

City of South Lyon
Regular City Council Meeting
September 11, 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, Kurtzweil, Hansen, Mosier and Kennedy

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

MINUTES- 8/28/23

Councilmember Kennedy stated there is only one N in Dunigan.

CM 9-1-23 MOTION TO APPROVE MINUTES

Motion by Kennedy, supported by Mosier

Motion to approve the minutes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS

CM 9-2-23 MOTION TO APPROVE BILLS

Motion by Mosier, supported by Kennedy

Motion to approve bills as presented

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF AGENDA

CM 9-3-23 MOTION TO APPROVE AGENDA

Motion by Dilg, supported by Hansen

Motion to approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

CONSENT AGENDA- None

PUBLIC COMMENT

Steven Seiler of 436 Washington Street, and he wants to know why there is no transparency and what's going on with the project as far as tearing the place down and rebuilding, and he sees no transparency and he is on the Housing Commission and no one is telling him anything. He then asked when Hagadorn will be done.

DISCUSSION- Downtown

DDA Director Mack stated the businesses have been approved for the Social District by the State, and the signs have been delivered to the DPW. He said he will be meeting with the Superintendent to make a game plan because they are still getting caught up from the storm damage. He's hoping to get the signs up that distinguish the boundaries of the Social District soon, then the others as the DPW have time. He then stated the South Lyon Theatre has announced they are now open after a 3-year hiatus, and the post was read by about 20,000 people so people are excited they are back. They have shifted their business model from showing first run movies to being geared toward more to rent it out for events and parties, but they will be showing the occasional movie as well. He then stated they will be scheduling a ribbon cutting for Jodea Bella in the afternoon of September 22nd. He then stated there is a new jewelry store where A&E Jewelers

use to be and he has been in contact with them and we will schedule a ribbon cutting with them when they are ready. Councilmember Kurtzweil stated she had the opportunity to be on the west side of the state in Saugatuck for Labor Day weekend, and she looked at their Social District and what they have done is they have large decals on the sidewalk that says you are entering the Social District, then when your leaving, it says you are exiting the Social District, so it is a reminder. It was really nice and she seen the cups they are using there, and on the cups, people use, they put the date and time on the cups. Mr. Mack stated that is not a requirement by the State, but having the two logos on the cup is a requirement. He said they probably do that to keep people from reusing the cups. Councilmember Kurtzweil stated its interesting how the businesses are using the Social District, their restaurants are very busy with long waits, it allows them to expand into the Social District to sell more libations and it is working out extremely well for them. Councilmember Kennedy stated that at the last meeting Mr. Mack had said he visited some of the downtown businesses to see how the storm and power outage affected them, and he was going to visit some of the outlying businesses. He then asked if he was able to do so, and which businesses did he visit and did they have anything different issues than the downtown. Mr. Mack stated he was able to get to some, but not all, and a lot of what they said is the same, they lost 2-3 days of revenue. Councilmember Kennedy then asked which businesses he visited. Mr. Mack stated he visited Aubree's and businesses in that mall, and by Alekos, and the mall by Pinz Bowling Alley. Councilmember Kivell asked about the garbage can lids. Mr. Mack stated he has spoken with them and the ship date is October 7th.

FIRE CHIEF REPORT

Chief Thorington stated they are at 934 instances and things are getting back to their normal pace since the storm. He stated they passed their EMS State inspections on all our apparatus last week. He then stated they had 2 burn buildings delivered and we will be cutting out some windows and we'll build some rooms inside for training. He then stated he has a FEMA grant for \$19,800 that has a 5% local match and it is 95% Federal for smoke alarms and carbon monoxide detectors and we have until the 26th to accept that. Councilmember Kivell stated it was nice to see the flag downtown this morning and it was nice to see as a commemorative. He then stated he enjoyed seeing all of our firefighters at Depot Day, the children always enjoy seeing them and it seems the firefighters enjoy it too.

POLICE CHIEF REPORT

Chief Baaki stated they had rifle training on the 5th and 6th of this month and we were issued our new sidearms with the new sighting system and we will have additional training for those so we are certified to use. He then said they have applied for a RAP grant for leadership training for one of our officers. He then stated he attended Depot Day and the Polish Festival and had a great time. It was a great turnout and the time capsule was interesting.

UNFINISHED BUSINESS

1. Discussion regarding compensation for the City Manager for the upcoming year

Mayor Pelchat stated the City Manager evaluation took place during a closed session at a previous meeting and now all there is to do is to discuss compensation for the City Manager for the upcoming year. Councilmember Kivell stated everyone else has been in the 3% range, and that seems reasonable. Councilmember Mosier stated she was reading through his contract, and he receives a phone allowance and a car allowance and that hasn't been changed in 5 years. She further stated the phone allowance is currently \$75.00 and it should be raised to \$100.00, and the car allowance was \$450.00 and should be raised to \$500.00.

CM 9-4-23 MOTION TO APPROVE COMPENSATION

Motion by Dilg, supported by Kurtzweil

Motion to approve 3.5% wage increase for City Manager Zelenak and to increase phone allowance to \$100.00 and car allowance to \$500.00

ROLL CALL VOTE:

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

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

1. Requesting Council approval and acceptance of FEMA Fire Prevention & Safety (FP&S) grant funds for the local match

City Manager Zelenak stated we are requesting Council approval and acceptance of FEMA Fire Prevention & Safety (FP&S) grant funds and approval of general funds for the local match. He further stated the SLFD was awarded a federal FEMA Fire Prevention & Safety Grant, EMW-2-22-FP-00770 in the amount of \$19,800. SLFD has until September 26, 2023, to formally accept the grant. It is a two-year award: Year 1 is \$12,571.43 and \$628.57 match and year 2 is \$6,285.71 with a \$314.29 local match. With this being a two-year award, we plan to spend all the monies prior to next fiscal year, however, should the alarms go slower than anticipated, we have the option to run the program into fiscal year 2024-2025. Councilmember Hansen stated it was very exciting to see this on the agenda and he thanked Fire Chief Thorington for all his work in getting the grant and he is thankful it was approved. It is great for our residents to be able to take advantage of these kinds of fire preventions. Councilmember Kennedy asked if Fire Chief Thorington had a time frame for receiving the items. Fire Chief Thorington stated it will have to go out for bid, so probably 4-6 weeks. Councilmember Kivell asked if we still had inventory. Fire Chief Thorington stated we have a few smoke alarms, but no carbon monoxide detectors.

CM 9-5-23 MOTION TO APPROVE GRANT

Motion by Hansen, supported by Kennedy

Motion to approve and accept the Fire Safety & Prevention grant for federal funding in the amount of \$18,857.14 to be received and deposited in account 101-682.336 in addition to the local match funding for expenditures of \$942.86 from the general fund into 101-336.000-972.000

ROLL CALL VOTE:

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

MOTION CARRIED UNANIMOUSLY

2. Oakland County Assessing contract

City Manager Zelenak stated all jurisdictions within Oakland County who use Oakland County as their assessor have a contract for assessing services. Our contract covers the real and personal property

assessment administration services, outlines the duties and costs associated with those services. The contract is for June 2023 to June 2025

CM 9-6-23 MOTION TO APPROVE CONTRACT

Motion by Kurtzweil, supported by Mosier

Motion to approve the contract for Oakland County Equalization Division contract for real and personal property assessment administrative services for the City of South Lyon from June 2023-June 2025.

ROLL CALL VOTE:

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

MOTION CARRIED UNANIMOUSLY

3. Hagadorn paving project

City Manager Zelenak stated as part of our efforts to make further improvements to roads within the City of South Lyon and as the first project associated with our Road Bond project, we have solicited bids and awarded the Hagadorn paving and sewer project to DiPonio Contracting. The original bid was \$3,874,858.79. We are changing the reconstruction method for East, West and North Crest Lanes and Orchard Ridge from half-width mill and overlay to full depth reconstruction. Based upon this change in the estimated quantities, it will increase the cost of the project approximately \$175,000.00. Councilmember Dilg asked about the 2nd bullet stating that there was more damage due to construction and homeowner traffic, was that not anticipated, is there something we need to do differently. Mr. Alix from HRC stated you have half the road and the sanitary sewer on half the road, and they are going to dig down where they are going to put the sanitary sewer in, and the other lane, we were hoping to just skim the top of it, after and put another layer of asphalt on. During construction by no fault of the contractor or the homeowners, there was more damage to that unremoved part of the road. There was more damage than they thought there was going to be. Therefore, in an effort to give the citizens the best possible product, we thought the best course of action would be to remove the full depth on that side of the road and replace it. Councilmember Dilg asked why it wasn't anticipated there would be damage to the road. Mr. Alix stated it was anticipated, but they took some core samples pre-construction, but in some areas, there ended up being less pavement than they thought. Councilmember Dilg asked if there is anyway to move traffic through there differently. She was there over the weekend and it seemed like a lot of traffic and she worries about more damage and more change orders being needed. Mr. Alix stated that part of the city is difficult because there is only one way in and one way out. Councilmember Kurtzweil asked how much more time will this add to the project. Mr. Alix stated it will be minimal, the contractor said he can still meet the deadline. Councilmember Kivell stated DiPonio needs to get a lot more signage to try to distract people from going through there. He stated Singh's development and they find it a faster route than going down to 10 Mile, and it may be but it isn't fair for people to have to endure the extra traffic and it's not helping things move faster. He would like to see them put up signs that say no traffic unless you're a resident. Mr. Alix stated that is a good suggestion but he isn't sure legally we can do that because it is a public road. He further stated he will mention it to the contractor at the next update meeting. Councilmember Kivell stated his daughter lives on Chester and people were willing to drive across people's front lawns to get through because there was so much stuff in the road from the contractor.

CM 9-7-23 MOTION TO APPROVE CHANGE ORDER

Motion by Kennedy, supported by Mosier

Motion to approve change in the method of reconstruction for East, West, and North Crest Lanes and Orchard Ridge at an increase of \$175,000 to the original contract for DiPonio Contracting from Acct# 204-451-802 and 592-452-802-100.

ROLL CALL VOTE:

Kurtzweil- Yes

Hansen- Yes

Mosier- Yes

Dilg- Yes

Kennedy- Yes

Kivell- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

BUDGET- No discussion was held

PUBLIC COMMENT- No public comment was made

MANAGER'S REPORT

City Manager Zelenak reminded everyone that the city's audit will be on the October 9th, Council agenda. He also stated on a future agenda we will be discussing No Mow May and he will be giving Council additional information. He further stated we will be discussing the Intergovernmental Agreement with South Lyon Schools/Senior Center, Green Oak Township, South Lyon and Lyon Township. He then stated we will also be discussing the additional road work that can be done from 10 Mile to McHattie Park. He further stated he spoke with the engineers for the restoration on the trails, and we are waiting for that information. The DPW and Water Department are still working long hours trying to get caught up on the storm damage, and we are also trying to keep up with all the maintenance, and we did have a sewer break, and he hopes our residents know they are working long hours and weekends to try to get caught up and we expect to have things completed in the next couple weeks. He then stated we provided information for possible reimbursement from the government for our DPW building that was damaged, the Police Car that was damaged, and overtime for DPW and Police Department. We will have bids for crack sealing this week, and then he will be announcing the locations based upon the dollar amount of the bids, we have some money in the budget for crack sealing under general maintenance which comes out of our local and major street fund. He then stated he hasn't had an update from the Planning Commission regarding Washington Manor. Councilmember Kennedy asked if the contractor on Hagadorn is working 6 days a week. City Manager Zelenak stated they are. Councilmember Dilg mentioned a past discussion regarding the footprint of downtown events. She stated they worked out a stop gap for this event, but she hopes at a future meeting we can have a discussion regarding the footprint of events on an agenda. City Manager Zelenak stated the footprint for that event was approved by Council, but it wasn't the city, Pumpkinfest requested the larger footprint. He further stated we can add that to a future agenda, it is Council's decision if you change the area of the footprint. Councilmember Dilg asked what the next part of the trail will be repaired. City Manager Zelenak stated it will be the boardwalks by MST. Councilmember Hansen asked for an update on the vehicle chargers. City Manager Zelenak stated he met with our attorney today to go over final changes that were made to the contract by the company in relationship to the number of years the chargers would be installed and what would happen if there were damages. He further stated there is a number of communities that did not use this company and they looked at the reasons they didn't go with that company. Councilmember Kivell asked about the Oak Creek bridge. City Manager Zelenak stated the bridge is

ordered and we should have it late this fall. Councilmember Kurtzweil asked if there has been any other consideration to adding sidewalks during the 10 Mile Road repaving to McHattie Park. City Manager Zelenak stated it won't be part of this project, but he has discussed this with Superintendent Archey and that will be next. Councilmember Kurtzweil stated every year she brings up improvements to the DPW yard. Such as updated restrooms and changing rooms, larger showers and to provide them with an updated kitchen facility considering a lot of the guys are there at night when they are snowplowing. She thinks now will be a good time while they are doing the construction. She further stated they have small lockers, and maybe the city can kick in some money to update everything. City Manager Zelenak stated the scope of this project is based upon the insurance company and their scope is to bring the building back to the condition prior to the storm. He further stated we can do some updates with the kitchen and other areas, but not during this project. He stated our insurance company is paying for everything and we are trying to get the building sealed up before winter. We would have to go out for bid for upgrades. We can look at doing that in the future. Councilmember Kurtzweil stated she thinks now is the time to start the discussion and move forward and have someone come in and reconfigure the space and see what the cost will be. She thinks this is long overdue. She further stated we allow the insurance company to do what they will do, but we need to start the process. They are just dealing with the exterior and that won't change, but we can change the interior. So, when they are done, we can contact a contractor and have them ready to go. She further stated it doesn't hurt to ask the guys what they want. Councilmember Kivell stated the idea of starting a design for the DPW yard is a good idea, but the idea of getting the structure closed up has to be done first. He then asked if any of the landscapers are interested in our projects. City Manager Zelenak stated he has been in contact with one of the two companies and they sounded interested. He has made multiple contacts and the other 3 aren't interested. He was hoping to have someone working this fall, but they said they can't do it this fall.

COUNCIL COMMENTS

Councilmember Dilg stated she is excited about the movie theatre opening again. She then stated it was a great Depot Day and it was fun watching the time capsule being opened, although disappointing with the inside of it. It was a fun smalltown event and she thanked everyone involved.

Councilmember Hansen stated he wanted to remind everyone that as we go into fall it is the best time to plant trees, and the Arbor Foundation has discounted rates for members and it is cheap to join. They have a wide range of trees to purchase and it is a good way to support a non-profit.

Councilmember Kurtzweil stated this was a great weekend to be in South Lyon. The Depot Day was fantastic and the planning was great. It was a great event for the kids and she thanked the Historical Society and the Historical Commission for all their work. The families were so appreciative. She then thanked all the volunteers of the Polish Festival; the food and music were great. She met more polish people over the weekend, whether they are Polish now or not. She further stated she had a great time with neighbors and friends. She then stated she hopes everyone took time today to honor and remember those we lost on 9/11. She then thanked the families and friends and neighbors who continue to safeguard our country and thank you to those who believe in the American spirit and this great nation and God Bless South Lyon and the United States of America.

Councilmember Kennedy welcomed two new businesses to our city. He then welcomed the UPS Store located in the Gateway Commons shopping center at 11 Mile and Pontiac Trail. In addition to shipping, they provide a variety of other services including printing, shredding, passport photos, notary services and more. So, stop by and see the owner, Joe Scanlon, who will be more than happy to assist you. The next

new business in our city is Radiant Made Fine Jewelry located in Downtown South Lyon in the former A&E Jeweler location. In addition to jewelry sales, they offer custom design work, jewelry repair and cleaning, watch battery replacement and more. So, whatever your jewelry needs are, stop by and see Jean, Lauren or Krystal. I'm certain they'll be able to help. He then stated he wants to remember the approximately 3,000 people who went to work 22 years ago and never came home that evening. That number includes about 400 First Responders who ran into the buildings to help those who were in danger. Let us always remember and never forget this day in history.

Councilmember Mosier stated it was a perfect weekend and great events.

Councilmember Kivell stated to get back to 9/11, today they said that there have been as many people that have succumb to illnesses as a product of the environment that day as there were lost in the event itself. He then stated the Knights of Columbus and Phil did a great job and he is always proud of him. He further stated he loves the idea of the events, but he really hopes they will have a public calendar so in the event if someone wants to have an event even just having a movie, and they would buy it and that is an asset very few people have anymore.

Mayor Pelchat stated there are a lot of people excited about the theatre and it was great seeing our Flag on the fire truck and he hopes everyone reflects on that.

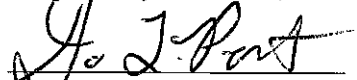
ADJOURNMENT

CM 9-8-23 MOTION TO ADJOURN

Motion by Kurtzweil

Motion to adjourn at 8:27p.m.

Respectfully submitted,



Mayor Dan Pelchat



City Clerk/Treasurer Lisa Deaton