Lyon Historical Society and Historical Commission as a Director and a Commissioner. She is a committee member of The Watershed & Storm Water Committee of Mich. Water Environmental Association and a member of Water Environment Federation.

When I moved to town in 1976 I was fortunate to experience the special treatment of the Martin family -- from Bud, Donna, Bob, and Bill and also their employees who carry on with the family atmosphere of Martin' Hardware.

*Larry Ledbetter -June 26, 2023*